

0. Non-Technical Summary

- 0.1 This is the Non-Technical Summary (NTS) of the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) for the Merthyr Tydfil Replacement Local Development Plan 2016-2031 (LDP), as required under the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004. Merthyr Tydfil County Borough Council, as the responsible authority, determined that the Merthyr Tydfil Replacement LDP was likely to have significant environmental effects and accordingly a Strategic Environmental Assessment would be carried out during the preparation of the Plan.
- 0.2 The Planning and Compulsory Purchase Act 2004 (The Act) requires that each local authority in Wales prepares a LDP. Work formally began on the Merthyr Tydfil Replacement LDP in August 2016. The Replacement LDP sets out the Council's land use strategy and planning policy framework for the period covering 2016-2031.
- 0.3 As part of the LDP process, the Council is required to undertake a Sustainability Appraisal of the Plan, which incorporates the requirements of the Strategic Environmental Assessment Directive. The reason for undertaking an SA during the preparation of the LDP is to ensure the Council can identify and consider the likely significant economic, environmental and social effects of the Plan. In doing so, the SA process ensures that appropriate mitigation measures that can minimise negative effects and maximise positive effects, are considered in the Plan preparation process.
- 0.4 This Final SA report updates the Council's Sustainability Appraisal Report (2018) of the Deposit LDP, to take account the amendments made to the Plan as a consequence of post deposit public consultations and changes to the Plan made during in the LDP Examination. These were set out in the following SA Report Addendums, namely:
- **Deposit Plan SA Report Addendum (December 2018)** – which considered the Focussed Changes.
 - **Deposit Plan SA Report Further Addendum (September 2019)** – which considered with the Matters Arising Changes and updated the Welsh Language assessment.
- 0.5 In accordance with the iterative nature of SA, for each of the aforementioned stages the Council undertook SA appraisals of the changes proposed to the Plan where screening of the changes proposed indicated that there could be significant effects. These changes consisted of either amendments to policies contained in the Deposit LDP, the inclusion of new policies or the inclusion of new site allocations. The impact on the overall SA of the Plan in light of updated assessments was also considered. The Final SA Report also contains details of future Plan monitoring proposals.
- 0.6 The final SA report incorporates the findings of the above appraisals to provide a comprehensive summary report to accompany the Adopted LDP. Further detail on the appraisals undertaken is provided within the individual reports referenced which are available to view on the Council's website.

This Final Sustainability Appraisal Report

- 0.7 This report summarises the SA assessment for each element of the Adopted LDP (such as the strategy and individual policies) and the likely sustainability effects of implementing the Replacement LDP.
- 0.8 A set of sustainability objectives have been developed for the SA and were identified by the Council at the scoping stage of the LDP and form the basis of the Sustainability Appraisal. The purpose of the Sustainability Objectives is to provide a consistent definition of sustainable development for the SA process. The Vision, LDP Objectives, Strategy, policies and allocations contained within the LDP are as a consequence tested against the Sustainability Objectives as part of a process of systematic appraisal. The Sustainability Objectives are:

Figure 1	
SA Objective	
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.
3	To support a sustainable level of population growth.
4	To improve human health and well-being and reduce inequalities
5	To meet the housing needs of all through a mix of dwelling tenures and types.
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.
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.
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.
12	To maintain and enhance biodiversity and ecosystem connectivity.
13	To minimise the demand for water and improve the water environment.
14	To minimise the risk of flooding.
15	To protect and conserve soil and safeguard mineral resources
16	To protect and enhance heritage assets which defines the County Borough as the most significant Welsh town of the Industrial Revolution.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes

- 0.9 The appraisals carried out in relation to the Replacement LDP indicate that it is clear that the LDP would deliver significant social and economic benefits through the provision of housing to meet the identified need over the plan period, including

affordable housing. Alongside this the plan seeks to provide a range of employment opportunities, and improve connectivity within the County Borough and across the Cardiff Capital Region through a more integrated public transport system.

- 0.10 The SA of the Plan has also identified some of the potential negative effects of the LDP Strategy. Primarily, these potential negative impacts arise where there may be conflict between development proposals and objectives relating to landscape, biodiversity and climate change. The assessments have indicated that robust implementation of policies that relate to issues such as sustainable design and landscape could help to mitigate/minimise any potential negative impacts.
- 0.11 In regard to the cumulative effects of the Plan, the SA Reports conclude that overall, the Replacement LDP will have a significant positive impact when considered against the SA Framework. If the LDP is successfully implemented, then there will be significant progress in achieving aims in relation to retaining the County Boroughs population; increasing the overall quality of housing in the area; and improving the County Borough's green infrastructure.
- 0.12 The SA process undertaken in preparing the Replacement LDP followed an integrated assessment approach that enabled Welsh Language, Health and Equalities impact assessments to be incorporated into the SA reports. This approach ensured that issues such as the impact on Welsh language education provision, and subsequent cross local authority boundary issues, were fully considered during plan preparation.

SA/SEA Compliance

- 0.12 The SEA Regulations set out certain requirements for reporting the SEA process, and specify that if an integrated appraisal is undertaken, the sections of the SA Report that meet the requirements set out for reporting the SEA process must be clearly signposted. The requirements for reporting the SEA process are identified in the first column of the Table below. The second column identifies the sections of the SA Scoping Report or accompanying detailed assessments that addresses these requirements.

Figure 2 - Statement of SA/SEA compliance

Key Questions	Environmental Report – SEA requirements	Where covered
What is the plan trying to achieve?	An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes (Sch2(1))	Section 4 of the Deposit Plan SA and Section 2.0 of SA: Baseline Scoping Report.
What's the policy context?	An outline of the contents, main objectives of the plan or programme and relationship (if any) with other relevant plans and programmes (Sch2(1))	Section 4 of the Deposit Plan SA and Section 2.0 of SA: Baseline Scoping Report.

FINAL SUSTAINABILITY APPRAISAL REPORT

What are the key sustainability objectives that need to be considered?	The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation (Sch2(5))	Section 5 and Appendix 2 of the Deposit Plan SA. Section 4 of the SA: Scoping Report.
What's the situation now?	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme (Sch2(2)) The environmental characteristics of areas likely to be significantly affected (Sch2(3))	Section 5 of the Deposit Plan SA and Section 3.0 of SA Scoping Report (pages 23 – 70).
What will the situation be <u>without</u> the plan?	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme" (Sch2(2))	Section 5 of the Deposit Plan SA Section 3.0 of SA Scoping Report (pages 23 – 70).
What are the key issues including any sustainability problems?	Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, not covered in the HRA (Sch2(4))	Appendix 2 of the Deposit Plan SA and Table 4.1: Key Sustainability Issues of SA Baseline Scoping Report (pages 72 -75).
What will be the situation <u>with</u> the plan?	The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors (Sch2(6))	Figure 9.1 and Sections 7 of the Deposit Plan SA. SA of LDP Vision, Objectives, Growth and Spatial Strategy, Policies and allocated sites. ISA Appendices 4 & 5. Sites Assessment background paper.
How can we mitigate adverse (and enhance positive) effects?	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme" (Sch2(7))	Section 1 of the Deposit Plan SA.
How can we best monitor the plan's impacts?	A description of the measures envisaged concerning monitoring (Sch2(9))	Section 8 of the Deposit Plan SA - Figure 8.1 SA Indicators and targets. SA Baseline Scoping Report.

1. Introduction

- 1.1 The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of environmental, social and economic considerations in the preparation of a Local Development Plan (LDP). LDPs must also be subject to Strategic Environmental Assessment (SEA) and an integrated approach has been adopted so that the SA process incorporates the SEA requirements.
- 1.2 This is the final SA Report that documents the Sustainability Appraisal / Strategic Environmental Assessment process for the Merthyr Tydfil County Borough Council (MTCBC) Adopted Replacement Local Development Plan 2016 – 2031. It summarises the SA assessment for each element of the Adopted LDP (such as the strategy and individual policies) and the likely sustainability effects of implementing the Replacement LDP.
- 1.3 The Sustainability Appraisal Framework utilised and outlined in Appendix 2 of this SA Report indicates the relationship between the SA and the SEA; compliance with the SEA Regulations is detailed in Appendix 1.
- 1.4 This final SA Report has been published alongside a separate Adoption Statement and the Adopted Replacement LDP in accordance with SEA Regulations and SA Guidance. It provides a record of the SA/SEA work that was undertaken as part of the plan preparation process between 2016 and 2019 and refers to the relevant SA documents produced as part of the iterative assessment process. The SA documents produced at each stage and summarised in this final report are:
 - [Sustainability Appraisal Baseline Scoping Report \(January 2017\) – SD10](#)
 - [Initial Sustainability Appraisal Report \(June 2017\) – SD09](#)
 - [Candidate Sites Register \(including detailed site SAs\) \(October 2017\) – SD18](#)
 - [Deposit Plan Sustainability Appraisal Report \(June 2018\) – SD06](#)
 - [Deposit Plan SA Report Addendum \(December 2018\) – SD08](#)
 - [Deposit Plan SA Report Further Addendum \(September 2019\) – ED057](#)

2. Statutory Requirements

- 2.1 Section 69(6) of the Planning and Compulsory Purchase Act 2004 (UK Government, 2004), as amended, requires the Council to appraise the sustainability [Sustainability Appraisal or 'SA'] of the LDP and to report its findings as an integral part of the plan preparation process. Under the 2004 Act, SA must cover the social and economic effects of the LDP as well as the environmental effects.
- 2.2 In addition, the Council must comply with EU SEA Directive 2001/42/EC and the Environmental Assessment of the Plans and Programmes (Wales) Regulations 2004 which transposes the requirement to undertake formal Strategic Environmental Assessment (SEA) during plan preparation into Welsh law. Appendix 1 of this report outlines how the Council has integrated the SA and SEA processes in order to comply with the SEA Directive.
- 2.3 The Well-being of Future Generations Act (FGA) 2015 places a duty on the Council to carry out sustainable development and requires an improvement in the delivery of social, economic, environmental and cultural well-being. The Act established seven well-being goals and in order to demonstrate that appropriate consideration has been given to the Well-being goals and sustainable development principle the Council is required to have regard to the 'five ways of working' contained in the Well-being Act.
- 2.4 The Council has a duty under the Equality Act 2010 to assess the impact of its policies on different population groups to ensure that discrimination does not take place and where possible, to promote equality of opportunity. This is carried out through an Equality Impact Assessment (EqIA).
- 2.5 Technical Advice Note (TAN) 20 states that the SA should assess evidence of the impacts of the spatial strategy, policies and allocations on the Welsh language whilst the Planning (Wales) Act 2015 contains provisions relating to the consideration of the Welsh language in the appraisal of development plans.
- 2.6 Health Impact Assessment (HIA) is not a statutory requirement for Councils; however, health considerations are a requirement of the SEA process and thereby the overall SA process. There are also clear links with the Well-being of Future Generations Act.

3. Sustainability Appraisal Methodology

- 3.1 The SA has been undertaken in accordance with the statutory requirements set out in formal guidance for the sustainability appraisal of local development documents which incorporates Strategic Environmental Assessment. Where there were any potential adverse effects predicted for sustainability or opportunities identified to improve the sustainability of the emerging LDP, recommendations were made. Professional judgement and available baseline information has informed the assessment of the LDP.
- 3.2 An SA scoping process was undertaken by MTCBC during autumn 2016 to help ensure that the SA covers the key sustainability issues that are relevant to spatial and development planning in Merthyr Tydfil. This included the development of an SA Framework of objectives to comprise the basis for appraisal.
- 3.3 A Scoping Report was published in January 2017 which provided a policy context and set out the key plans and programmes of relevance to the SA of the Replacement LDP; described the characteristics of the plan area, setting out a summary of baseline information; identified the key sustainability issues; and set out the proposed method for the SA process and SA frameworks.
- 3.4 The Initial Sustainability Report (ISA) was published alongside the LDP Preferred Strategy in June 2017. The main purpose of the ISA was to identify the likely significant effects (LSEs) of the LDP Preferred Strategy (PS) in regard to the economy, environment, culture and social profile of Merthyr Tydfil County Borough. The ISA:
- Summarised and updated the key aspects of the SA Scoping Report;
 - Described the PS;
 - Assessed the vision, objectives, strategic options, key policies included within the PS, and Candidate Sites against the Sustainability Objectives;
 - Identified the potential sustainability impacts and Likely Significant Effects (LSEs) to address the requirements of the SEA directive of the PS;
 - Stated how the SA has influenced the PS;
 - Considered ways to mitigate any likely significant negative impacts;
 - Proposed monitoring indicators for sustainability trends; and,
 - Included detailed appendices including the assessment of strategic growth and distribution options and on key policies included within the PS.
- 3.5 In October 2017, the Council published the Candidate Site Register that included Sustainability Appraisals of all candidate sites that were submitted.
- 3.6 The Deposit Plan SA report was published in June 2018 alongside the Deposit LDP itself. The Deposit Plan SA updated and built upon the Scoping Report and ISA, and identified the LSEs of the Deposit LDP through assessing the vision, objectives, strategic options, policies and allocations against the Sustainability Objectives.
- 3.7 In December 2018, an addendum to the Deposit Plan SA was produced. The addendum screened the proposed 'Focused Changes' to see if they 'materially' changed the original SA assessment (i.e. whether it changed what actions an

amended policy might inevitably lead to), or changed what the SA assumed about how the LDP would be implemented. The paper then undertook a detailed assessment of the proposed changes that were 'screened in' to provide conclusions and recommendations to clarify where references in the original Deposit Plan SA Report should be changed.

- 3.8 New assessments for an additional site allocation at Clwydyfagwr, Swansea Road; an amended assessment for the Cwmfelin, Bedlinog site allocation; and amended assessments for Policies SW10, SW11, EnW2, EnW4, EcW8 and EcW11 were carried out. Some minor improvements to the performance of the policies against the SA framework were identified, however, there was no overall implications for the SA of the Deposit Plan.
- 3.9 A further addendum was produced in September 2019, which carried out the same screening and assessments, but in relation to the Matters Arising Changes to the LDP that were proposed during the examination in public. The only MACs that required assessments were in relation to the inclusion of four new housing allocations. The new allocations scored broadly positively against the SA framework in line with comparable site allocations. There was no overall impact on the SA of the Deposit Plan. This final SA report incorporates all the changes to the LDP that the SA addenda have previously considered.

Health, Equalities and Welsh Language

- 3.10 Consideration of the effects on equality, health and the Welsh language has been made throughout the SA process. The SA objectives and frameworks set out in this document contain several direct and indirect links to health, equality and the Welsh language. Also, each individual SA document outlines how the consideration of Health, Equalities and Welsh Language has evolved throughout the plan preparation process.
- 3.11 For the SA of the Replacement LDP the integration of Welsh language, health and equality concerns has focused on ensuring that these issues are well represented in the SA Framework [through objectives and decision-aiding questions relating to SA Objective 17, for the Welsh language, and SA Objective 4, for Health and equalities]. In addition to ensuring that the SA framework itself considers these issues, additional pieces of work have been produced that consider these topics and more detailed matters further.
- 3.12 In order to demonstrate compliance with the Equality Act 2010, an Equalities Impact Assessment accompanied each Council Report that presented LDP documents to Full Council. An Equalities Impact Assessment Briefing Paper was also produced during in May 2019 as part of the examination in public. This document clearly sets out how the three aims of the Public Sector Equality Duty have been integrated into plan preparation, and how the LDP might affect persons or groups with characteristics that are protected under the Equality Act 2010.

- 3.13 One of the main issues that arose in relation to the Welsh Language through the LDP process was the potential impact on Welsh medium secondary education. During the examination, in response to a question from the Inspector, a paper was produced that considered whether this issue has been sufficiently considered through the SA process.
- 3.14 The paper sets out amendments to the assessment of Strategic Options in the Initial SA; and amendments to the Deposit Plan SA that clarified the likely impact of the LDP Strategy on Welsh Medium secondary education, and ensured that the impacts across local authority boundaries were considered. This work did not result in the 'scores' contained in any SA appraisals being amended.

4. Sustainability Context and Objectives

- 4.1 The SA scoping process was undertaken by MTCBC during autumn 2016 and was reported in the SA Scoping Report published in January 2017. This Section summarises the process undertaken by the Council and the key issues, problems, objectives and opportunities for sustainable development and spatial planning that were identified as a result. The full details of the review of relevant plans and programmes, the baseline information, and the characterisation and sustainability characteristics of Merthyr Tydfil are contained in the SA Scoping Report.

Review of relevant Plan, Programmes and Policies

- 4.2 In order to establish a clear scope for the SA of the LDP it is necessary (and a requirement of SEA) to review and develop an understanding of the wider range of policies, plans, programmes and sustainability objectives that are relevant to the LDP. This includes International, European, National, Regional and local level policies, plans and strategies. Summarising the aspirations of other relevant policies, plans, programmes and sustainability objectives promotes systematic identification of the ways in which the LDP could help fulfil them and avoid conflict.
- 4.3 The key issues and opportunities identified for Merthyr Tydfil from the review of relevant plans, programmes and policies were:
- The distribution of growth within the SE Wales region.
 - New transport infrastructure is being proposed within the Plan area, which includes the South Wales Metro Project.
 - Active Travel and Public Transport accessibility between valleys.
 - The role and function of Merthyr Tydfil as the regional centre for the Heads of the Valleys.
 - Ecological connectivity.

Baseline Information

- 4.4 The SEA Directive requires the collation of baseline information to provide a background to, and evidence base for, identifying sustainability issues and opportunities in the Plan area and providing the basis for predicting and monitoring effects of the Merthyr Tydfil Replacement LDP. To make judgements about how the emerging content of the LDP will progress or hinder sustainable development, it is essential to understand the economic, environmental and social circumstances in the Plan area today and their likely evolution in the future.
- 4.5 When collating the baseline information, the Council grouped the topic areas in accordance with the Well Being of Future Generations (Wales) Act's aim to improve the economic, social, environmental well-being of Wales. The topics were grouped as follows.

Improving the social well-being of Wales:

1. Communities (inc. Population)
2. Health & Equalities

3. Education
4. Housing

Improving the economic well-being of Wales:

5. Economy & Employment
6. Connections (inc. Transport & Movement)
7. Energy

Improving the environmental well-being of Wales:

8. Climate Change
9. Biodiversity, Flora & Fauna
10. Water (inc. Flooding)
11. Air Quality
12. Noise
13. Minerals, Land & Soil
14. Waste

Improving the cultural well-being of Wales:

15. Cultural Heritage (inc. Welsh Language) & Historic Environment
16. Landscape & Townscape (inc. Built Environment)

- 4.6 The review of baseline information identified a number of issues under each topic. Some of the key issues identified were:

- A projected population decline with a net loss of working age people to elsewhere in the UK;
- A greater proportion of the population will be aged 60 and over;
- A life expectancy lower than the Welsh average, coupled with higher than average levels of deprivation, obesity and mental health issues;
- Lower than average educational attainment and potential issues with older educational facilities;
- A significant level of affordable housing need;
- An ageing housing stock and a need for newer, better quality housing;
- Lower than average employment rate and wages;
- Issues in regard to connectivity, particularly in relation to public transport and active travel routes;
- There is opportunity for renewable energy within the Plan area;
- Risks arising from climate change including; changes in soil conditions, biodiversity and landscape; increased risk of flooding; and changes to species, including a decline in native species.
- The fragmentation of green infrastructure in the area;
- The potential for further issues in regard to air quality and noise pollution;
- A lack of high quality agricultural land and a high amount of previously developed and contaminated land.
- The need for an integrated network of waste facilities;
- The need to protect the County Boroughs historic assets that are at risk; and,
- Ensuring that the landscape of the County Borough is appropriately protected.

Key Sustainability Issues

- 4.7 The key sustainability issues and opportunities identified from the collated baseline information, and together with the review of plans and programmes, informed the development of the SA Objectives. The SA Objectives seek to address the key issues identified and form the basis against which the emerging Replacement LDP has been assessed.
- 4.8 The key sustainability issues were discussed and developed at:
- A series of Well-being workshops comprising key stakeholders and officers of MTCBC and Rhondda Cynon Taff CBC held throughout October and November 2016;
 - A joint Well-Being and LDP workshop held in November comprising key stakeholders, Members and officers of MTCBC and held in November 2016;
 - LDP Working Groups comprising key stake holding officers of MTCBC and key representatives of relevant interest groups held in November 2016:
 - Population and Community Facilities;
 - Housing/Viability;
 - Heritage, Countryside and Leisure and Economic Development and Tourism; and,
 - An LDP Steering Group comprising Lead Members and Senior Managers of MTCBC held in November 2016.

Following the workshops the key issues were revised by the topic based working groups and agreed by the Steering Group. The Key Sustainability issues are outlined in Table 1 below:

Table 1: Key Sustainability Issues

Topic	Key Sustainability Issue
Communities (incl. population).	<ul style="list-style-type: none"> ◆ The latest (2014) population projections show a declining population from 2024 onwards. ◆ It is projected that the demographic profile will move towards there being a greater proportion of the population aged 60 and over. ◆ All population scenarios will have an impact on a wide range of infrastructure such as education facilities, health facilities and leisure facilities. ◆ The distribution of any population and housing growth must be considered carefully to ensure that existing community services and infrastructure can cope, or that planned new infrastructure and services can be delivered to ensure communities remain sustainable. ◆ There is still a trend of losing working age people to elsewhere in the UK.
Health and Equalities	<ul style="list-style-type: none"> ◆ Life expectancy is significantly below the Wales average. ◆ Obesity in the adult population is significantly worse than the Wales average. ◆ A mental health component summary score which is significantly lower than the Wales average. ◆ Higher Multiple Deprivation is experienced in the north of the

	<p>County Borough.</p> <ul style="list-style-type: none"> ◆ The accessibility to and sufficiency of open space varies by ward with some experiencing deficiencies.
Education	<ul style="list-style-type: none"> ◆ Sustaining the existing level of population would lead to an increase in the number of school age children in the County Borough over the plan period potentially requiring extensions to existing schools or the construction of new schools. ◆ The spatial distribution of educational facilities needs to be considered carefully to ensure that facilities remain viable. ◆ Educational attainment at Key Stage 4 is below the Welsh Average.
Housing	<ul style="list-style-type: none"> ◆ Sustaining the existing level of population would require an increase in the number residences in the County Borough. ◆ There is a significant need for the provision of Social Housing despite the relative affordability of living in Merthyr Tydfil. ◆ Intermediate affordable housing products need to be carefully considered. ◆ There is a need to facilitate a sustainable transition towards the housing needs of an aging population. ◆ A significant range in the quality and energy efficiency of the 'stock'. ◆ A significant number of 'empty properties'. ◆ Additional, better quality, housing is required to attract and retain people. ◆ The spatial distribution and phasing of new housing development must be considered carefully to ensure that it is viable and to ensure that existing infrastructure can cope, or that planned new infrastructure can be delivered to ensure communities remain sustainable. ◆ Competition from other areas in South East Wales.
Economy and Employment	<ul style="list-style-type: none"> ◆ The employment rate in MTCBC is increasing but is still below the Wales average. ◆ Gross weekly pay is lower than the Wales average. ◆ Relatively low numbers of people are employed in higher paid/more skilled jobs. ◆ Key economic sectors include the public sector and service sectors. ◆ There are relatively low outflows of retail and convenience spending. ◆ Commercial vacancy rates are higher than the Wales average. ◆ Very little new development on employment land over the past 5 years. ◆ Competition from other areas in UK.
Connections (Transport and Movement)	<ul style="list-style-type: none"> ◆ Green infrastructure and Active Travel routes are not well connected through the urban grain / pattern. ◆ The A470, train line and the River Taf, all run North-South and constrain East-West movement and accessibility to bridges, underpasses and roundabouts in some parts of the County Borough. ◆ Orbital travel (between valleys) is difficult. There is an opportunity to link Merthyr and Aberdare via the Abernant Tunnel. ◆ Very low levels of active travel commuting for journeys less than 5km.

	<ul style="list-style-type: none"> ◆ Rights of Way connectivity requires improvement (links and loops). ◆ Net out-commuting to Cardiff. ◆ New central bus station proposed. ◆ Rail head at the Ffos-y-fran land reclamation site is still in operation. ◆ Congestion at 'hot spots' on the road network at peak times. An AQMA is proposed at Twynyrodyn Hill, with road traffic being the primary cause of for exceedances of the AQOs.
Energy	<ul style="list-style-type: none"> ◆ Domestic consumption is the biggest contributor to local greenhouse gas emissions. ◆ Transport fuel consumption is also a significant contributor to local greenhouse gas emissions. ◆ There is opportunity for renewable energy within the plan area.
Climate Change	<ul style="list-style-type: none"> ◆ Increases in hot-weather related death and illness and conversely reductions in cold-weather related illness and death. ◆ Changes in soil conditions, biodiversity and landscape due to warmer, drier summers. ◆ Changes in species including a decline in native species, changes in migration patterns and increases in alien and invasive species. ◆ Reductions in river flows and water availability during the summer, affecting water supplies and the natural environment. ◆ Increases in flooding, affecting people, property and infrastructure. ◆ Increases in the risk of pests and diseases affecting agriculture and forestry. The risk to livestock is a particular concern. ◆ Increases in grass yields, allowing a potential increase in livestock production; ◆ Increases in tourist numbers and a longer tourist season.
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> ◆ 3 Natura 2000 sites within 15km of the County Borough. ◆ National and local designated sites for nature conservation and geodiversity and the presence of a range of 542 habitats and species. ◆ Ecological corridors within Merthyr Tydfil and between Merthyr Tydfil and adjoining LAs. ◆ Fragmented green infrastructure within the urban area. ◆ Land management practices have varying impacts on the biodiversity present. ◆ Climate change will place increased pressure on biodiversity and ecosystems. ◆ Post-industrial land.
Water and Flooding	<ul style="list-style-type: none"> ◆ Climate change will place increased pressure on water resources, in particular in the summer months. ◆ The chemical status of Water is deteriorating in the Nant Morlais. ◆ Improving and/or preventing the decline of the quality of groundwater and surface-water and water bodies. ◆ Parts of the Town Centre are identified as being at risk from flooding.
Air Quality	<ul style="list-style-type: none"> ◆ 1AQMA designated for exceedances of Nitrogen Dioxide in Twynyrodyn Hill caused by Traffic. ◆ A new bus station has received planning permission. ◆ East Merthyr Land reclamation phase 3 (Ffos-y-fran) is ongoing.

Noise	<ul style="list-style-type: none"> ◆ The Noise maps indicate that the existing primary source of noise pollution within MTCBC is from the classified roads within the County Borough.
Minerals, Land and Soil	<ul style="list-style-type: none"> ◆ There is no 'best and most versatile' agricultural land, present within the County Borough. There is very little soil which may be used for growing. ◆ Existing permitted reserves. ◆ Mineral resources worthy of safeguarding have been identified by the BGS. ◆ A large amount of previously developed and contaminated land. ◆ A significant land reclamation scheme is underway in the County Borough and one is proposed in a neighbouring areas. ◆ Encouraging the transportation of raw materials by rail.
Waste	<ul style="list-style-type: none"> ◆ The need to facilitate the provision of an adequate and integrated network of waste facilities. ◆ Capacity of waste site at Trecatti.
Cultural Heritage (inc. Welsh Language) & Historic Environment	<ul style="list-style-type: none"> ◆ Merthyr Tydfil contains a rich defining era of heritage assets, which require sensitive management and protection. ◆ Merthyr Tydfil has the second highest proportion of population who are unable to communicate in Welsh (after Blaenau Gwent) at 91.36% (2011 Census). Across Wales the ambition is for approximately a third of the population to use Welsh by 2050.
Landscape and Townscape	<ul style="list-style-type: none"> ◆ Planning Area Adjoins the Brecon Beacons National Park. ◆ Areas of landscape quality, identified as draft Special Landscape Area Designations. ◆ Merthyr Tydfil contains a rich defining era of heritage assets based on its origins of Iron Works. The Valleys settlements grew around Coal production. ◆ Maintaining the integrity of the Merthyr Tydfil Landscape of Outstanding Historic Interest. ◆ Maintaining the integrity and setting of Cyfarthfa Castle and associated Registered Park and Garden and Aberfan Cemetery - Garden of Remembrance and Former Tip and Slide area. ◆ Protecting the setting and character of 'character areas' and conservation areas. ◆ Maintaining traditional field boundaries and habitats. ◆ Preserving views from promoted routes such as the Taff Trail.

- 4.9 In order to assess reasonable strategic options, a Strategic SA framework was produced (attached as Appendix 2 to this document). The framework includes the SA objectives that were generated through the scoping process; outlines which SEA topic and Wellbeing goal the objective relates to; sets out the key sustainability issues in relation to each objective; and outlines decision aiding questions that will assist in scoring the option against the following categories for each SA objective.

Table 2: SA Significance Key

Categories of Significance		
Symbol	Meaning	Sustainability Effect
++	Major Positive	Proposed development encouraged as would resolve existing sustainability problem
+	Minor Positive	No sustainability constraints and proposed development acceptable
0	Neutral	Neutral effect
?	Uncertain	Uncertain or Unknown Effects
-	Minor Negative	Potential sustainability issues: mitigation and/or negotiation possible
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive

- 4.10 The principle of assessing the effects of a strategic option against the SA objectives using the categories above was then carried through to assess other parts of the LDP. In order to carry out appraisals on other elements of the Plan, such as individual policies and site allocations, the SA framework was amended for each element of the Plan to make it suitable for the part of the Plan it was assessing.

SA Objectives

- 4.11 The SA objectives are contained in the table below:

Table 3: SA Objectives	
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.
3	To support a sustainable level of population growth.
4	To improve human health and well-being and reduce inequalities.
5	To meet the housing needs of all through a mix of dwelling tenures and types.
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.
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.
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.
12	To maintain and enhance biodiversity and ecosystem connectivity.
13	To minimise the demand for water and improve the water environment.
14	To minimise the risk of flooding.
15	To protect and conserve soil and safeguard mineral resources.
16	To protect and enhance heritage assets which defines the County Borough as the most significant Welsh town of the Industrial Revolution.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.

5. Sustainability Appraisal of the Preferred Strategy

- 5.1 This section summarises the key findings from the SA of the Preferred Strategy. The full Initial Sustainability Appraisal report (June 2017), including the detailed assessment appendices, and can be viewed on the Council's website.
- 5.2 As preparation of a LDP progresses, better judgement can be made on the anticipated sustainability impacts of the Plan, and ways to mitigate or enhance them. A summary of potential sustainability impacts identified by this initial SA process is set out below.
- 5.3 Overall, it was found that the PS vision, objectives, preferred growth and spatial options, and key policies provided a sustainable basis for the preparation of the deposit LDP. The SA assessments of the strategic options can be found at Appendix 3 of this document. The key findings of the strategic options assessments are summarised below:

Growth Options

- 5.4 Eight different scenarios were assessed through Popgroup population software in order to highlight a range of possible dwelling requirements that the Council might need to cater for differing population projections. The results indicated a range of requirements from approximately 300 dwellings to nearly 4000 dwellings being required between 2016 and 2031 depending on the scenario followed.
- 5.5 Having tested all eight scenarios and analysed the results, an amount of land required to deliver the scenarios was calculated. The Growth Options which consider the overall levels of growth and change to be accommodated in the area were progressed for further assessment in advance of the Preferred Strategy consultation. The three options taken forward were:

Table 4: The Growth Options

1	High growth option - continuation of Existing Enhanced Growth Strategy	Continuation of current LDP strategy to build over 200 dwellings per annum and subsequently attempt to manage a population increase of over 15% by 2031.
2	Mid growth option - sustainable population growth	Seeks to facilitate and manage a level of sustainable population growth by 2031 (approx. 8% increase). The level of house building will continue broadly along the lines of recent (10 year average) build rates (150 dwellings per annum).
3	Low growth option - planning for population decline	Trend based population projections that anticipate population decline towards the end of the Plan period, and seeks to manage this as effectively as possible. The Option will require approximately 20-30 dwellings per annum.

- 5.6 The 'planning for population decline' option would result in a declining population that could threaten economic growth and social well-being. Although this strategy scores higher against some environmental SA objectives (e.g. biodiversity), due to the lower level of development proposed, the impacts concerning issues such as energy efficiency would only be neutral. A key sustainability issue that has been identified as part of the baseline evidence review is that there has been long-term population decline in the County Borough (which has only recently started to reverse), with the loss of working age people, in particular, proving a key concern. There is a fundamental conflict between addressing this issue and the 'planning for population decline' option.
- 5.7 Both growth strategies (but more so the enhanced option) have the potential to conflict with certain environmental SA objectives but given the potential for mitigation/compensation, and the potential for economic and social improvements, a strategy that plans for some level of growth is more likely to be acceptable in terms of overall sustainability.
- 5.8 The 'sustainable growth' option has positive impacts on objectives relating to housing, economic development, infrastructure, community identity and community facilities. Where there are potential impacts identified in relation to issues such as energy use and the water environment, it was judged that mitigation/compensation would be feasible under the strategy, although the precise detail of these measures needed to be fleshed out later in the Plan preparation and assessment process.
- 5.9 The 'enhanced growth' option also has positive impacts on objectives such as housing and economic development, although there are more negative impacts identified in relation to issues such as infrastructure and communities. This is primarily due to the uncertainty that surrounds how the level of growth proposed could actually be delivered, given that the level of housebuilding proposed has not been achieved under the strategy of the extant LDP.
- 5.10 Given the higher proportion of positive impacts and the increased scope for mitigation, coupled with the uncertainty of delivering the 'enhanced growth' option, the sustainable growth strategy was judged to be the preferred option for Merthyr Tydfil County Borough Council.

Spatial Options

- 5.11 Since the start of the previous plan period, the overall delivery rate of house-building has not been at a level sufficient to meet the requirements of the previous LDP's strategy within the plan period. It was therefore considered that spatial distribution of growth needed to be reconsidered in order to establish whether the current strategy is the most appropriate for the delivery growth up to 2031.
- 5.12 Reasonable alternatives for the distribution of growth were presented by the candidate sites submissions received in December 2017. Since no further suggestions were forthcoming at the steering and working groups held during January and March 2017, three options were selected for detailed consideration as part of the PS:
- **Urban extension in Merthyr Tydfil (Cwm Glo and Glyndyrys SSSI) and other small sites** - The majority of housing (up to 1500 dwellings) would be located on an urban extension at Cwm Glo and Glyndyrys Site of Scientific Interest (SSSI) along with associated leisure, retail and tourism development.
 - **Hoover Strategic Regeneration Area and other small sites** - A significant proportion of housing (up to 1000 dwellings) will be located on the 'Hoover Strategic Regeneration Area' (Abercanaid/Pentrebach) which will also support employment uses and form a key part of the 'South Wales Metro' proposals.
 - **Dispersal of small sites across the County Borough (continuation of existing LDP Strategy)** - Housing will be located on a number of sites across the County Borough (approx. 50-150 dwellings per site). The majority of these would be situated in the main settlement of Merthyr Tydfil.
- 5.13 The 'urban extension' option scored positively on objectives related to population growth and housing, however there are fundamental constraints on objectives relating to biodiversity, soils, landscape and heritage. Developing the Cwmglo and Glyndyrys SSSI as the key component of the LDP strategy was considered completely inappropriate given the suitability of the alternative spatial options.
- 5.14 The 'Hoover Strategic Regeneration Area' option has significant positive impacts on objectives relating to population growth, economic development, transport and infrastructure and also scores positively in terms of housing, communities and human health. A potential negative impact was identified in regard to the water environment, however the level and distribution of new development increases the likelihood of any mitigation/compensation being achieved.
- 5.15 The 'dispersed sites' option also scores well in relation to the same objectives as the 'Hoover Strategic Regeneration Area' option, although not to the same extent. Again, a potential negative impact on the water environment has been raised and the same principles apply in relation the required mitigation/compensation.
- 5.16 The location of the Hoover Strategic Regeneration Area' will capitalise on the South Wales Metro proposals more than any other option due to its location adjacent to existing strategic public transport infrastructure routes. The location of the strategic site will also assist in integrating the northern and southern halves of the County Borough. Developing the site will also regenerate a former industrial site that has been

largely vacant for nearly 10 years for housing, employment use and leisure facilities. The combination of these factors determined that the Hoover Strategic Regeneration Area' option is the preferred spatial option for delivering sustainable population growth in Merthyr Tydfil County Borough to 2031.

- 5.17 In terms of the SEA topics, positive likely significant effects from the PS were identified for the topics of Population, Material Assets and Landscape. No adverse likely significant effects were identified, however this reflected the stage of plan making, and further detail at later stages of plan preparation would enable a more detailed consideration of small impacts, which due to their individual character may be significant in themselves.
- 5.18 There is a direct link between the positive likely significant effects for the population and material assets. An approach supporting sustainable population growth, rather than decline or significant expansion in a short period of time, helps community cohesion and for new development to be assimilated with existing services and facilities. Conversely, improvements to material assets are likely to attract population growth and the retention of working aged people. A positive synergistic effect is apparent, with positive effects contributing to an improved 'environment' which will continue to improve the perception of the County Borough as an attractive place to live, work and visit.
- 5.19 In terms of health and equality, the compatibility analysis for the LDP vision showed a neutral effect, however LDP Objective 4, which relates to the provision of infrastructure and open space for the regeneration of communities, performed positively in this respect. The PS was considered to be directly beneficial as the strategy is likely to enhance provision and access to healthcare services, and would, in the medium to long term, increase demand for sport and recreation facilities as well as public open spaces and footpaths/active travel routes.
- 5.20 In terms of the Welsh language, the compatibility analysis for the LDP vision showed a neutral effect on the Welsh language; however LDP Objective 2 specifically relates to the Welsh language and performed positively in this respect. The Preferred Strategy was considered likely to attract and retain population in the County Borough. Although the LDP cannot directly influence how many will be Welsh speakers, the level of growth proposed is likely to result in investment being attracted to facilitate improvements to assets of cultural significance and this will help to retain Welsh speaking residents. Sites perform universally positively in regards to the Welsh language. This is due to the fact that sites would provide housing in areas within the catchments of the 2 Welsh schools in the County Borough, thereby providing additional potential pupils for these schools. Sites for non-residential development (retail, employment, tourism) will help make the area a more attractive place to live work and visit and will support the County Borough as a place of distinctive Welsh culture. It was considered that this would ensure that the LDP has the scope to facilitate services and facilities that support distinctive local culture and the Welsh language.

6. Sustainability Appraisal of the Deposit Plan

- 6.1 The Deposit Plan is the next stage in the production of the Local Development Plan for Merthyr Tydfil County Borough and follows the 'Preferred Strategy' consultation that was carried out during summer 2017.
- 6.2 SA incorporating SEA was carried out on the emerging Deposit Plan. A compatibility analysis of the Vision and Strategic Objectives was carried out using the SA Framework of objectives for sustainability and was included in the Deposit Plan SA Report, published in June 2018. An SA of the Deposit Plan policies (including changes made to the policies since the Preferred Strategy SA) was also included in that report, alongside an SA of the allocated sites included in the Deposit LDP.
- 6.3 This section of the Final SA report summarises the key findings of the assessments of the various elements of the Deposit Plan.

LDP Vision

- 6.4 Broadly speaking, the vision performs well against the majority of the SA Objectives, particularly against those relating to Communities, Housing and Economy and Employment. This is to be expected for a plan proposing a sustainable level of population growth and the anticipated development associated with such a strategy. There are uncertainties in relation to issues such as climate change, energy and water use, which is to be expected with any plan proposing growth. The compatibility appraisal of the LDP Vision can be seen at Appendix 4 of this report.

LDP Objectives

- 6.5 All of the LDP Objectives successfully integrated principles of sustainability, and therefore, none of them are incompatible when tested against the SA Framework/Sustainability Objectives. The LDP Objectives address a variety of issues which contribute to improving the social, cultural, environmental and economic wellbeing of Wales. This helped to ensure that the LDP links in closely with the Cwm Taf Wellbeing Plan and the broader aims the Well-being of Future Generations (Wales) Act 2015. The objectives are set out in the table below:

Table 5: LDP Objectives	
LDP Objective 1 Sustainable Population Growth:	To encourage a sustainable level and distribution of population growth.
LDP Objective 2 Welsh Language and Culture:	To protect and enhance Welsh language and culture.
LDP Objective 3 Housing Provision:	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.
LDP Objective 4 Regeneration:	To promote the suitable reuse of previously developed land and the continued regeneration of local communities.

LDP Objective 5 Infrastructure:	To ensure that community infrastructure and open space supports the regeneration of local communities.
LDP Objective 6 Sustainable Design:	To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.
LDP Objective 7 Transport:	To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.
LDP Objective 8 Community Facilities:	To support existing community facilities and suitable community led development.
LDP Objective 9 Heritage and Cultural Assets:	To protect, enhance and promote all heritage, historic and cultural assets.
LDP Objective 10 Biodiversity:	To improve ecosystem resilience and connectivity which support habitats and species of principle importance.
LDP Objective 11 Countryside and Landscape:	To protect and enhance the character and appearance of the landscape and the countryside.
LDP Objective 12 Economic Development:	To provide and safeguard appropriate land for economic and skills development.
LDP Objective 13 Rural Economy:	To strengthen and diversify the rural economy.
LDP Objective 14 Town and Local Centres:	To develop the town and local centres as accessible, attractive, viable and vibrant places.
LDP Objective 15 Leisure, Recreation and Tourism:	To support sustainable tourism, leisure and recreation developments and encourage an all year round tourism industry.
LDP Objective 16 Renewable Energy:	To promote renewable and low carbon energy.
LDP Objective 17 Minerals:	To ensure a sustainable supply of minerals.
LDP Objective 18 Sustainable Resources & Waste:	To promote the efficient use of materials and resources and ensure an integrated network of waste management facilities.

6.6 The compatibility appraisal of the LDP objectives assessed against the SA objectives can be found at Appendix 5 of this report.

6.7 Most of the positive compatible scores occurred in relation to the social and economic orientated objectives of the Deposit Plan. This is primarily because of the direct correlation between aiming to increase the population in a sustainable manner and seeking to house and employ the population on appropriate sites. The population increase is also likely to help sustain community facilities across the County

Borough. There are also positive compatible scores where Deposit Plan and SA objectives deal with the same specific issues such as landscape and biodiversity.

- 6.8 Most of the neutral scores were as a result of no direct significant link between the objectives in question. There are instances, however, where the neutral score is a reflection of the positive effects of one objective cancelling out any potential negative effects of another objective. These scores generally occur where one objective promotes development and the other promotes environmental protection.
- 6.9 It is worth reiterating that Objective 3 contained in the Preferred Strategy was split into two separate objectives in the Deposit Plan. Objective 3 focuses on housing, and Objective 4 focuses on community regeneration through the use of previously developed land. The scores for both objectives in the compatibility appraisal are similar as whilst they are separate, the housing strategy of the Plan focuses on using previously developed land, and housing delivery will play a key role in the regeneration of communities highlighted in Objective 4.

LDP Policies

- 6.10 The policies included in the Replacement LDP are likely to have an overall positive effect when assessed against the SA framework. There are some obvious positive effects, such as policies aiming to deliver housing scoring well against the housing objectives and a number of neutral effects; however there are some less obvious effects that warrant analysis.
- 6.11 The housing policies (SW1, SW2 and SW3), scored well against Objective 15, which relates to soil conservation and mineral safeguarding, for two reasons. Firstly, the lack of significant extensions to settlement boundaries results in minimal mineral resources being appropriately safeguarded. Secondly, the distribution and location of housing sites (including the Hoover Strategic Regeneration Area) is likely to result in a lesser effect on greenfield land, and may actually result in some contaminated, previously developed land being remediated.
- 6.12 The environmental policies (EnW1, EnW2, EnW3, EnW4 and ENW5), scored positively against Objectives 3 and 7, which relate to population growth and economic development respectively. This is due to the link between improving the natural environment of an area, and the resulting improvement of the perception of the area as being more attractive to invest in. Also, a key component of growing the population sustainably is ensuring that the population has access to good quality open space, which also supports biodiversity.
- 6.13 A key finding with several proposed policies such as 'SW9: Planning Obligations' and 'SW11: Sustainable Design and Placemaking' was that the assessed effects are largely positive, however, the actual success of the policies will be dependent on how robustly and effectively they are implemented once the LDP has been adopted. This will be an issue that will need to be closely monitored throughout the life of the Plan.
- 6.14 Some of the negative findings of this assessments were in relation to policies that proposed some form of built development (such as housing (SW3) or renewable energy developments (EcW8)), and their effect on issues such as climate change, ecology and landscape (Objectives 11, 12 and 18).

- 6.15 For example, it was considered that there will likely be potential conflict between a policy promoting renewable energy technology (EcW8) and objectives relating to ecology and landscape (Objectives 12 and 18). This is due to the likelihood that any proposals for larger scale renewables are likely to occur in areas that have some value in terms of landscape and/or ecological issues.
- 6.16 There are similar conflicts in the proposed minerals policies (EcW10 and EcW11) as mineral extraction can only take place where there are mineral resources. These locations are largely located in the countryside and will have landscape and/or ecological value. It may be possible to mitigate/compensate some conflicts, and it was considered that overall the negative impacts are outweighed by the overall positive impacts of the policies.
- 6.17 In order to provide more certainty of achieving positive impacts, the appraisals identified some instances where these policies could be amended. For example, explicit references could be made, within some of the policies, to certain issues to ensure they are afforded consideration (SW11: Sustainable Design and Placemaking and CW1: Historic Environment). This has resulted in reference being added to the Sustainable Design and Placemaking policy to ensure that new development considers ecosystem connectivity with existing green infrastructure, and to the creation of healthy and active environments. Reference to the importance of cultural assets has also been added to the Historic Environment policy.
- 6.18 Following full public consultation on the Deposit LDP, a number of focussed changes were proposed, and these were included in the version of the Replacement LDP that was submitted for examination in early 2019. In addition to the Focussed Changes, further changes to the Replacement LDP were proposed during the examination process (known as Matters Arising Changes). How these changes were considered by the SA process is explained in Section 7 of this document. The full assessments of the final versions of the LDP policies can be found in Appendix 6 of this report.

LDP Site Allocations

- 6.19 In order to allocate sufficient land to deliver the Replacement LDP Strategy, a three stage site assessment process was undertaken to ensure that the most appropriate sites were allocated in the Plan.
- 6.20 The Candidate Site Register published in October 2017 included SA assessments of all candidate sites that were submitted to the Council. Full SA assessments of the sites that were allocated in the Plan following the publication of the Deposit LDP can be found in two separate SA Report addenda that were published in December 2018 and September 2019. This relates to sites SW3.25 Clwydyfagwr, SW3.26 P&R Motors, SW3.27 Land South of Bryniau Road, SW3.28 Land North of Ty Llwyd, Incline Top and SW3.36 Y Goedwig, Edwardsville.
- 6.21 A summary table of the assessments for sites allocated in the Replacement LDP is included as Appendix 7 to this report and the key findings from the site SAs are discussed below. It should be noted that SA objectives 3, 6 and 7 are not included in the summary table as they are not applicable to the SA assessment of sites.
- 6.22 All allocated sites were identified to have a positive effect against a number of SA objectives. As expected, the housing and employment allocations score well in relation to objectives that aim to support population growth and meeting the populations' needs in regards to infrastructure and utilities requirements.
- 6.23 Potential negative effects were identified on some allocations, primarily in relation to the potential effect on soils and mineral resources where development of a site would conflict with the conservation of soils and/or safeguarded mineral resources.
- 6.24 A number of uncertain and neutral effects were identified in relation to the ability of sites to incorporate development that minimises energy use, and maximises renewable energy generation. Potential effects with regards to the impact of developments on biodiversity and the water environment will need to be closely considered as individual sites come forward, in order to minimise any negative impacts.

7. Sustainability Appraisal of the Submitted Plan and Examination Documents

- 7.1 In response to consultation representations received on the Deposit LDP, the Council recommended a number of changes before submitting the LDP for examination. These 'Focused Changes' (FCs) were set out in their own schedule and subject to the SA process in December 2018. An initial SA Report addendum was produced at this time.
- 7.2 During the LDP examination, further changes, known as Matters Arising Changes (MACs), were proposed to the plan. Again, these changes were set out in their own schedule and subject to the SA process, the findings of which were set out in a further addendum to the SA report published in September 2019.
- 7.3 Both SA addenda used the same approach to the SA process, initially screening the proposed changes to the Replacement LDP to ascertain whether the change had sufficiently altered the policy or allocation to justify a re-assessment against the SA framework.

SA Addendum (December 2018)

- 7.4 The majority of the focussed changes were deemed to not warrant a full SA re-assessment. However, there were a small number of changes to the Plan that did justify a new or reviewed detailed SA. These assessments were undertaken as part of the December 2018 addendum and did not have any implication on the overall SA of the LDP. The new and reviewed SAs included the following:

- The inclusion of a new housing allocation at Clwydyfagwr, Swansea Road;
- A reduction in the number of dwellings at the housing allocation in Cwmfelin, Bedlinog;
- Amendments to Policy SW10: Protecting and Improving Open Spaces;
- Amendments to Policy SW11: Sustainable Design and Placemaking;
- Amendments to Policy EnW2: Nationally Protected Sites and Species;
- Amendments to Policy EnW4: Environmental Protection;
- Amendments to Policy EcW8: Renewable Energy;
- Amendments to Policy EcW11: Mineral Development.

Further SA Addendum (September 2019)

- 7.5 The screening carried out in the Further SA addendum again identified that the majority of proposed changes did not warrant full SA re-assessment. The only changes that required detailed Sustainability Appraisal assessments were the inclusion of four new housing allocations. These assessments were included in the September 2019 addendum and did not have any implication on the overall SA of the LDP.
- 7.6 The SA assessments of the final LDP policies (as amended by the above addendums) are included in Appendix 6 of this report. Similarly, a summary of the final Site Allocation SAs are included at Appendix 7.

8. Implementation and Monitoring

- 8.1 This section outlines the monitoring proposals that will be used to measure the environmental, social and economic effects of the LDP as required by SA/SEA regulations and SA guidance. The suggested targets and indicators for the sustainability objectives identified in the Deposit Plan SA Report have been referred to in the table below. However, monitoring of the Replacement LDP will follow an integrated approach where the progress of both the SA objectives and the Plan objectives are closely monitored.
- 8.2 The SEA Directive requires that the significant environmental effects of implementing a plan or programme are monitored in order to identify unforeseen adverse effects and, if necessary, to identify the need for remedial action. In addition, the LDP Regulations and Welsh Government require local planning authorities to produce Annual Monitoring Reports (AMRs) to track the implementation and progress of the Local Development Plan. In this respect, official guidance contained within the LDP Manual (Edition 2), states that SA/SEA and Plan monitoring should be integrated and undertaken as part of the Annual Monitoring Report process to avoid any unnecessary duplication of results.
- 8.3 Table 6 overleaf sets out the SA monitoring framework that will be used to measure the significant environmental effects of the Plan, and the performance of the LDP against the SA objectives. The indicators and targets contained in the table below will be referred to in AMRs and enable the Council's monitoring process to meet legislative requirements as well as providing meaningful findings in relation to how well the strategy and sustainability objectives of the Plan are progressing.

Table 6: SA INDICATORS AND TARGETS

Sustainability Appraisal Objective	Indicator	Target Trend	Baseline	Data Source
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	Number of affordable housing units delivered annually.	Minimum delivery of 19 units per year.	280 units or (by the end of the Plan period.	MTCBC Joint Housing Land Availability Study (JHLAS)
2. To maintain and enhance community and settlement identities.	Percentage of people agreeing that they belong to the area, that people from different background get on well together and that people treat each other with respect.	Increased percentage.	43% @ 2016-17 (Persons agreeing with all three statements in the MTCBC area).	National Survey for Wales: Local Area and Community – Community Cohesions
3. To support a sustainable level of population growth.	Population estimates (Annual).	Maintain and sustainably increase.	59,714 @ 2016 (Mid-year total MTCBC area population).	InfoBase Cymru: http://www.infobasecymru.net/las/profiles/profile?profileId=470&geoTypeId=
4. To improve human health and well-being and reduce inequalities.	Number of 'priority open' spaces that meet the standard for 'Green flag' status.	Increase.	3 out of 21 @ 2017 (In the MTCBC area).	MTCBC Planning & Countryside Department. Annual Open Space Strategy Monitoring Report.
5. To meet the housing needs of all through a mix of dwelling tenures and types.	Housing Land Availability in Years.	A minimum 5-year supply.	1.6 years @ 2017.	MTCBC Joint Housing Land Availability Study (JHLAS) 3 – 5 Year Housing Land Supply Calculation (Residual Method): https://www.merthyr.gov.uk/resident/planning-and-building-control/planning-policy/
6. To improve the overall quality and energy efficiency of the housing stock.	Average of Energy Use Saving (megajoules) per household receiving measures.	Maintain or Increase.	16688 megajoules @ 2016 – 2017 (MTCBC area).	Nest Annual Report: Improving energy efficiency

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7. To enhance the attractiveness of the County Borough to support economic development.	Regional Gross Value (GVA) added per Head	Increase.	£16,688 @ 2016 (Central Valleys).	InfoBase Cymru: http://www.infobasecymru.net/IAS/profiles/profile?profileId=470&geoTypeld=
	Number of active businesses.	Maintain or Increase.	98,445 @ 2016 (MTCBC area).	InfoBase Cymru: http://www.infobasecymru.net/IAS/profiles/profile?profileId=470&geoTypeld=
8. To reduce the need to travel and encourage sustainable modes of transport.	Active travel by bicycle, more than once a month	Increased percentage.	2% @ 2016-2017 (MTCBC area).	Statistics for Wales- Statistical Bulletin Walking and Cycling in Wales: Active Travel:
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	Index of Electricity, Gas and Water Supply (2015=100) by quarter and area (At an all Wales level).	Maintain or increase.	86.3 @ Q4 2017 (All Wales).	Stats Wales Index of Electricity, Gas and Water Supply: https://statscymru.cymru.gov.uk/Catalogue/Business-Economy-and-Labour-Market/Economic-Indices/Indices-of-Production-and-Construction/indexofelectricitygasandwatersupply-by-quarter-area
10. To minimise energy use and optimise opportunities for renewable energy generation.	Average kilowatt hours of domestic electricity and gas consumed in MTCBC area.	Reduce	Approximately 3125 KW of electricity and 12000 of gas @ 2016.	InfoBase Cymru: http://www.infobasecymru.net/IAS/profiles/profile?profileId=470&geoTypeld=
	Cumulative planning permissions for Renewable Energy Generation during the year.	Monitor	0.99 MW @ April 2017 - March 2018.	MTCBC Development Management Annual Survey.
11. To minimise the contribution to climate change whilst maximising resilience to it.	Tonnes CO2 emissions per resident.	Decrease	Approximately 4.5 tonnes per Merthyr Tydfil resident @ 2015.	InfoBase Cymru: http://www.infobasecymru.net/IAS/profiles/profile?profileId=470&geoTypeld=
	Annual Mean Concentration ($\mu\text{g}/\text{m}^3$) of nitrogen dioxide (NO2).	Decrease	41.5 $\mu\text{g}/\text{m}^3$ @ 2015.	MTCBC 2016 Air Quality Progress Report: https://www.merthyr.gov.uk/media/2658/mtcbc_progressreport2016.pdf

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12. To maintain and enhance biodiversity and ecosystem connectivity.	The area of land (ha) granted planning permission for new development which may result in the loss of SINC's during the year.	Monitor.	4040 ha areas of SINC @ 2018.	MTCBC Arc GIS analysis (SINC /DC polygons).
13. To minimise the demand for water and improve the water environment.	Overall status of Water Framework Directive (WFD) river waterbody catchment classification.	Maintain or improve.	1. River Taf/ Taf Fechan – Moderate @ 2015. 2. Nant Morlais – Bad @ 2015. 3. Taf Bargoed – Poor @ 2015.	Water Watch Wales Map Gallery WFD Cycle 1 Comparison Map
14. To minimise the risk of flooding.	Total number of properties (residential and non-residential) at risk of fluvial flooding up to the 0.1%* annual probability flood event. *Properties lying in flood risk areas 1 in 30 to 1 in 1000 (0.1%) which is high to low.	Reduce.	1832 properties @ 2018.	National Indicator for Wales Number 32. MTCBC Arc GIS analysis from the Local Land Use Gazetteer.
15. To protect and conserve soil and safeguard mineral resources.	Annual percentage of total area of land (Ha) granted planning permission for new development on previously developed land.	Monitor.	84.6 % (32.98 Ha) @ April 2017 - March 2018.	MTCBC Development Management Annual Survey.

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16. To protect and enhance heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	Percentage of Listed Buildings 'not at risk' (Wales Spatial Plan Area).	Increase.	81.64% 'not at risk' in South East Wales @ 2015.	Buildings at Risk in Wales: http://cadw.gov.wales/historicenvironment/protection/buildconservation/buildingsatrisk/?lang=en Condition and Use Survey of Listed buildings in Wales -2015 Update: http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20161206conditionandusesurveyoflistedbuildings2015.pdf
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	Percentage of adult's people who can speak Welsh.	Maintain or Increase.	10% of adults (16+) in MTCBC area @ 2016-17.	Stats Wales: https://statswales.gov.wales/Catalogue/National-Survey-for-Wales/Culture-and-Welsh-Language/percentageofadultswhospeakwelsh-by-localauthority
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	Annual percentage of total area of land (Ha) granted planning permission for new development on greenfield land.	Monitor.	15.4% (5.64 Ha) @ April 2017 - March 2018.	MTCBC Development Management Annual Survey.

9. Conclusion

- 9.1 This report outlines how the SA/SEA process has been integrated into the preparation of the Plan, setting out the various iterative stages of SA, and how they have influenced the Replacement LDP, from the initial scoping work all the way through to the SA work carried out on the changes to the Plan that were proposed after the Deposit Plan was published.
- 9.2 The Adopted Merthyr Tydfil Replacement LDP comprises of a number of policies, allocations and designations that seek to address the need for development over the plan period of 2016-2031. The Plan allocates land for specific uses, aims to protect the environment from the adverse impacts of development, and provide a policy framework for delivering high quality development in appropriate locations. The SA of the Plan has identified both the potential positive and negative impacts of the LDP, enabling an LDP to be taken forward that has been informed by the principles of sustainable development, as well as being able to identify potential mitigation for negative impacts at an early stage.
- 9.2 The SEA Regulations and the LDP Manual require that a sustainability appraisal should include an evaluation of the significance of the predicted effects of the proposed plan/policy. The appraisals carried out in relation to the Replacement LDP indicate that it is clear that the LDP would deliver significant social and economic benefits through the provision of housing to meet the identified needs over the plan period, including affordable housing. Alongside this the plan seeks to provide a range of employment opportunities, and improve connectivity within the County Borough and across the Cardiff Capital Region through a more integrated public transport system.
- 9.3 The SA of the Plan has also identified some of the potential negative effects of the LDP Strategy. Primarily, these potential negative impacts arise where there may be conflict between development proposals and objectives relating to landscape, biodiversity and climate change. The assessments have indicated that robust implementation of policies that relate to issues such as sustainable design and landscape could help to minimise any potential negative impacts.
- 9.4 In regard to the cumulative effects of the Plan, the SA Reports conclude that overall, the Replacement LDP will have a significant positive impact when considered against the SA Framework. If the LDP is successfully implemented, then there will be significant progress in achieving aims in relation to retaining the County Boroughs population; increasing the overall quality of housing in the area; and improving the County Borough's green infrastructure. With regards to these effects, SA/SEA monitoring will be integrated into the annual monitoring of the Replacement LDP which will measure performance against the 18 SA objectives.

Appendix 1 – Statement of SA/SEA Compliance

Table A1		
Key Questions	Environmental Report – SEA requirements	Where covered
What is the plan trying to achieve?	An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes (Sch2(1))	Section 4 of the Deposit Plan SA and Section 2.0 of SA: Baseline Scoping Report.
What's the policy context?	An outline of the contents, main objectives of the plan or programme and relationship (if any) with other relevant plans and programmes (Sch2(1))	Section 4 of the Deposit Plan SA and Section 2.0 of SA: Baseline Scoping Report.
What are the key sustainability objectives that need to be considered?	The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation (Sch2(5))	Section 5 and Appendix 2 of the Deposit Plan SA. Section 4 of the SA: Scoping Report.
What's the situation now?	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme (Sch2(2)) The environmental characteristics of areas likely to be significantly affected (Sch2(3))	Section 5 of the Deposit Plan SA and Section 3.0 of SA Scoping Report (pages 23 – 70).
What will the situation be <u>without</u> the plan?	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme" (Sch2(2))	Section 5 of the Deposit Plan SA Section 3.0 of SA Scoping Report (pages 23 – 70).
What are the key issues including any sustainability problems?	Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, not covered in the HRA (Sch2(4))	Appendix 2 of the Deposit Plan SA and Table 4.1: Key Sustainability Issues of SA Baseline Scoping Report (pages 72 -75).
What will be the situation <u>with</u> the plan?	The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors (Sch2(6))	Figure 9.1 and Sections 7 of the Deposit Plan SA. SA of LDP Vision, Objectives, Growth and Spatial Strategy, Policies and allocated sites. ISA Appendices 4 & 5. Sites Assessment background paper.
How can we mitigate adverse (and enhance positive) effects?	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme" (Sch2(7))	Section 1 of the Deposit Plan SA.
How can we best monitor the plan's impacts?	A description of the measures envisaged concerning monitoring (Sch2(9))	Section 8 of the Deposit Plan SA - Figure 8.1 SA Indicators and targets. SA Baseline Scoping Report.

Appendix 2 – SA Frameworks

SA Significance Key - Categories of Significance		
Symbol	Meaning	Sustainability Effect
++	Major Positive	Proposed development encouraged as would resolve existing sustainability problem
+	Minor Positive	No sustainability constraints and proposed development acceptable
0	Neutral	Neutral effect
?	Uncertain	Uncertain or Unknown Effects
-	Minor Negative	Potential sustainability issues: mitigation and/or negotiation possible
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive

Table A2 : Replacement LDP Strategic SA Framework			
Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
Communities (incl. Population) SEA Directive Topic(s): ♦ Population ♦ Material Assets Well-being Goals: ♦ A more equal Wales ♦ A Wales of cohesive communities ♦ A Wales of vibrant culture & thriving Welsh language ♦ A healthier Wales	♦ The latest (2014) population projections show a declining population from 2024 onwards. ♦ It is projected that the demographic profile will move towards there being a greater proportion of the population aged 60 and over. ♦ All population scenarios will have an impact on a wide range of infrastructure such as education facilities, health facilities and leisure facilities. ♦ The distribution of any population and housing growth must be considered carefully to ensure that existing community services and infrastructure	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. 3. To support a sustainable level of population growth.	♦ Does the option present opportunities to retain and or enhance the identity of a community or settlement and effectively integrate within the existing settlement pattern or is it likely to result in change? ♦ Is the option likely to necessitate investment in education and training facilities and or recreational and open space provision? ♦ Does the option ensure that a sufficient level of sustainable community services/facilities will be delivered to meet the identified needs or projected deficiencies of

Table A2 : Replacement LDP Strategic SA Framework

Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
	<p>can cope, or that planned new infrastructure and services can be delivered to ensure communities remain sustainable.</p> <ul style="list-style-type: none"> ◆ There is still a trend of losing working age people to elsewhere in the UK. ◆ Sustaining the existing level of population would lead to an increase in the number of school age children in the County Borough over the plan period potentially requiring extensions to existing schools or the construction of new schools. ◆ The spatial distribution of educational facilities needs to be considered carefully to ensure that facilities remain viable. ◆ Educational attainment at Key Stage 4 is below the Welsh Average. 		<p>all communities and or provide opportunities to enhance or expand the existing provision in the plan area?</p> <ul style="list-style-type: none"> ◆ To what extent will the option assist in sustaining the level of the working aged population living and allow for the projected transition in the demographic profile in the County Borough?

Table A2 : Replacement LDP Strategic SA Framework

Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
Health and Equalities SEA Directive Topic(s): <ul style="list-style-type: none"> Human Health Material Assets Well-being Goals: <ul style="list-style-type: none"> A healthier Wales A more equal Wales A Wales of cohesive communities A Wales of vibrant culture & thriving Welsh language 	<ul style="list-style-type: none"> Life expectancy is significantly below the Wales average. Obesity in the adult population is significantly worse than the Wales average. A mental health component summary score which is significantly lower than the Wales average. Higher multiple deprivation is experienced in the north of the County Borough. The accessibility to and sufficiency of open space varies by ward with some experiencing deficiencies. The Noise maps indicate that the existing primary source of noise pollution within MTCBC is from the classified roads within the County Borough. 	4. To improve human health and well-being and reduce inequalities.	<ul style="list-style-type: none"> Is the option susceptible to the risk of a serious HSE, vehicular or natural hazard? Does the option offer the potential for investment, regeneration or renewal in areas experiencing high level of multiple deprivation? Does the option present opportunities to retain and expand the identified need of all communities' and residents health provision? Is the option likely to have an effect on communities and settlements in terms of increased noise generating activities? Is the option likely to have an effect on communities and settlements in terms of community safety and cleanliness?

Table A2 : Replacement LDP Strategic SA Framework

Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
Housing SEA Directive Topic(s): <ul style="list-style-type: none"> Population Material Assets Human Health Well-being Goals: <ul style="list-style-type: none"> A Wales of cohesive communities A more equal Wales A globally responsible Wales 	<ul style="list-style-type: none"> Sustaining the existing level of population would require an increase in the number residences in the County Borough. There is a significant need for the provision of Social Housing despite the relative affordability of living in Merthyr Tydfil. Intermediate affordable housing products need to be carefully considered. There is a need to facilitate a sustainable transition towards the housing needs of an aging population. A significant range in the quality and energy efficiency of the 'stock'. A significant number of 'empty properties'. Additional, better quality, housing is 	5. To meet the housing needs of all through a mix of dwelling tenures and types.	<ul style="list-style-type: none"> Does the option provide a sufficient range of high quality and accessible housing land to facilitate the sustainable development of the new housing requirement in the plan area? Does the option provide the opportunity to promote an appropriate mix of housing size, type and tenure for the identified needs of communities including those with special needs within the Plan area? Does the option provide opportunities to meet affordable housing needs to enable people to remain within the plan area?

Table A2 : Replacement LDP Strategic SA Framework

Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
	<p>required to attract and retain people.</p> <ul style="list-style-type: none"> ◆ The spatial distribution and phasing of new housing development must be considered carefully to ensure that it is viable and to ensure that existing infrastructure can cope, or that planned new infrastructure can be delivered to ensure communities remain sustainable. ◆ Competition from other areas in South East Wales. 	<p>6. To improve the overall quality and energy efficiency of the housing stock.</p>	<ul style="list-style-type: none"> ◆ Does the option present opportunities to protect and enhance the existing traditional housing stock where appropriate? ◆ Does the option present opportunities to improve the energy efficiency of the existing and new housing stock? ◆ Does the option present opportunities to influence good sustainable design in new housing developments?
<p>Economy and Employment</p> <p>SEA Directive Topic(s):</p> <ul style="list-style-type: none"> ◆ Material Assets <p>Well-being Goals:</p> <ul style="list-style-type: none"> ◆ A prosperous Wales ◆ A more equal Wales ◆ A Wales of cohesive communities ◆ A globally responsible Wales 	<ul style="list-style-type: none"> ◆ The employment rate in MTCBC is increasing but is still below the Wales average. ◆ Gross weekly pay is lower than the Wales average. ◆ Relatively low numbers of people are employed in higher paid/more skilled jobs. ◆ Key economic sectors include the public sector and service sectors. ◆ There are relatively low outflows of retail and convenience spending. ◆ Commercial vacancy rates are higher than the Wales average. ◆ Very little new development on 	<p>7. To enhance the attractiveness of the County Borough to support economic development.</p>	<ul style="list-style-type: none"> ◆ Does the option enable the safeguarding of existing employment land in the plan area? ◆ Does the option present opportunities to attract and provide a sufficient range of high quality and accessible employment land to facilitate the sustainable expansion of new jobs in the plan area? ◆ Does the option present opportunities to support and enhance the vitality and viability of the Town and local Centres? ◆ Does the option safeguard the low level of retail convenience spend

Table A2 : Replacement LDP Strategic SA Framework

Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
	<p>employment land over the past 5 years.</p> <ul style="list-style-type: none"> ◆ Competition from other areas in UK. 		<p>loss?</p> <ul style="list-style-type: none"> ◆ Does the option present opportunities to retain and facilitate the sustainable expansion of resident businesses in the plan area? ◆ Does the option present opportunities to retain, develop and enhance the MTCB area as a tourist destination?
<p>Connections (incl. transport and movement)</p> <p>SEA Directive Topic(s):</p> <ul style="list-style-type: none"> ◆ Material assets ◆ Air <p>Well-being Goals:</p> <ul style="list-style-type: none"> ◆ A prosperous Wales ◆ A globally responsible Wales 	<ul style="list-style-type: none"> ◆ Green infrastructure and Active Travel routes are not well connected through the urban grain / pattern. ◆ The A470, train line and the River Taf, all run North-South and constrain East-West movement and accessibility to bridges, underpasses and roundabouts in some parts of the County Borough. ◆ Orbital travel (between valleys) is difficult. There is an opportunity to link Merthyr and Aberdare via the Abernant Tunnel. ◆ Very low levels of active travel commuting for journeys less than 5km. ◆ Rights of Way connectivity requires improvement (links and loops). ◆ Net out-commuting to Cardiff. ◆ New central bus station proposed. ◆ Rail head at the Ffos-y-fran land reclamation site is still in operation. ◆ Congestion at 'hot spots' on the road network at peak times. An AQMA is proposed at Twynyrodyn Hill, with road 	8. To reduce the need to travel and encourage sustainable modes of transport.	<ul style="list-style-type: none"> ◆ Does the option present opportunities to improve access to and the quality of sustainable transport modes for all communities, including public transport, freight and active travel routes? ◆ Does the option present opportunities to promote the use of green infrastructure within communities and to connect settlements?
		9. To ensure essential utilities and infrastructure are available to meet the needs of all.	<ul style="list-style-type: none"> ◆ Does the option ensure that sufficient land and infrastructure capacity e.g. electricity, gas, water, telecommunications and waste facilities and is available to facilitate required or identified improvements? ◆ Is the option likely to have an effect on communities and settlements in terms of increased emissions and or air quality and proximity to landfill sites?

Table A2 : Replacement LDP Strategic SA Framework

Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
	traffic being the primary cause of for exceedances of the AQOs.		<ul style="list-style-type: none"> ◆ Is the option likely to increase or exacerbate levels of traffic congestion and air quality 'hot spots'? ◆ Does the option offer opportunities to enhance or improve the existing road or rail (including freight) network? ◆ Does the option enable the safeguarding of locally or regionally planned transport routes or proposals?
Energy SEA Directive Topic(s): <ul style="list-style-type: none"> ◆ Material Assets ◆ Climatic Factors ◆ Air Well-being Goals: <ul style="list-style-type: none"> ◆ A prosperous Wales ◆ A resilient Wales ◆ A globally responsible Wales 	<ul style="list-style-type: none"> ◆ Domestic consumption is the biggest contributor to local greenhouse gas emissions. ◆ Transport fuel consumption is also a significant contributor to local greenhouse gas emissions. ◆ There is opportunity for renewable energy within the plan area. 	10. To minimise energy use and optimise opportunities for renewable energy generation. <i>See SA objectives 6 and 9 above and SA objective 11 below.</i>	<ul style="list-style-type: none"> ◆ Does the option present opportunities to promote the use and production of renewable energy in the plan area? ◆ Does the option present opportunities to promote energy efficiency in new development? ◆ Does the option present opportunities to reduce fuel poverty?
Climate Change SEA Directive Topic(s): <ul style="list-style-type: none"> ◆ Climatic Factors ◆ Water ◆ Material Assets Well-being Goals:	<ul style="list-style-type: none"> ◆ Increases in hot-weather related death and illness and conversely reductions in cold-weather related illness and death. ◆ Changes in soil conditions, biodiversity and landscape due to warmer, drier summers. ◆ Changes in species including a decline in native species, changes in migration 	11. To minimise the contribution to climate change whilst maximising resilience to it.	<ul style="list-style-type: none"> ◆ Is the option likely to result in an increase in greenhouse gas emissions? ◆ Would the option ensure that new development is resilient to the effects of climate change? ◆ Does the option present opportunities to promote the use of

Table A2 : Replacement LDP Strategic SA Framework

Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
<ul style="list-style-type: none"> ◆ A resilient Wales ◆ A globally responsible Wales ◆ A healthier Wales 	<ul style="list-style-type: none"> ◆ patterns and increases in alien and invasive species. ◆ Reductions in river flows and water availability during the summer, affecting water supplies and the natural environment. ◆ Increases in flooding, affecting people, property and infrastructure. ◆ Increases in the risk of pests and diseases affecting agriculture and forestry. The risk to livestock is a particular concern. ◆ Increases in grass yields, allowing a potential increase in livestock production; ◆ Increases in tourist numbers and a longer tourist season. 		<ul style="list-style-type: none"> ◆ green infrastructure to help to reduce the County Boroughs carbon footprint? ◆ Is the option likely to have an effect on microclimates and what is that effect likely to be?
<p>Biodiversity, Flora and Fauna.</p> <p>SEA Directive Topic(s):</p> <ul style="list-style-type: none"> ◆ Biodiversity ◆ Flora ◆ Fauna ◆ Soil <p>Well-being Goals:</p> <ul style="list-style-type: none"> ◆ A resilient Wales ◆ A globally responsible Wales 	<ul style="list-style-type: none"> ◆ 3 Natura 2000 sites within 15km of the County Borough. ◆ National and local designated sites for nature conservation and geodiversity and the presence of a range of s42 habitats and species. ◆ Ecological corridors within Merthyr Tydfil and between Merthyr Tydfil and adjoining LAs. ◆ Fragmented green infrastructure within the urban area. ◆ Land management practices have varying impacts on the biodiversity present. ◆ Climate change will place increased 	<p>12. To maintain and enhance biodiversity and ecosystem connectivity.</p> <p>See SA objective 7 above.</p>	<ul style="list-style-type: none"> ◆ Is the option likely to have an effect on nationally or locally designated locally designated sites? ◆ Is the option likely to result in the loss or fragmentation of important ecosystems green spaces or reduce connectivity of green corridors? ◆ Does the option present opportunities to enhance or manage important habitats or species and or provide a net gain? ◆ Does the option present opportunities for communities to manage their own environments?

Table A2 : Replacement LDP Strategic SA Framework

Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
	pressure on biodiversity and ecosystems. ♦ Post-industrial land.		
Water (inc. Flooding) SEA Directive Topic(s): ♦ Water ♦ Climatic Factors ♦ Material Assets Well-being Goals: ♦ A resilient Wales ♦ A globally responsible Wales ♦ A prosperous Wales	♦ Climate change will place increased pressure on water resources, in particular in the summer months. ♦ The chemical status of Water is deteriorating in the Nant Morlais. ♦ Improving and/or preventing the decline of the quality of groundwater and surface-water and water bodies. Parts of the Town Centre are identified as being at risk from flooding.	13. To minimise the demand for water and improve the water environment. See SA objective 9 above. 14. To minimise the risk of flooding. See SA objective 11 above.	♦ Is the option likely to have an effect on the sustainable use of water resources? ♦ Is the option likely to have an effect on the quality of ground water bodies? ♦ Does the option present opportunities to promote water-based recreation? ♦ Does the option direct development away from flood risk areas? ♦ Does the option enable the safeguarding of land to manage or reduce future flood risks in the plan area? ♦ Does the option present opportunities to protect the natural and built environment? ♦ Does the option present opportunities to promote the use of sustainable drainage systems (SUDS) in the plan area?
Air Quality SEA Directive Topic(s): ♦ Air ♦ Human Health ♦ Material Assets	♦ 1 AQMA designated for exceedances of Nitrogen Dioxide in Twynyrodyn Hill caused by Traffic. ♦ A new bus station has received planning permission. ♦ East Merthyr Land reclamation phase 3 (Ffos-y-fran) is ongoing.	See SA objectives 8 and 11 above.	See SA objectives 8 and 11 above.

Table A2 : Replacement LDP Strategic SA Framework

Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
Well-being Goals: <ul style="list-style-type: none"> ◆ A resilient Wales ◆ A healthier Wales ◆ A globally responsible Wales 			
Waste SEA Directive Topic(s): <ul style="list-style-type: none"> ◆ Biodiversity ◆ Landscape ◆ Material Assets ◆ Soil Well-being Goals: <ul style="list-style-type: none"> ◆ A prosperous Wales ◆ A resilient Wales ◆ A globally responsible Wales 	<ul style="list-style-type: none"> ◆ The need to facilitate the provision of an adequate and integrated network of waste facilities. ◆ Capacity of waste site at Trecatti. 	See SA objectives 8, 9 and 11 above.	See SA objectives 8, 9 and 11 above.
Minerals, Land & Soil SEA Directive Topic(s): <ul style="list-style-type: none"> ◆ Biodiversity ◆ Landscape ◆ Material Assets ◆ Soil Well-being Goals: <ul style="list-style-type: none"> ◆ A prosperous Wales ◆ A resilient Wales ◆ A globally responsible Wales 	<ul style="list-style-type: none"> ◆ There is no 'best and most versatile' agricultural land, present within the County Borough. There is very little soil which may be used for growing. ◆ Existing permitted reserves. ◆ Mineral resources worthy of safeguarding have been identified by the BGS. ◆ A large amount of previously developed and contaminated land. ◆ A significant land reclamation scheme is underway in the County Borough and one is proposed in a neighbouring 	15. To protect and conserve soil and safeguard mineral resources. See SA objectives 9 and 11 above.	<ul style="list-style-type: none"> ◆ Does the option enable the safeguarding of mineral resources sustainable levels of extraction in the plan area? ◆ Is the option reliant on the pre-extraction of mineral resources and follow-up restoration? ◆ Does the option present potential opportunities to enable safe and appropriate restoration, regeneration or re-use of previously developed brownfield or contaminated land in the plan area?

Table A2 : Replacement LDP Strategic SA Framework

Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
	<p>areas.</p> <ul style="list-style-type: none"> Encouraging the transportation of raw materials by rail. 		<ul style="list-style-type: none"> Is the option likely to have an effect on previously undeveloped greenfield or agricultural land in the plan area?
<p>Cultural Heritage (inc. Welsh Language) & Historic Environment</p> <p>SEA Directive Topic(s):</p> <ul style="list-style-type: none"> Cultural Heritage Material Assets <p>Well-being Goals:</p> <ul style="list-style-type: none"> A Wales of vibrant culture & thriving Welsh language A Wales of cohesive communities A more equal Wales 	<ul style="list-style-type: none"> Merthyr Tydfil contains a rich defining era of heritage assets, which require sensitive management and protection. Merthyr Tydfil has the second highest proportion of population who are unable to communicate in Welsh (after Blaenau Gwent) at 91.36% (2011 Census). 	16. To protect and enhance heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	<ul style="list-style-type: none"> Is the option likely to have an effect on nationally or locally designated heritage assets and/or their settings? Is the option likely to have an effect on any important non-designated heritage assets and/or their settings? Does the option present potential opportunities to enhance any heritage assets or their settings in the plan area?
		17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	<ul style="list-style-type: none"> Does the option present opportunities to facilitate the promotion of the Welsh language or local arts, sports and culture in the plan area?

Table A2 : Replacement LDP Strategic SA Framework

Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
Landscape & Townscape (inc. Built Environment) SEA Directive Topic(s): <ul style="list-style-type: none"> ◆ Landscape ◆ Material Assets Well-being Goals: <ul style="list-style-type: none"> ◆ A Wales of cohesive communities ◆ A Wales of vibrant culture & thriving Welsh language ◆ A resilient Wales 	<ul style="list-style-type: none"> ◆ Planning Area Adjoins the Brecon Beacons National Park. ◆ Areas of landscape quality, identified as draft Special Landscape Area Designations. ◆ Merthyr Tydfil contains a rich defining era of heritage assets based on its origins of Iron Works. The Valleys settlements grew around Coal production. ◆ Maintaining the integrity of the Merthyr Tydfil Landscape of Outstanding Historic Interest. ◆ Maintaining the integrity and setting of Cyfarthfa Castle and associated Registered Park and Garden and Aberfan Cemetery - Garden of Remembrance and Former Tip and Slide area. ◆ Protecting the setting and character of 'character areas' and conservation areas. ◆ Maintaining traditional field boundaries and habitats. ◆ Preserving views from promoted routes such as the Taff Trail. 	18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes. See SA objective 7 above.	<ul style="list-style-type: none"> ◆ Is the option likely to have an effect on nationally or locally designated sites or features and or their settings and key views to and from features including open natural skylines, open hill slopes and site lines of key views? ◆ Would the option result in loss of trees, woodland, hedgerows, field patterns or valued landscapes? ◆ Which settlements in the County Borough would most likely be effected by change and what is that change likely to be as a result of the option? ◆ Is the option likely to have an effect on the identity of any communities or result in coalescence?

SA SITE FRAMEWORK

Table A3 : Replacement LDP Allocated Sites SA Framework				
Topic	SA Objective	Significance criteria, including any assumptions, uncertainties standards and thresholds for SA of Site Options		
Communities (incl. Population)	1. To ensure that the community and social infrastructure needs of all residents and communities are met.	SA Objective 1 relates to the capacity of social and community infrastructure to accommodate communities' sustainable access to the services and facilities they require to meet their needs.	++	The site option is located within reasonable walking distance (within 800m=10 minute walk) of all key services and facilities.
		The SA assumes that any proposal for development can make appropriate and timely provision or contributions for necessary supporting infrastructure, including community facilities and services.	+	The site option is located within reasonable walking distance (within 800m=10 minute walk) of most of the key services and facilities.
		The nature and significance of the effects against this SA Objective will relate to the distance of the site from existing services/ facilities , including schools (primary and secondary), libraries, GP surgery/medical centres, post offices, community centres and retail provision. Evidence Base: The Council's site assessment process will be used to inform the assessment of effects against this SA Objective. Reasonable walking distance is informed by the <i>Department for Transport (2007) Manual for Streets</i> (Department for Transport, 2007).	0	A neutral effect is not considered possible.
			?	There is an element of uncertainty, most likely until lower level assessments have been carried out through planning applications.
			-	The site option is located beyond reasonable walking distance (over 800m=10 minute walk) of most of the key services and facilities.
			--	The site option is located beyond reasonable walking distance (over 800m=over10 minute walk) of all key services and facilities.
	2. To maintain and enhance community and settlement	SA Objective 2 relates to the impact of a development proposal on the character and identity of a community. The nature and significance of the effects against this SA Objective will relate to the magnitude of change. For	++	Development would support the character and identity of a community area experiencing Multiple Deprivation by enabling it to grow sustainably.

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	identities.	instance would the proposal, alone or in combination, lead to the coalescence of settlements or significantly change the characteristics of a community? It assumes high quality of design. Evidence Base: ArcGIS will enable the identification of the scale of change a community could expect if the site option (s) were selected.	+	Development would support the character and identity of a community by enabling it to grow sustainably.
			0	A neutral effect is not considered possible.
			?	N/A
			-	Development would lead to a significant change in the character of the community.
			--	Development would lead to the coalescence of settlements or an existing community to be subsumed by new development.
Health and Equalities	3. To support a sustainable level of population growth.	Assuming sufficient sites have been nominated for inclusion in the LDP, SA objective 3 is not a differential at the site options stage.		
	4. To improve human health and well-being and reduce inequalities.	SA Objective 4 relates to the built environment's contribution to healthy and active lifestyles, and any disparities in provisions across the Plan area. The nature and significance of the effects against this SA Objective will relate to the distance of the site to existing open space provision and the potential of development to increase provision in identified areas of shortfall . There are 9 typologies within the Open Space Strategy (OSS) where accessibility standards have been set and these are to be used here. The SA assumes that any proposal for development can make appropriate and timely provision or contributions to	++	The site option is located within reasonable walking distance (accessibility standards specified in the Open Space Strategy) to sufficient amounts of open space (to all 9 typologies) or has the potential to deliver significant new provision.
			+	The site option is located within reasonable walking distance (accessibility standards specified in the Open Space Strategy) of most of the open space (at least 6

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		<p>health and well-being. The application of the accessibility standard for each typology can be applied to each development site in question. This will demonstrate where the shortfalls for each type of open space lie.</p> <p>Evidence Base: The Open Space Strategy identified sufficiency standards for access to open space and shortfalls for each typology in ward areas.</p> <p>The Council's site assessment process will be used to inform the assessment of effects against this SA Objective. Reasonable walking distance is informed by TAN 16: <i>Sport, Recreation and Open Space (2009)</i>, which is based on Fields in Trust recommended benchmark guidelines – <i>Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (2017)</i>.</p>		typologies) or has the potential to deliver new provision or an off-site contribution.
			0	A neutral effect is not considered possible.
			?	There is an element of uncertainty, most likely until lower level assessments have been carried out through planning applications.
			-	The site option is located beyond reasonable walking distance (accessibility standards specified in the Open Space Strategy) to most existing open space (up to 6 typologies).
			--	The site option is located beyond reasonable walking distance (accessibility standards specified in the Open Space Strategy) to sufficient amounts of open space (to all 9 typologies) or development at the site option would result in a net loss of open space (as identified in the Open Space Strategy).
Housing	5. To meet the housing needs	SA Objective 5 primarily relates to the provision of an appropriate quantity of housing to meet the needs of all residents and communities in Plan area.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more)

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	of all through a mix of dwelling tenures and types.	<p>This SA objective assumes that development at any of the site options could provide an appropriate mix of housing types and tenures.</p> <p>The nature and significance of the effects against this SA Objective will relate to the potential capacity of the site to accommodate residential development.</p> <p>Evidence Base: The Council's site assessment process, in particular the proposed use and estimated housing capacity of the site, will inform the assessment of effects against this SA Objective.</p>	+	The site option has the potential to provide new housing (less than 50 dwellings).
			0	If no housing is being proposed as part of development, as it is an employment site option, then it is considered to have a neutral effect against this SA Objective
			?	There is an element of uncertainty as the capacity of the site option for housing development is unknown
			-	Not applicable.
			--	Not applicable.
	6. To improve the overall quality and energy efficiency of the housing stock.	<p>SA objective 6 relates to the quality and energy efficiency of the housing stock, which, in new development, is largely regulated by building control.</p> <p>This SA objective assumes that development at any of the site options could be delivered to a high quality.</p> <p>The nature and significance of the effects against this SA Objective will primarily relate to specific sites and will not be a differential at the site options stage.</p>		
	7. To enhance the attractiveness of the County Borough to support economic development.	SA objective 7 assumes that any proposal for development will be designed responsibly and relates to significant interventions to attract new job creating investment in any sector. This objective is not a differential at the site options stage.		
Economy & Employment				
Connections (incl. Transport)	8. To reduce the need to travel	The nature and significance of the effects against SA Objective 8 will primarily relate to existing access to active travel, train or bus routes and proposed enhancements . In	++	The site option is within reasonable walking distance without impediment to a train station

and Movement)	and encourage sustainable modes of transport.	<p>particular to better connect residential areas with the Town Centre and to connect Merthyr Tydfil and Aberdare via the Aberrant Tunnel and the wider region.</p> <p>For the purposes of the SA, identified active travel routes are those identified in the <i>Active Travel Integrated Routes Map (2016)</i>.</p> <p>A key aspect of encouraging walking and cycling is that routes need to be direct and accessible. Taking this into account, for the purposes of the SA a reasonable distance to these key walking and cycling routes is considered to be within 100m.</p> <p>Distances will be measured using a buffer zone of the set reasonable walking distance calculated from the site boundary within ArcGIS. It is recognised however that the distance by buffer zone is not the only aspect to consider in accessibility, and as such the narrative will note if potential barriers to movement or poor quality infrastructure is likely to restrict the potential use of the mode. The SA assumes that development at any of the site options could potentially provide or contribute to improved access to active travel routes.</p> <p>The SA assumes that larger strategic development options have greater potential for enhancements to existing infrastructure and services/provisions.</p> <p>Evidence Base: ArcGIS shapefiles and Active Travel Integrated Network Map (2016).</p>		(800m=10 minute walk), bus stop (400m=5 minute walk) with a frequent service (every half hour) and or a reasonable distance (100m= 1 minute walk) to an active travel route or proposed active travel route or key pedestrian or cycling route.
			+	The site option is within reasonable walking distance to either a train station (800m=10 minute walk) or bus stop (400m=5 minute walk) with a frequent service (every half hour) or to an active travel or proposed active travel route or key pedestrian or cycling route (100m=1 minute walk).
			0	A neutral effect is not considered possible.
			?	There is an element of uncertainty, for example the connectivity of the route is questionable or unknown, until more detailed assessments have been completed e.g. topography.
			-	The site option is not within reasonable walking distance to a train station (800m=10 minute walk), or bus stop (400m=5 minute walk) with a frequent service (every half hour) or a reasonable distance (100m=1 minute walk) to an active travel route or proposed active

				travel route or a key pedestrian or cycling route.
			--	The site option is not within reasonable walking distance without impediment to a train station (800m=10 minute walk), bus stop (400m=5 minute walk) with a frequent service (every half hour) and o=1 minute walk) to an active travel route or a proposed active travel route or key pedestrian or cycling route and could hinder improvements to the connectivity of the active travel route network.
	9. To ensure essential utilities and infrastructure are available to meet the needs of all.	<p>SA Objective 9 relates to the capacity of infrastructure to accommodate the distribution of population and housing growth.</p> <p>The SA assumes that any proposal for development can make appropriate and timely provision or contributions for necessary supporting infrastructure, including utilities services.</p> <p>The nature and significance of the effects against this SA Objective will relate to whether headroom exists within the electricity network, water provision, waste and water disposal networks, gas network and broadband network.</p> <p>Evidence Base: Consultation responses and advice from:</p> <ul style="list-style-type: none"> Dwr Cymru Welsh Water Western Power Distribution 	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
			+	There will be sufficient infrastructure headroom in all utilities during the plan period although connections to at least one utility will require phasing and or a significant developer contribution.
			0	A neutral effect is not considered possible.
			?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications.
			-	The provision of headroom is reliant on efficiencies in the network outside the direct control of the utilities provider.

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		<ul style="list-style-type: none"> Wales and West Utilities BT Openreach Merthyr Tydfil Council Waste Management 	--	It is unlikely that sufficient headroom will be available in the plan period or the development contribution required to upgrade a network is likely to make the site unviable.
Energy	10. To minimise efficiency use and optimise opportunities for renewable energy generation.	<p>SA Objective 10 relates to the potential for the site option to contribute to the delivery of renewable energy and assumes that all new development can meet policy targets for energy efficiency, using sustainable construction methods and could promote building form and layout that aids adaptation.</p> <p>It is assumed that all site options have the potential for neutral effect against SA Objective 10, and this SA Objective will not be a key differentiator between site options.</p> <p>The nature and significance of the effect will relate to the proposed use of the site and, for sites not proposed for renewable energy generation, whether there is the potential for the site to contribute to renewable / low carbon energy production.</p> <p>The SA does not consider the impact of incorporating renewable energy within development on a sites financial viability. Where practical constraints to the delivery of renewable and low carbon energy are identified these will be noted.</p> <p>Evidence Base: The Council has commissioned a Renewable and Low Carbon Energy Assessment which will identify opportunities. Other considerations include topography and whether any other constraints exist.</p>	++	The site is promoted for the generation of renewable and low carbon energy.
			+	The site is not promoted for renewable or low carbon energy but has clear potential to integrate with renewable technologies.
			0	A neutral effect is not considered possible.
			?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
			-	The site is not promoted for renewable or low carbon energy and practical constraints has clear potential to integrate with renewable technologies.
			--	The site is not promoted for renewable or low carbon energy and would hamper an opportunity for the development of renewable and low carbon energy generation.

Climate change	11. To minimise the contribution to climate change whilst maximising resilience to it.	<p>SA objective 11 relates to the capacity of the site to support adaptation to the predicted effects of climate change. In particular will the option allow sufficient access to open spaces and shade away from microclimates? Others predicted impacts most closely related to the selection of development sites are:</p> <ol style="list-style-type: none"> 1. Changes in soil conditions, biodiversity and landscape due to warmer, drier summers (see SA objectives 12 & 18 below). 2. Changes in species including a decline in native species, changes in migration patterns and increases in alien and invasive species (see SA objective 12 below). 3. Reductions in river flows and water availability during the summer, affecting water supplies and the natural environment. 4. Increases in flooding, affecting people, property and infrastructure. <p>The nature and significance of effects against this SA Objective will relate to the potential for the development site to allow sufficient access to open spaces and shade away from microclimates through the provision of green infrastructure and planting of trees.</p> <p>If the evidence suggests that such access may be a significant issue this will be noted within the summary appraisal narrative.</p> <p>Evidence Base:</p> <p>Evidence from the Council's Candidate sites register and observations of the Council officers.</p>	++	The site is entirely brownfield and will not result in the loss of any greenfield or agricultural land.
			+	The majority of the site is brownfield land and will not result in the loss of best and most versatile agricultural land.
			0	A neutral effect is not considered possible.
			?	An element of uncertainty exists for all sites until more detailed lower level surveys and assessment have been carried out through planning applications.
			-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.
			--	Development at the site option could result in the loss of greenfield and the best and most versatile agricultural land.

Biodiversity, Flora and Fauna	12. To maintain and enhance biodiversity and ecosystem connectivity.	SA Objective 12 relates to existing identified biodiversity assets, and ecological corridors that provide strategic connectivity for biodiversity.	++	Development at the site option will deliver biodiversity gains, or improve ecological corridors / connections to a designated site (SSSI, LNR), or development will address a significant existing sustainability issue relating to biodiversity.
		The nature and significance of effects against this SA Objective will primarily relate to potential effects on biodiversity .	+	Development will not lead to the loss of an important habitat, species, trees and hedgerows or hamper ecological connectivity (SINCs identified/LBAP and there are potential opportunities to enhance biodiversity.
		Is the site within, adjacent to, or in close proximity (200m) to any: Nationally designated biodiversity (SSSIs, NNRs) or Biodiversity sites designated as being of local importance (LNR)?	0	Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity or contributes towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect or Development at the site has the potential for negative effects on sites designated as being of local importance. Mitigation possible, potential for a residual neutral effect.
		Would development at the site result in the loss or fragmentation of important habitats or Green Infrastructure for biodiversity as identified in the SINCs and or Local Biodiversity Action Plan (LBAP), 2014? It is recognised that when considering the potential for effects on designated biodiversity, distance in itself is not a definitive guide to the likelihood or severity of an impact. The appraisal commentary will try to note any key environmental pathways that could result in development potentially having a negative effect on designated biodiversity that may be some distance away. The capacity of the site to accommodate housing and employment development will also influence the judgements made in terms of the nature and significance of effects against this SA Objective.	?	Element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.

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		<p>Are there opportunities to enhance biodiversity? Possibly improve connectivity, green/blue infrastructure or enhance an important habitat?</p> <p>Evidence Base: Analysis of ArcGIS map layers, Countryside and Biodiversity officers input and the Nature Conservation Strategy will inform the assessment of effects against this SA Objective.</p>	-	Development at the site option has the potential for negative effects on sites designated as being of local importance, or will lead to the loss of important habitats or fragmentation/severance of the connectivity of ecological corridors as identified as SINC / Green Infrastructure or Development at the site has the potential for negative effects on nationally designated sites Mitigation possible, potential for a minor residual negative effect.
			--	Development at the site has the potential for negative effects on a nationally designated site. Mitigation difficult and / or expensive, potential for a major residual negative effect.
Water: Resources, Quality and Flooding	Water resource availability – See SA objective 9 above.			
	13. To minimise the demand for water and improve the water environment.	<p>SA Objective 13 relates to the water efficiency of new development, and its potential effects on water quality.</p> <p>The SA assumes that development at any of the sites can incorporate aspirational water efficiency measures and that any proposal. The appraisal summary narrative will note if water intensive development is being proposed at the site option.</p> <p>The appraisal will focus on the potential offered by the site to improve the quality of water leaving the site (outside the</p>	++	Development has clear opportunities for SuDS and that development at the site option will lead to significant positive effects on water quality leading to 'good' status.
			+	Development has clear opportunities for SuDS and that development at the site option will lead to positive effects on water quality in an area already meeting 'good' status.

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		Waste Water system). This will focus on the opportunity for the incorporation of Sustainable Drainage Systems (SDS). It is recognised that ground conditions and contamination have a large effect on the quality of water (see SA objective 15 below).	0	The site option is unlikely to lead to any significant effects on water quality, or that appropriate mitigation is in place to reduce negative effects with the potential for a residual neutral effect.
		Evidence Base: ArcGIS will be used to consider the relationship of site options with watercourses and bodies of water such as ponds and whether they are in areas identifies as not having 'good' status under the Water Framework Directive. It will also consider the topography of the site to determine the likelihood that SUDS are appropriate.	?	There is an element of uncertainty; most likely until further detailed assessment work has been carried out.
			-	Development has no clear opportunity for SuDS and, the site option may lead to minor negative effects on water quality, although satisfactory mitigation is identified.
			--	Development has no clear opportunity for SuDS, will lead to major negative effects on water quality and no satisfactory mitigation is identified.
	14. To minimise the risk of flooding.	SA Objective 14 relates to existing areas of flood risk within the plan area. The nature and significance of effects against this SA Objective will therefore relate to whether a site option is located within an area of flood risk (from all sources) or has the potential to reduce flood risk. Evidence Base: Analysis in ArcGIS using NRW Flood Map for Planning and Risk of Flooding from Surface Water and the Council's Flood Risk Management Plan will be used to inform the assessment of effects against this SA Objective.	++	The site option is not located within any area of flood risk and there is evidence that development at the site option could offer an opportunity to reduce flood risk elsewhere.
			+	The site option is not located within an area of flood risk and is not at risk of surface water flooding.
			0	The site option is located partially within an area of flood risk, or at risk of surface water flooding in parts of the site. However, development

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				could avoid this area, or suitable mitigation is available, with the potential for a residual neutral effect.
			?	There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
			-	The site option is located partially within an area of flood risk, or at risk of surface water flooding in parts of the site. The areas of flood risk would be difficult to avoid, and mitigation is likely to be expensive/ difficult.
			--	The site option is located predominantly within an area of flood risk and is at risk of surface water flooding. No clear opportunities for mitigation exist.
Air Quality	<p>See SA objective 8 above.</p> <p>Air quality within Merthyr Tydfil is closely linked to road traffic. This is demonstrated by the proposed designation of the AQMA on Twynnyroddyn Hill where there is traffic congestion. Given the close relationship between traffic and air quality, the findings of the assessment under SA objective 8 are relevant to this topic. For example, positive effects against SA Objective 8 are likely to result in a positive indirect effect on air quality; equally, negative effects are likely to result in negative indirect effects on air quality.</p> <p>Mitigation provided through LDP policies and at the project level to reduce traffic impacts, such as improving access to sustainable transport modes will also help to mitigate impacts on air quality.</p>			
Minerals, Land and Soil	15. To protect and conserve	The nature and significance of the effect will relate to the land type and potential loss of previously undeveloped soil and the impact on safeguarded mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.

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	soil and safeguard mineral resources.	<p>Evidence Base: Officers will use BMV and BGS safeguarding maps and site visits to determine whether the site proposal is on land where there is good soil or mineral resources worthy of safeguarding on the site and whether the potential resulting impact.</p> <p>There is little best and most versatile agricultural land in the County Borough.</p>	+	The site is brownfield but would be reliant on the pre-extraction of mineral resources (for which there is no impediment).
			0	A neutral effect is not considered possible.
			?	An element of uncertainty exists until more detailed lower level surveys and assessment are undertaken.
			-	The site is brownfield but would be reliant on the pre-extraction of mineral resources (for which there are clear impediments) or the majority of the site is greenfield although acceptable mitigation for the loss of soil is identified.
			--	The majority of the site is greenfield and there is no clear mitigation for the impact on soil.
Waste		<p>See SA objective 9 above.</p> <p>SA Objective 3 relates to the capacity of infrastructure to accommodate the distribution of population and housing growth.</p> <p>The nature and significance of the effects against this SA Objective, in relation to Waste, will relate to whether headroom exists within the network of waste facilities to accommodate the site option.</p> <p>Evidence Base: Consultation responses and advice from Merthyr Tydfil County Borough Council's Waste Management Department.</p>		

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Cultural Heritage (inc. Welsh Language) & Historic Environment	16. To protect and enhance heritage assets which defines the County Borough as the most significant Welsh town of the Industrial Revolution.	<p>The nature and significance of the effects in this instance will relate to designated heritage assets (Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, and Areas of Archaeological Importance) and their setting. Any important non-designated heritage assets will be noted within the appraisal commentary.</p> <p>Are there any designated heritage assets or their setting, which could be affected within or adjacent to the site?</p> <p>Are there any opportunities to enhance heritage assets, such as: securing appropriate new uses for unused Listed Buildings; the removal of an eyesore could have a positive effect on the setting of designated assets; improved access and signage?</p> <p>It is considered that there is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out. Key conclusions will be noted in the appraisal.</p> <p>Evidence base: ArcGIS will provide a basis for consideration of the relationship between site proposals and assets. The Buildings at Risk survey provides a condition report for the stock of Listed Buildings.</p> <p>The advice of the Heritage Officer and Glamorgan Gwent Archaeological Trust will inform the assessment of effects against this SA Objective.</p>	++	Development at the site option has the potential for a major positive effect on the significance / risk categorisation of a designated heritage assets and / or its setting.
			+	Development at the site option has the potential for minor positive effects as it may secure appropriate new uses for unused Listed Buildings and / or enhance the setting of, or access / signage to designated assets.
			0	Development at the site option will have no significant effect. This may be because there are no heritage assets within the influence of proposed development, or that mitigation measures are considered to reduce negative effects with the potential for a residual neutral effect.
			?	There is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out.
			-	Development has the potential for a residual minor negative effect on a Conservation Area; a Scheduled Monument; Listed Building; Registered Historic Park and Garden and/ or their setting.
			--	Development has the potential for a residual major negative effect on a Conservation Area, Scheduled Monument; Listed Building;

				Registered Historic Parks and Gardens and/ or their setting. Mitigation is likely to be difficult/ expensive.
	17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	<p>The nature and significance of the effects in this instance will relate to the potential for the site option to facilitate the uptake of the Welsh Language and encourage those who can converse in Welsh to do so.</p> <p>There are two Welsh primary schools in the County Borough (Santes Tudful (Penyard) & Rhyd y grug (Aberfan) site options located within their catchments will be considered to have facilitated the uptake of the Welsh Language to a greater extent than those located outside the catchments. It is, however, recognised this is not a major differential. The Welsh Speaking Secondary School is in Aberdare.</p> <p>Evidence Base: ArcGIS will enable the identification of site options in relation to the catchment areas of Welsh Language primary schools.</p>	<div>++</div> <div>+</div> <div>0</div> <div>?</div> <div>-</div> <div>--</div>	<p>N/A</p> <p>Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school.</p> <p>Development at the site option will have no significant effect because it is located outside the catchment of an existing Welsh language primary school.</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
Landscape and Townscape (inc. Built Environment)	18. To protect and enhance the quality of designated areas of landscape	<p>SA Objective 18 relates to valued landscapes and townscapes, as well as features and assets that contribute to landscape and townscape character.</p> <p>The nature and significance of the effects against this SA Objective will relate to the sensitivity of the landscape or townscape.</p>	++	Development significantly enhances the landscape or removes a significant eyesore and/or would regenerate previously developed land and buildings (PDL) that is currently having a major negative effect on the landscape/ townscape.

	value and good quality townscapes.	<p>The capacity of the site to accommodate housing and employment development will also influence the judgements made in terms of the nature and significance of effects against this SA Objective.</p> <p>It is considered that there is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out through planning applications. The SA assumes that any trees protected by Tree Preservation Orders within a site option will be retained, unless there is evidence to suggest that this is not the case.</p> <p>Evidence Base: ArcGIS and LANDMAP will inform the expert consideration of this objective by the Landscape Architect.</p> <p>Consideration against the proposed SLAs, the Brecon Beacons National Park, Registered Landscape of Outstanding Historic Importance, emerging Iron Settlement work and the Cadw Urban Characterisation Study.</p>	+	Development would remove an eyesore, or enhance the landscape and/or would regenerate PDL that is currently having a minor negative effect on the landscape/ townscape.
			0	A neutral effect is not considered possible.
			?	An element of uncertainty exists until more detailed lower level assessments have been carried out.
			-	The site option has medium sensitivity in landscape terms or is within the setting of the National Park or SLA or is located where the landscape or townscape character is well defined and mitigation through good design is likely.
			--	The site option has medium to high or high sensitivity in landscape terms and would conflict with the management objectives of a proposed SLA. Mitigation is likely to be difficult/ expensive. Potential for major residual negative effect.

Appendix 3 – SA of Strategic Options

SA Significance Key- Categories of Significance		
Symbol	Meaning	Sustainability Effect
++	Major Positive	Proposed development encouraged as would resolve existing sustainability problem
+	Minor Positive	No sustainability constraints and proposed development acceptable
0	Neutral	Neutral effect
?	Uncertain	Uncertain or Unknown Effects
-	Minor Negative	Potential sustainability issues: mitigation and/or negotiation possible
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive

Table A4: SA of Growth Options

SA Objective	Planning for population decline	Sustainable population growth	Continuation of Existing Enhanced Growth Strategy
	<i>The LDP accepts trend based population projections that anticipate population decline towards the end of the Plan period, and seeks to manage this as effectively as possible. Will require approximately 50-70 dwellings per annum.</i>	<i>The LDP seeks to facilitate and manage a level of sustainable population growth by 2031 (approx. 8% increase). The level of house building will continue broadly along the lines of recent (10 year average) build rates (150 dwellings per annum)</i>	<i>Continuation of current LDP strategy to build over 200 dwellings per annum and subsequently attempt to manage a population increase of over 15% by 2031.</i>
1. To ensure that the community and social infrastructure needs of all residents and communities are met (SEA Directive topic: Population, Material Assets)	- In the longer term, there will be less development overall which will result in less chance of securing local facilities in accessible locations. Fewer residents may also mean less demand for such facilities, increasing the likelihood that existing facilities could be lost.	+ The sustainable increase in population would lead to population retention (not losing as many working age people as trends have shown previously). The subsequent increase in demand for facilities is likely to result in the provision of local facilities in accessible locations, whilst not overburdening existing community and social infrastructure.	? The larger increase in population will lead to increase in demand for facilities. Retention of a larger share of working age people is likely. This, coupled with the associated increase in dependents, raises issues as to whether there are the resources to deliver the additional educational facilities, social care and health care required by this level of population growth.
2. To maintain and enhance community and settlement identities (SEA Directive topic: Population, Material Assets)	? The population decline forecast towards the end of the Plan period could lead to permanently disintegrated communities. The lower level of development proposed, if not appropriately located, could result in erosion of some settlements where there are already issues in regard to physical and social conditions.	+ The overall level of development required by this option will still result in the individual communities of the County Borough retaining their identities. Housing allocations will be spread across the County Borough and assist in regenerating all communities in Merthyr Tydfil.	? The overall level of development required by this option could result in the coalescence of some communities within the County Borough as the increased demand for housing will require more land to be allocated with a concentration in the main Merthyr Tydfil settlement.

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3. To support a sustainable level of population growth (SEA Directive topic: Population)	-- Direct conflict with this objective as the population would experience decline by the end of the Plan period.	++ The level of population growth in this option is judged to be sustainable as it would require a level of house building that is achievable, and the associated physical and social infrastructure required would be able to be delivered even with the predicted pressure on public finances.	? It is unknown if the level of population growth proposed in this option is sustainable as there is uncertainty as to whether the additional educational and social/health care facilities would be deliverable. The transport infrastructure would also face increased pressure with this level of population growth.
4. To improve human health and well-being and reduce inequalities (SEA Directive topic: Material Assets, Human Health)	? Potentially harmful secondary effect in the medium term as healthcare and recreational facilities may no longer be viable due to less demand. Increasingly dispersed facilities would necessitate car use in favour of walking cycling or public transport.	+ Directly beneficial as the strategy is likely to enhance provision and access to healthcare services, and would, in the medium to long term, increase demand for sport and recreation facilities as well as public open spaces and footpaths/active travel routes. Level of development proposed will also place less pressure to build on existing open spaces, but also enable access to S106/CIL funding to improve the quality and access to existing public open space.	? On one hand, this option would be beneficial as the strategy could enhance provision and access to healthcare services, and would, in the medium to long term, increase demand for sport and recreation facilities as well as public open spaces and footpaths/active travel routes. However, given the extra pressure for land, for housing in particular, there is a likelihood some existing open spaces would be permanently lost, proving difficult to replace.
5. To meet the housing needs of all through a mix of dwelling types and tenures (SEA Directive topic: Population, Material Assets, Human Health)	? Adverse negative effect in the medium to long term as it would lead to reduced dwelling choice and decrease the likelihood of a mix of housing types and tenures. Failure to provide affordable housing would indirectly prevent local people from remaining in their communities. Could be mitigated through very carefully allocated affordable housing, and strong, evidence-led private development	+ Positive permanent effect: Likely to assist in providing for a range of dwelling types and could in the long term indirectly contribute to integrated communities by allowing local people to remain in the communities through the delivery of affordable housing. Positive secondary effects, although temporary, on the construction and related supply industries and therefore jobs. Cumulatively, in relation to social and economic policies, could assist in promoting integrated communities	+ Positive permanent effect: Likely to assist in providing for a range of dwelling types and could in the long term indirectly contribute to integrated communities by allowing local people to remain in the communities through the delivery of affordable housing. Positive secondary effects, although temporary, on the construction and related supply industries and therefore jobs.

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<p>6. To improve the overall quality and energy efficiency of the housing stock</p> <p><i>(SEA Directive topic: Population, Material Assets, Human Health)</i></p>	<p>0</p> <p>Any new dwellings built will have to meet appropriate standards and will therefore be of a higher quality and energy efficiency than existing older stock.</p> <p>Lower level of new development means that it will be more difficult to significantly increase the overall proportion of stock that is of a higher standard.</p>	<p>+</p> <p>Any new dwellings built will have to meet appropriate standards and will therefore be of a higher quality and energy efficiency than existing older stock.</p> <p>The number of dwellings required to accommodate the new residents may, in the longer term, necessitate the refurbishment, to a higher energy efficient standard, of the existing housing stock.</p> <p>Positive secondary effects, although temporary, on the construction and related supply industries and therefore jobs (although not at the same scale as Enhanced Growth Option).</p>	<p>++</p> <p>Any new dwellings built will have to meet appropriate standards and will therefore be of a higher quality and energy efficiency than existing older stock.</p> <p>The high number of dwellings required to accommodate the new residents would in the long term necessitate the refurbishment, to a higher energy efficient standard, of the existing housing stock.</p> <p>Positive secondary effects, although temporary, on the construction and related supply industries and therefore jobs.</p>
<p>7. To enhance the attractiveness of the County Borough to support Economic Development</p>	<p>-</p> <p>Would not provide for a sustainable economy as it neither encourages local growth, nor takes into account identified strategic economic aspirations. Would accelerate decline, deprivation and unemployment due to economic inactivity.</p> <p>The rural economy and sustainable tourism would not be supported and a decline in population would jeopardise the vitality of town centre. It is unlikely that this strategy would deliver a diverse range of job and training opportunities in accessible locations due to lack of investment and proximity to markets.</p> <p>Proposed Metro transport infrastructure would make the area more attractive, but economy unlikely to grow if the labour is not available locally.</p>	<p>+</p> <p>Would result in a positive effect as it provides for a sustainable economy by encouraging inward and indigenous investment, promoting a healthy town centre, and maintaining a portfolio of employment land. It could also indirectly assist in providing a diverse range of job opportunities, thereby, cumulatively, reducing the need for out-commuting from the Borough for work and attracting new residents.</p> <p>In the long term, the expected growth may not be sufficient to permanently cater for strategic economic aspirations to diversify into new sectors in sub-regionally significant growth locations.</p> <p>Proposed Metro transport infrastructure will make the area more attractive and enable a smoother flow of labour into County Borough.</p> <p>All options would be able to adequately safeguard appropriate areas and amounts of</p>	<p>+</p> <p>Would result in a positive effect as it provides for a sustainable economy by encouraging inward and indigenous investment, promoting a healthy town centre, and maintaining a portfolio of employment land. It could also indirectly assist in providing a diverse range of job opportunities, thereby, cumulatively, reducing the need for out-commuting from the Borough for work and attracting new residents.</p> <p>In the long term, there may be doubts in regard to the demand for a larger amount of employment land in the North of the City Region.</p> <p>Proposed Metro transport infrastructure will make the area more attractive and enable a smoother flow of labour into County Borough. This may justify the larger allocation of employment land.</p>

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	All options would be able to adequately safeguard appropriate areas and amounts of land for employment uses.	land for employment uses.	All options would be able to adequately safeguard appropriate areas and amounts of land for employment uses.
8. To reduce the need to travel and encourage sustainable modes of transport	- The strategy does not address transportation issues. This will result in long-term negative effects, difficult to remedy. A decreasing number of people would have to travel further to fewer and more isolated facilities and jobs. As a secondary adverse effect, reduced support for the town centre and less demand for such services due to a declining population would render an improved public transport system (e.g. Metro proposals) unviable and existing service more difficult to sustain. Limited opportunities to promote and improve Active Travel routes and Green Infrastructure as the declining population is likely to result in a smaller demand for such facilities.	0 Land is likely to be safeguarded for both strategic highway network improvements (A465) and for development associated with the proposed Metro system. The scale of the Metro proposals should offset any potential extra car use associated with the increase in population and the dualling of the A465 trunk road due for completion in the plan period. Increased amount of new development will increase the demand on existing Active Travel routes, and enable new routes to be considered in order to effectively integrate new development with existing communities and facilities. The level of growth proposed will also enable the protection and enhancement of Green Infrastructure	0 Land is likely to be safeguarded for both strategic highway network improvements (A465) and for development associated with the proposed Metro system. The scale of the Metro proposals should offset any potential extra car use associated with the increase in population and the dualling of the A465 trunk road due for completion in the plan period. Increased amount of new development will increase the demand on existing Active Travel routes, and enable new routes to be considered in order to effectively integrate new development with existing communities and facilities. The level of growth proposed will also enable the protection and enhancement of Green Infrastructure, although the extra pressure for land to build on could make this more difficult.
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	? Option would ensure that sufficient land is available to facilitate required improvements to infrastructure; however, the population decline could result in less demand for some facilities and thus reducing the likelihood of investment in this infrastructure. Potential for exacerbating traffic	++ Option would ensure that sufficient land is available to facilitate required improvements to infrastructure. The level of growth proposed would also likely attract the appropriate level of demand and investment required to deliver the infrastructure. Opportunities to improve strategic public	+ Option would ensure that sufficient land is available to facilitate required improvements to infrastructure. The larger increase in population will lead to an increase in demand for facilities, however, it is uncertain whether the level of investment can keep up with this extra demand.

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	<p>congestion and air quality hotspots due to the more isolated nature of any new development.</p> <p>Would enable the safeguarding of locally or regionally planned transport routes or proposals.</p>	<p>transport infrastructure (through Metro proposals) and the realistic level of growth proposed are likely to mitigate any potential issues with regard to increased traffic congestion and reduced air quality.</p> <p>Would enable the safeguarding of locally or regionally planned transport routes or proposals.</p>	<p>Opportunities to improve strategic public transport infrastructure (through Metro proposals) and the realistic level of growth proposed are likely to mitigate any potential issues with regard to increased traffic congestion and reduced air quality.</p> <p>Would enable the safeguarding of locally or regionally planned transport routes or proposals.</p>
10. To minimise energy use and optimise opportunities for renewable energy generation	<p>?</p> <p>The initial positive impact on reduced use of energy due to a declining population is offset by the expected inefficient use of land, resources and energy together with the increased need to travel by car with adverse results on energy consumption.</p> <p>As a secondary negative effect, the lack of a critical mass in terms of buildings and infrastructure would discourage investment in alternative energy schemes from renewable resources.</p> <p>Potential to safeguard areas of land for renewable energy proposals.</p>	<p>?</p> <p>This option does present opportunities to promote energy efficiency and renewable energy given the greater level of overall development.</p> <p>The level and distribution of new development will enable opportunities such as district heating systems and community solar schemes to be considered.</p> <p>Although the impact on energy consumption is dependent on other factors and further details, an increase in population is likely to lead to higher energy consumption.</p> <p>Potential to safeguard areas of land for renewable energy proposals.</p>	<p>-</p> <p>There is potential for the increase in energy use in this option to be mitigated through energy efficient design and promotion of renewable energy schemes.</p> <p>The level and distribution of new development will enable opportunities such as district heating systems and community solar schemes to be considered.</p> <p>Although the impact on energy consumption is dependent on other factors and further details, the increase in population proposed will lead to higher energy consumption.</p> <p>Potential to safeguard areas of land for renewable energy proposals.</p>
11. To minimise the contribution to climate change whilst maximising resilience to it.	<p>0</p> <p>The initial positive impact on climate change due to a declining population is offset by the expected inefficient use of land, resources and energy together with the increased need to travel by car, contributing to global warming.</p>	<p>?</p> <p>The strategy aims to reduce the need to travel, and refers to locational policy that will also aim to reduce fuel consumption and, therefore, make a lesser contribution to the production of greenhouse gasses, pollution, and global warming. The positive intention is offset by accepting that there is likely to be some conflict with certain environmental considerations and a</p>	<p>-</p> <p>The strategy aims to reduce the need to travel, and refers to locational policy that will also aim to reduce fuel consumption and, therefore, make a lesser contribution to the production of greenhouse gasses, pollution, and global warming. The positive intention is offset by accepting that there is likely to be conflict with certain environmental</p>

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		possible loss of some natural resources. Opportunity to use green infrastructure (active travel routes etc.) to mitigate the impact of development on climate change.	considerations and a loss of some natural resources due to the extra pressure for development. Opportunity to use green infrastructure (active travel routes etc.) to mitigate the impact of development on climate change, although this may be more difficult than other options due to extra pressure for land for development.
12. To maintain and enhance biodiversity and ecosystem connectivity	+	0	?
	Reducing the level of development and pressure on resources would by default enhance wildlife habitats and prevent their fragmentation with unintended but immediate positive results on fauna and flora. Would present opportunities for communities to manage their own environments.	Neutral impact on the SA objective as the strategy refers to policy mechanisms that are designed to protect and enhance the County Borough's natural environment. Despite this, new development to accommodate the expected growth could negatively impact on existing habitats resulting in irreversible fragmentation. The scale and dispersal of new development will result in mitigation/compensation being feasible in the majority of cases where there is any conflict with environmental policy. Would present opportunities for communities to manage their own environments. This could prove particularly valuable as the improvement of some habitats could mitigate the potential loss of others due to the growth proposed.	The strategy refers to policy mechanisms that are designed to protect and enhance the County Borough's natural environment. Mitigation measures are mentioned, though they are not specified and may be more difficult/costly as the new development to accommodate the expected growth would likely lead to habitat fragmentation Due to the higher level of growth, there is an increased likelihood of significant adverse irreversible effects to fauna and flora, with long term negative secondary effects on climate change and air quality. Would present opportunities for communities to manage their own environments although this may be on a smaller scale as more land is required for development.
13. To minimise the demand for water and improve the water environment.	+	?	?
	Would result in less demand for water, ease pressure on the drainage system and reduce the need for wastewater treatment. This would indirectly protect ground water sources and avoid water pollution. Unintended beneficial impact	The strategy refers to the impact on the water environment and protection of flood plains, yet the increase in population would place strain on this resource resulting in potential long-term adverse effects.	The strategy refers to the impact on the water environment and protection of flood plains, yet the dramatic increase in population on mainly greenfield/ previously undeveloped sites would put a considerable strain on this resource.

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	on progressing the SA objective.	<p>The strategy states that there will be some conflict with environmental considerations, however building standards and design has evolved to minimise the impact on the water environment.</p> <p>Synergistically, increased demand for this resource without protective water management methods in place is likely to have a negative effect, difficult to remedy.</p>	<p>The strategy states that there will remain a greater conflict with environmental considerations than in the other option, and although mitigation measures are mentioned they are not specified. This would render the protection of the water environment and promotion of sustainable water management difficult and expensive.</p> <p>Medium term negative impact on water preservation in periods of draughts. Long-term adverse effect on groundwater levels (with resulting indirect consequences for agriculture) and secondarily higher energy consumption for water processing.</p>
14. To minimise the risk of flooding.	<p>+</p> <p>Would result in less demand for water, ease pressure on the drainage system and reduce the need for wastewater treatment. This would indirectly protect ground water sources and avoid water pollution. Unintended beneficial impact on progressing the SA objective. Would look to promote SUDS and direct development away from flood risk areas.</p>	<p>0</p> <p>Would result in an increased demand for water, placing some pressure on the drainage system and increasing the need for wastewater treatment. Initial discussions with relevant stakeholders indicate that this level of growth could be accommodated without strategic improvements to existing infrastructure. Would look to promote SUDS and direct development away from flood risk areas.</p>	<p>?</p> <p>Would result in an increased demand for water, placing pressure on the drainage system and increasing the need for wastewater treatment. Initial discussions with relevant stakeholders indicate that this level of growth could potentially be accommodated without strategic improvements to existing infrastructure; however, the extra dwellings proposed would be likely to require a higher level of investment in the water infrastructure than other options.</p> <p>Would look to promote SUDS and direct development away from flood risk areas, however the extra pressure for land to development could conflict with these issues.</p>

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15. To protect and conserve soil and safeguard mineral resources.	0 Less development would have a negligible short-term positive impact on preserving land and soil, but would not necessarily encourage the reuse of land and would also not encourage the reclamation of contaminated land. Would enable the appropriate safeguarding of mineral resources.	0 Would encourage the use of brownfield sites in favour of greenfield sites and reclamation contaminated land. The strategy states that there will be some conflict with environmental considerations, and that certain environmental policies may need to be strictly applied to enable mitigation. Would enable the appropriate safeguarding of mineral resources.	0 Although the option would encourage the use of brownfield sites in favour of greenfield sites, the increased housing requirement would inevitably lead to increasing pressure to release greenfield land for development. The strategy states that there will be conflict with environmental considerations, and that certain environmental policies may need to be strictly applied to enable mitigation. This however may prove increasingly difficult to achieve given the extra pressure to develop of this option. Would enable the appropriate safeguarding of mineral resources.
16. To protect and enhance heritage assets which defines the County Borough as the most significant Welsh town of the Industrial Revolution.	- Likely overall negative effect on the SA objective. Although the strategy would eventually ease the development pressure in the County Borough, less revenue income due to fewer visitors may in the long term jeopardise maintenance and management schemes of existing buildings/structures.	0 The strategy would require land to be released for development, however, given the overall level of growth proposed; the Council will still be able to prioritise some existing historic buildings/assets for redevelopment as there would not be the overwhelming need to develop every vacant site in the County Borough. The economic viability of redeveloping these existing buildings would have to be balanced with other priorities within the Plan and other Council strategies.	? The strategy expects to facilitate growth through significant amounts of new developments. Given known issues surrounding economic viability in the Valleys area, it will be even more difficult to protect and enhance assets if more attractive land for development is released. Significant grant funding would need to be very carefully directed by the Council in order to retain links to the towns' industrial heritage, and protect and enhance existing buildings/structures.
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	? Population decline is likely to result in a decrease in the number of Welsh speakers in the County Borough. Also, the low level of investment (given the low level of development proposed)	0 The option is likely to attract people into the County Borough, although the LDP cannot directly influence how much of the increased population will be Welsh speakers. Measures to promote the Welsh language will need to be robustly implemented.	0 The level of population increase could see any distinctiveness of local culture be diluted unless measures to promote local culture and Welsh language are robustly implemented.

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	could result in the condition of assets that reflect the cultural significance of Merthyr Tydfil deteriorating or potentially being lost.	The level of growth proposed is likely to result in investment being attracted to facilitate improvements to assets of cultural significance.	The level of growth proposed is likely to result in investment being attracted to facilitate improvements to assets of cultural significance, however there extra pressure for land for housing may result in some of these assets being lost.
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	0 Uncertain effect on the SA objective. Although the strategy would eventually ease the development pressure in the County Borough, less revenue income due to fewer visitors may in the long term jeopardise maintenance and management schemes.	0 The strategy would potentially require the release of greenfield sites, with potential harmful impacts on future landscape character. However, the level of development proposed does not require significant expansions to settlement limits and any impact on landscape features would be able to be mitigated/compensated for.	? The strategy expects to facilitate growth through significant amounts of new developments. Despite stating a preference for use of brownfield sites, this would result in a considerable amount of development on greenfield sites with potential harmful impacts on landscape. Potential irreversible long term harm because once land is built upon it is very unlikely that it will be reverted back to an open green space. The geographical extent of the damage is restricted by defining settlement boundaries, therefore triggering some protection mechanism.

Table A5: SA of Spatial Options

SA Objective	Urban extension and other small sites	Strategic brownfield site and other small sites	Dispersal of small sites across County Borough
	<i>Majority of housing (upto 1500 dwellings) would be located on an urban extension at Cwm Glo and Glyndyrys SSSI along with associated leisure, retail and tourism development.</i>	<i>Significant proportion of housing (upto 800 dwellings) will be located on a strategic regeneration site (Abercanaid/Pentrebach). The site will also facilitate employment use and leisure facilities and will form a key part of the South Wales Metro proposals.</i>	<i>Housing will be located on a number of sites across the County Borough (approx. 50-150 dwellings per site), the majority of these sites will be situated in the main Merthyr Tydfil settlement.</i>
1. To ensure that the community and social infrastructure needs of all residents and communities are met (SEA Directive topic: Population, Material Assets)	- The sustainable increase in population is likely to lead to population retention (not losing as many working age people as trends have shown previously). There is the potential for this spatial option to deliver the necessary associated community and social facilities, however, given the relatively isolated location of the urban extension, this has the potential to be more difficult and costly than other spatial options which are likely to be easier to integrate with existing infrastructure.	+ The sustainable increase in population is likely to lead to population retention (not losing as many working age people as trends have shown previously). The subsequent increase in demand for facilities is likely to result in the provision of local facilities in accessible locations (given the distribution of new development within existing communities), whilst not overburdening existing community and social infrastructure	+ The sustainable increase in population is likely to lead to population retention (not losing as many working age people as trends have shown previously). The subsequent increase in demand for facilities is likely to result in the provision of local facilities in accessible locations (given the distribution of new development within existing communities, whilst not overburdening existing community and social infrastructure.
2. To maintain and enhance community and settlement identities (SEA Directive topic: Population,	? The spatial distribution of development under this option (the urban extension) will result in the creation of a new community. Integrating this community with existing areas of Merthyr Tydfil to the point of enhancing community/settlement identity is likely to prove costly/difficult given the	+ The overall level and distribution of development required by this option should result in the individual communities of the County Borough retaining their identities. Housing allocations will be spread across the County Borough and assist in regenerating all	+ The spatial distribution of development in this option could result in the coalescence of some communities within the County Borough as the increased demand for housing will require more land to be allocated with a concentration in the main Merthyr Tydfil settlement.

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Material Assets)	location and physical separation of the urban extension.	communities in Merthyr Tydfil.	However, the level of growth proposed should enable new development to be planned and managed effectively in order to enhance community/settlement identities.
3. To support a sustainable level of population growth (SEA Directive topic: Population)	++ The level of population growth is judged to be sustainable as it would require an overall level of house building that is achievable, and the associated physical and social infrastructure required would be likely to be delivered even with the predicted pressure on public finances.	++ The level of population growth is judged to be sustainable as it would require an overall level of house building that is achievable, and the associated physical and social infrastructure required would be likely to be delivered even with the predicted pressure on public finances.	++ The level of population growth is judged to be sustainable as it would require an overall level of house building that is achievable, and the associated physical and social infrastructure required would be likely to be delivered even with the predicted pressure on public finances.
4. To improve human health and well-being and reduce inequalities (SEA Directive topic: Material Assets, Human Health)	? Given the concentration of development on the proposed urban extension, this option has the potential to deliver healthcare/leisure facilities to serve this expansion, however the relatively isolated location of the urban extension decreases the likelihood of being able to integrate these facilities with existing communities. Also, the location of the development is likely to result in an increased need to travel by car, and not encourage walking/cycling to the extent of other spatial options.	+ Directly beneficial as the strategy is likely to enhance provision and access to healthcare services, and would, in the medium to long term, increase demand for sport and recreation facilities as well as public open spaces and footpaths/active travel routes. Level of development proposed will also result in less pressure to lose existing open spaces for built development, but also enable access to S106/CIL funding to improve the quality and access to existing public open space.	+ Directly beneficial as the strategy is likely to enhance provision and access to healthcare services, and would, in the medium to long term, increase demand for sport and recreation facilities as well as public open spaces and footpaths/active travel routes. Level of development proposed will also result in less pressure to lose existing open spaces for built development, but also enable access to S106/CIL funding to improve the quality and access to existing public open space.
5. To meet the housing needs of all through a mix of dwelling types and	+ Positive permanent effect: Likely to assist in providing for a range of dwelling types. Will be more difficult to integrate communities given the scale of urban	+ Positive permanent effect: Likely to assist in providing for a range of dwelling types and could in the long term indirectly contribute to integrated communities by allowing local people	+ Positive permanent effect: Likely to assist in providing for a range of dwelling types and could in the long term indirectly contribute to integrated communities by allowing local

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tenures (SEA Directive topic: Population, Material Assets, Human Health)	extension, and its relatively isolated location. Positive secondary effects, although temporary, on the construction and related supply industries and therefore jobs. Cumulative, in relation to social and economic policies, could assist in promoting integrated communities. Affordable housing needs are likely to be met and enable people to remain in the Plan area, but remaining in their preferred community may prove more difficult than other spatial options due to concentration of development on urban extension.	to remain in the communities. Positive secondary effects, although temporary, on the construction and related supply industries and therefore jobs. Cumulative, in relation to social and economic policies, could assist in promoting integrated communities. Affordable housing needs are likely to be met and enable people to remain in the Plan area with an increased chance of remaining in preferred communities given the more dispersed nature of new housing development.	people to remain in the communities. Positive secondary effects, although temporary, on the construction and related supply industries and therefore jobs. Cumulative, in relation to social and economic policies, could assist in promoting integrated communities. Affordable housing needs are likely to be met and enable people to remain in the Plan area with an increased chance of remaining in preferred communities given the more dispersed nature of new housing development.
6. To improve the overall quality and energy efficiency of the housing stock (SEA Directive topic: Population, Material Assets, Human Health)	<p>+</p> <p>Whilst the amount of new dwellings constructed over the plan period will increase the proportion of the overall housing stock that is of a higher quality, it is difficult to measure the potential to affect the existing stock.</p> <p>The concentration of a large proportion of new housing on an urban extension does have the potential to really focus on sustainably designing what is effectively a new community.</p> <p>Positive secondary effects, although temporary, on the construction and related supply industries and therefore jobs.</p>	<p>+</p> <p>Whilst the amount of new dwellings constructed over the plan period will increase the proportion of the overall housing stock that is of a higher quality, it is difficult to measure the potential to affect the existing stock.</p> <p>The concentration of a large proportion of new housing on a strategic site does have the potential to really focus on sustainably designing what is effectively a new community.</p> <p>Positive secondary effects, although temporary, on the construction and related supply industries and therefore jobs.</p>	<p>+</p> <p>Whilst the amount of new dwellings constructed over the plan period will increase the proportion of the overall housing stock that is of a higher quality, it is difficult to measure the potential to affect the existing stock.</p> <p>The design of new housing sites will need to be carefully considered given the more dispersed nature of sites in comparison to other spatial options.</p> <p>Positive secondary effects, although temporary, on the construction and related supply industries and therefore jobs.</p>

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7. To enhance the attractiveness of the County Borough to support Economic Development	<p>0</p> <p>Focus on Town Centre would be lost due to detached nature of urban extension.</p> <p>It could indirectly assist in providing a diverse range of job opportunities, thereby, cumulatively, reducing the need for out-commuting from the Borough for work and attracting new residents.</p> <p>However, the location of the proposed urban extension could have a negative impact on any potential extension of Bike Park Wales, which has had a significant positive impact on the local economy since opening in 2013.</p> <p>Detached location of urban extension would not capitalise on Metro to the extent of other options.</p>	<p>++</p> <p>Would result in a significant positive effect as it provides for a sustainable economy by encouraging inward and indigenous investment, promoting a healthy town centre (partly through direct links between strategic site and Town Centre), and maintaining a portfolio of employment land.</p> <p>It could indirectly assist in providing a diverse range of job opportunities, thereby, cumulative, reducing the need for out-commuting from the Borough for work and attracting new residents.</p> <p>Proposed Metro transport infrastructure will make area more attractive and enable smoother flow of labour into County Borough and will be capitalised on given location of strategic site on main rail line</p>	<p>+</p> <p>Would result in a positive effect as it provides for a sustainable economy by encouraging inward and indigenous investment, promoting a healthy town centre, and maintaining a portfolio of employment land.</p> <p>It could indirectly assist in providing a diverse range of job opportunities, thereby, cumulative, reducing the need for out-commuting from the Borough for work and attracting new residents.</p> <p>Proposed Metro transport infrastructure will make area more attractive and enable smoother flow of labour into County Borough, however, this option would not capitalise on Metro to the same extent, as there would not be the concentration of development around new transport infrastructure.</p>
8. To reduce the need to travel and encourage sustainable modes of transport	<p>?</p> <p>Although the strategy identifies the need for an extensive public transport system it will be difficult to directly influence a reduction in the need to travel.</p> <p>Land is likely to be safeguarded for both strategic highway network improvements (A465) and for development associated with the proposed Metro system.</p> <p>The detached nature of the urban extension is likely to increase the need to travel, especially as the location of the site</p>	<p>++</p> <p>Although the strategy identifies the need for an extensive public transport system it will be difficult to directly influence a reduction in the need to travel.</p> <p>Land is likely to be safeguarded for both strategic highway network improvements (A465) and for development associated with the proposed Metro system.</p> <p>Whilst the A465 improvements will increase highway network capacity, the scale of the Metro could potentially offset the extra car use</p>	<p>+</p> <p>Although the strategy identifies the need for an extensive public transport system it will be difficult to directly influence a reduction in the need to travel.</p> <p>Land is likely to be safeguarded for both strategic highway network improvements (A465) and for development associated with the proposed Metro system.</p> <p>Whilst the A465 improvements will increase highway network capacity, Metro proposals could offset the extra car use, although not</p>

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	<p>would not capitalise directly on any Metro proposals.</p> <p>Location of urban extension does not present straightforward opportunities to connect to Green Infrastructure/Active Travel routes. Connecting with routes such as Taff Trail could prove costly due to barriers such as A470.</p>	<p>associated with the increase in population given the location of the proposed strategic site.</p> <p>The location of the proposed strategic site presents relatively straightforward opportunities to connect a significant amount of new development with Green Infrastructure/Active Travel routes. Taff and Trevithick Trails are close to proposed strategic site and could easily be linked in to new housing and employment development.</p>	<p>to the extent of an option which focuses development around potential Metro sites.</p> <p>The dispersed nature of development has the potential to result in a comprehensive network of Green Infrastructure/Active Travel routes; however, this is likely to be more costly to carry out than linking a strategic site that is located close to existing routes.</p>
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	<p>?</p> <p>Option would ensure that sufficient land is available to facilitate required improvements to infrastructure; however, providing this infrastructure is likely to prove more costly given the location and nature of the urban extension.</p> <p>Would enable the safeguarding of locally or regionally planned transport routes or proposals.</p>	<p>++</p> <p>Option would ensure that sufficient land is available to facilitate required improvements to infrastructure. The proposed strategic site is located within the existing urban area and will be able to access existing infrastructure at a comparatively lower cost to any urban extension.</p> <p>Would enable the safeguarding of locally or regionally planned transport routes or proposals.</p>	<p>+</p> <p>Option would ensure that sufficient land is available to facilitate required improvements to infrastructure. The dispersed nature of sites would be located within the existing urban area and will be able to access existing infrastructure at a comparatively lower cost to any urban extension.</p> <p>Would enable the safeguarding of locally or regionally planned transport routes or proposals.</p>
10. To minimise energy use and optimise opportunities for renewable energy generation.	<p>0</p> <p>Although the impact on energy consumption is dependent on other factors and further details, the proposed increase in population is likely to lead to higher energy consumption. Even though the strategy promotes sustainable development, there is still likely to be some conflict with some environmental considerations.</p>	<p>0</p> <p>Although the impact on energy consumption is dependent on other factors and further details, the proposed increase in population is likely to lead to higher energy consumption. Even though the strategy promotes sustainable development, there is still likely to be some conflict with some environmental considerations.</p> <p>This option presents opportunities to actively promote energy efficiency and renewable</p>	<p>0</p> <p>Although the impact on energy consumption is dependent on other factors and further details, the proposed increase in population is likely to lead to higher energy consumption. Even though the strategy would promote sustainable development, there is likely to be conflict with some environmental considerations.</p> <p>This option presents opportunities to actively</p>

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	This option presents opportunities to actively promote energy efficiency and renewable energy through robust design policy and the potential for areas of search for renewable energy proposals.	energy through robust design policy and the potential for areas of search for renewable energy proposals.	promote energy efficiency and renewable energy through robust design policy and the potential for areas of search for renewable energy proposals.
11. To minimise the contribution to climate change whilst maximising resilience to it.	-	0	0
	<p>The strategy aims to reduce the need to travel, and refers to locational policy that will also aim to reduce fuel consumption and, therefore, make a lesser contribution to the production of greenhouse gasses, pollution, and global warming.</p> <p>The positive intention is offset by accepting that there is likely to be some conflict with certain environmental considerations and a possible loss of some natural resources.</p> <p>The urban extension is situated on a safeguarded coal reserve, and accordingly, extraction of the coal would need to be considered before any development takes place that could sterilise the resource.</p> <p>Opportunity to use green infrastructure (active travel routes etc.) to mitigate impact of development on climate change. Locating a significant proportion of new development close to new public transport infrastructure will also assist in encouraging mitigation. However, in this spatial option, the mitigation is likely to prove more costly and difficult than other</p>	<p>The strategy aims to reduce the need to travel, and refers to locational policy that will also aim to reduce fuel consumption and, therefore, make a lesser contribution to the production of greenhouse gasses, pollution, and global warming.</p> <p>The positive intention is offset by accepting that there is likely to be some conflict with certain environmental considerations and a possible loss of some natural resources.</p> <p>Opportunity to use green infrastructure (active travel routes etc.) to mitigate impact of development on climate change. Locating a significant proportion of new development close to new public transport infrastructure will also assist in encouraging mitigation.</p>	<p>The strategy aims to reduce the need to travel, and refers to locational policy that will also aim to reduce fuel consumption and, therefore, make a lesser contribution to the production of greenhouse gasses, pollution, and global warming.</p> <p>The positive intention is offset by accepting that there is likely to be some conflict with certain environmental considerations and a possible loss of some natural resources.</p> <p>Opportunity to use green infrastructure (active travel routes etc.) to mitigate impact of development on climate change. The dispersed nature of development also allows improvements to existing public transport facilities to be maximised.</p>

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	options.		
12. To maintain and enhance biodiversity and ecosystem connectivity	-- The strategy refers to policy mechanisms that are designed to protect and enhance the County Borough's natural environment. Despite this, new development to accommodate the expected population growth has the potential to lead to habitat fragmentation. The site of the proposed urban extension is predominantly a Site of Special Scientific Interest (Cwm Glo and Glyndyrys SSSI) and as such, there is an absolute constraint with regard to developing any significant amount of built development on this site. There would be significant, irreversible adverse effects to flora, fauna and habitats.	++ The strategy refers to policy mechanisms that are designed to protect and enhance the County Borough's natural environment. Despite this, new development to accommodate the expected population growth has the potential to lead to habitat fragmentation. However, the scale and dispersal of new development will result in mitigation/compensation being possible on the majority of cases. This particular option would concentrate a significant proportion of development on a previously developed site that has little known ecological value. This also eases pressure on other locations in the County Borough where sites may be required and appropriate for housing that have some ecological value.	+ The strategy refers to policy mechanisms that are designed to protect and enhance the County Borough's natural environment. Despite this, new development to accommodate the expected population growth has the potential to lead to habitat fragmentation. However, the scale and dispersal of new development will result in mitigation/compensation being possible on the majority of cases.
13. To minimise the demand for water and improve the water environment.	- The strategy states that there will be some conflict with environmental considerations, however building standards and design have evolved to minimise the impact on the water environment. The proposed urban extension is situated on a valley side with numerous watercourses running through the site, mitigation could prove costly /difficult. The level of development proposed will require mitigation in terms of the effect on	? The strategy states that there will be some conflict with environmental considerations, however building standards and design have evolved to minimise the impact on the water environment. The level of development proposed will require mitigation in terms of the effect on the water environment, and the dispersed nature of sites (with the exception of the strategic site) increases the likelihood that this mitigation can be achieved.	? The strategy states that there will be some conflict with environmental considerations, however building standards and design have evolved to minimise the impact on the water environment. The level of development proposed will require mitigation in terms of the effect on the water environment, and the dispersed nature of sites increases the likelihood that this mitigation can be achieved.

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	the water environment; however, the location of the urban extension increases the complexity of any mitigation.		
14. To minimise the risk of flooding.	-	0	0
	<p>Would result in an increased demand for water, placing some pressure on the drainage system and increasing the need for wastewater treatment. Initial discussions with relevant stakeholders indicate that this level of growth could be accommodated without strategic improvements to existing infrastructure, but the location of the urban extension is likely to significantly increase the costs of the improvements required in comparison to other options.</p> <p>Would look to promote SUDS and direct development away from flood risk areas.</p>	<p>Would result in an increased demand for water, placing some pressure on the drainage system and increasing the need for wastewater treatment. Initial discussions with relevant stakeholders indicate that this level of growth could be accommodated without strategic improvements to existing infrastructure.</p> <p>Would look to promote SUDS and direct development away from flood risk areas.</p>	<p>Would result in an increased demand for water, placing pressure on the drainage system and increasing the need for wastewater treatment. Initial discussions with relevant stakeholders indicate that this level of growth could potentially be accommodated without strategic improvements to existing infrastructure.</p> <p>Would look to promote SUDS and direct development away from flood risk areas.</p>
15. To protect and conserve soil and safeguard mineral resources.	--	++	+
	<p>The area proposed for the urban extension is currently a safeguarded coal resource and accordingly pre-extraction would need to be considered.</p> <p>Uncertain to what extent any extraction would be appropriate given proximity to nearby communities.</p> <p>Whether or not the site is classified as greenfield or brownfield, developing the urban extension will have an effect on a large area of land that has essentially remained untouched for a significant period of time.</p> <p>The soil conditions of the SSSI (the location of the urban extension) are a key component of the ecological value of the</p>	<p>The option would enable the appropriate safeguarding of mineral resources.</p> <p>The strategic site, where a significant proportion of development will take place, is a brownfield site. This in turn eases the pressure on greenfield sites in the County Borough that may be suitable for housing and would be required in an option where there is not a strategic brownfield site.</p>	<p>The option would enable the appropriate safeguarding of mineral resources.</p> <p>Although the option would encourage the use of brownfield sites in favour of greenfield sites, the more dispersed requirement for housing sites could lead to increased pressure to release greenfield land for development.</p>

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	<p>site. The soil supports the fungus that forms some of the most valuable habitats on the SSSI.</p> <p>Any built development on this site is likely to have a significant negative effect on the soil condition, and therefore one of the key components of the SSSI</p>		
16. To protect and enhance heritage assets which defines the County Borough as the most significant Welsh town of the Industrial Revolution.	<p>--</p> <p>The strategy proposes an urban extension into an area of high landscape value, with a large part of this value related to the heritage assets that are situated on the site. Any mitigation/compensation is likely to be very difficult if not impossible.</p>	0	0
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	<p>0</p> <p>The option is likely to attract people into the County Borough, although the LDP cannot directly influence how much of the increased population will be Welsh speakers. Measures to promote the Welsh language will need to be robustly implemented.</p> <p>The level of growth proposed is likely to result in investment being attracted to facilitate improvements to assets of cultural significance.</p>	<p>0</p> <p>The option is likely to attract people into the County Borough, although the LDP cannot directly influence how much of the increased population will be Welsh speakers. Measures to promote the Welsh language will need to be robustly implemented.</p> <p>The level of growth proposed is likely to result in investment being attracted to facilitate improvements to assets of cultural significance.</p>	<p>0</p> <p>The option is likely to attract people into the County Borough, although the LDP cannot directly influence how much of the increased population will be Welsh speakers. Measures to promote the Welsh language will need to be robustly implemented.</p> <p>The level of growth proposed is likely to result in investment being attracted to facilitate improvements to assets of cultural significance.</p>

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18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	0	0
	<p>Development of the proposed urban extension would have a significant impact on a nationally designated landscape (Merthyr Tydfil Historic Landscape) and result in the loss of features that are intrinsically linked to the landscape value of the Western side of the Merthyr Valley. As the strategy proposes an urban extension into an area of high landscape value, any mitigation/compensation is likely to be very difficult if not impossible. Development of the urban extension would have a significant impact on the Merthyr West Flank Special Landscape Area (SLA) that would be difficult to mitigate/compensate.</p>	<p>The strategy would potentially require the release of some greenfield sites, with potential harmful impacts on future landscape character.</p> <p>However, the level of development proposed does not require expansions to settlement limits and any impact on landscape features would be able to be mitigated/ compensated for.</p> <p>The option is unlikely to have any significant impacts on designated Special Landscape Areas.</p>	<p>The strategy would potentially require the release of some greenfield sites, with potential harmful impacts on future landscape character.</p> <p>However, the level of development proposed does not require expansions to settlement limits and any impact on landscape features would be able to be mitigated/ compensated for.</p> <p>The option is unlikely to have any significant impacts on designated Special Landscape Areas.</p>

Appendix 4 – SA of LDP Vision

Key		
Meaning	Symbol	Meaning
Positive	++	Vision will considerably progress the sustainability objective
Compatible	+	Vision progresses the sustainability objective to an extent
Neutral	0	No/neutral effect –vision will not affect the sustainability objective
Uncertain	?	Vision will have uncertain effect on sustainability objective
Potential conflict	-	Vision will conflict with sustainability objective to an extent
Incompatible	--	Vision will conflict considerably with the sustainability

Table A6: SA of Vision

Compatibility of Replacement LDP Vision with SA Objectives

To strengthen Merthyr Tydfil's position as the regional centre for the Heads of the Valleys within the Cardiff Capital Region, encourage a sustainable level of population growth and be a place to be proud of where:

- People learn and develop skills to fulfil their ambitions;
- People live, work, have a safe, healthy and fulfilled life; and
- People visit, enjoy and return.

SA Objective		Compatibility Analysis
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++ Positive
2	To maintain and enhance community and settlement identities.	+ Compatible
3	To support a sustainable level of population growth.	++ Positive
4	To improve human health and well-being and reduce inequalities	++ Positive
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+ Compatible
6	To improve the overall quality and energy efficiency of the housing stock	0 Neutral
7	To enhance the attractiveness of the County Borough to support economic development.	++ Positive
8	To reduce the need to travel and encourage sustainable modes of transport.	0 Neutral
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	+ Compatible
10	To minimise energy use and optimise opportunities for renewable energy generation.	? Uncertain
11	To minimise the contribution to climate change whilst maximising resilience to it.	? Uncertain
12	To maintain and enhance biodiversity and ecosystem connectivity.	0 Neutral
13	To minimise the demand for water and improve the water environment.	? Uncertain

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14	To minimise the risk of flooding.	0 Neutral
15	To protect and conserve soil and safeguard mineral resources	0 Neutral
16	To protect and enhance heritage assets which defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0 Neutral
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	0 Neutral
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes	0 Neutral

Appendix 5 – SA of LDP Objectives against Sustainability Appraisal Objectives

Compatibility Appraisal of Replacement LDP Objectives with SA Objectives

Key : Categories of Compatibility		
Meaning	Symbol	Sustainability Effect
Positive	++	Objective will considerably progress the sustainability objective
Compatible	+	Objective progresses the sustainability objective to an extent
Neutral	0	No/neutral effect –objective will not affect the sustainability objective
Uncertain	?	Objective will have uncertain effect on sustainability objective
Potential Conflict	-	Objective will conflict with sustainability objective to an extent
Incompatible	--	Objective will conflict considerably with the sustainability

Table A7: SA of Replacement LDP Objectives
Compatibility of Replacement LDP Objectives with SA Objectives

SA Objectives	Deposit Plan Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	++	0	+	+	++	+	+	++	+	0	0	+	+	++	+	+	0	++
2	++	+	++	++	+	+	+	++	+	0	+	0	+	++	++	0	0	0
3	++	+	++	+	+	+	+	+	+	+	+	+	+	++	+	+	0	+
4	+	0	+	+	++	+	+	+	0	+	+	+	0	+	+	+	0	0
5	++	0	++	+	+	+	+	+	+	0	0	0	0	+	0	+	0	+
6	++	0	++	+	+	+	+	+	+	0	0	0	0	+	0	++	0	+
7	+	+	+	+	+	+	+	+	+	+	+	++	++	++	++	+	+	+
8	++	0	+	++	+	+	+	0	0	+	+	0	0	++	0	++	0	0
9	++	0	++	++	++	0	+	+	0	0	0	+	+	+	+	+	0	++
10	0	0	+	+	+	+	+	+	0	+	+	0	0	0	0	++	0	+
11	0	0	+	+	+	+	+	+	0	+	+	0	0	0	0	++	0	+
12	+	0	+	+	+	0	+	+	+	++	++	0	+	+	+	+	0	0
13	0	0	+	0	+	+	0	+	0	+	+	0	0	0	0	++	0	0
14	+	0	+	+	+	+	+	0	0	0	0	+	0	0	0	0	0	0
15	+	0	0	0	0	0	0	0	0	+	+	+	0	0	0	0	++	+
16	+	0	+	+	0	+	0	0	++	+	+	0	+	+	+	0	0	0
17	+	++	0	0	+	0	+	+	+	0	0	0	0	+	+	0	0	0
18	+	0	++	++	+	+	+	+	+	+	++	+	+	+	+	0	0	0

Appendix 6 – SA of Replacement LDP Policies

Key		
Symbol	Meaning	Effect
++	Positive Progress	Policy will considerably progress the sustainability objective
+	Potential progress	Policy progresses the sustainability objective to an extent
0	Neutral	No/neutral effect – policy will not affect the sustainability objective
?	Uncertain	Policy will have uncertain effect on sustainability objective
-	Potential Conflict	Policy will conflict with sustainability objective to an extent
--	Conflict	Policy will conflict considerably with the sustainability

Table A8: SA of Replacement LDP Policies

Policy SW1: Provision of New Homes

To sustainably grow our population, 2,250 additional homes are required. To ensure these are delivered, provision is made for 2,821 additional homes.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	Ensuring that sufficient land is available to encourage and accommodate housing development will assist in facilitating the retention of existing community infrastructure. New development can also directly contribute to improving existing facilities as well as providing new infrastructure.	+
2. To maintain and enhance community and settlement identities.	As the location of new dwellings is not dealt with in this policy there is no direct effect on community and settlement identities.	0
3. To support a sustainable level of population growth.	Delivering the amount of housing identified in the policy will facilitate the growth of the County Boroughs population by approximately 5,000 people over the LDP period. This is considered to be realistic as this level of growth would follow past residential build trends over	++

	the last 10 years.	
4. To improve human health and well-being and reduce inequalities.	Populations must be retained to ensure that health and education services are viable. Adopting this approach to development should support the retention and improvement of facilities. Potential for long-term positive impact.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy allocates sufficient land to meet the dwelling requirements of the projected population of the County Borough.	++
6. To improve the overall quality and energy efficiency of the housing stock.	Whilst the amount of new dwellings constructed over the plan period will increase the proportion of the overall housing stock that is of a higher quality, it is difficult to measure the potential to affect the existing stock.	+
7. To enhance the attractiveness of the County Borough to support economic development.	Encouraging retention of population through providing additional housing should have a long-term positive impact on the economy. Directing economic development (including housebuilding) towards the area with a good strategic location in terms of road and rail should have a positive outcome.	++
8. To reduce the need to travel and encourage sustainable modes of transport.	The allocation of an amount of housing that does not require significant settlement extensions results in new housing development being able to integrate into existing networks more easily also encourages a greater concentration of people, which in turn facilitates more sustainable modes of transport. A significant proportion of future growth can also be accommodated within areas that will benefit from transport infrastructure improvements associated with the South Wales Metro.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	Discussions with infrastructure providers such as DCWW indicate that the overall level of housing provision can be accommodated by existing infrastructure or with improvements that are already planned	+
10. To minimise energy use and optimise opportunities for renewable energy generation.	The level of housing proposed and resultant population increase is likely to cause some conflict with environmental considerations. However, as the level of growth proposed is sustainable, there will still be scope to promote energy efficiency and renewable energy through robust design policy and the potential for areas of search for renewable energy proposals.	0

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11.To minimise the contribution to climate change whilst maximising resilience to it.	The positive intention of allocating a sustainable level of housing is offset by accepting that there is likely to be some conflict with certain environmental considerations and a possible loss of some natural resources. Opportunity to use green infrastructure (active travel routes etc.) to mitigate impact of new housing on climate change. Locating a significant proportion of the housing requirement close to new public transport infrastructure will also assist in encouraging mitigation.	0
12.To maintain and enhance biodiversity and ecosystem connectivity.	New housing development to accommodate the expected population growth has the potential to lead to habitat fragmentation. However, the scale and dispersal of new housing will result in mitigation/ compensation being possible in the majority of cases. The level of housebuilding also eases pressure on locations in the County Borough where sites may have been required under other strategy options and been appropriate for housing even though they have some ecological value.	+
13.To minimise the demand for water and improve the water environment.	Building standards and design have evolved to minimise the impact on the water environment. However, the level of development proposed will require mitigation in terms of the effect on the water environment. The dispersed nature of housing (with the exception of the strategic site) increases the likelihood that this mitigation can be achieved.	?
14.To minimise the risk of flooding.	The policy would result in an increased demand for water, placing some pressure on the drainage system and increasing the need for wastewater treatment. Initial discussions with relevant stakeholders indicate that this level of growth could be accommodated without strategic improvements to existing infrastructure. Other policies would look to promote SUDS and direct development away from flood risk areas.	0
15.To protect and conserve soil and safeguard mineral resources.	The policy would enable the appropriate safeguarding of mineral resources as the level of housing proposed does not result in the need to encroach settlements into areas that are presently safeguarded.	++
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial	Given the overall level of growth proposed, the Council will still be able to prioritise some historic buildings/assets for redevelopment as there would not be the overwhelming need to develop every vacant site in the County Borough. The economic viability of redeveloping these assets would have to be balanced with other priorities within the Plan and other Council strategies.	0

Revolution.		
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The level of growth proposed is likely to result in investment being attracted to facilitate improvements to assets of cultural significance. The housing proposed is likely to attract people into the County Borough, although the LDP cannot directly influence how much of the increased population will be Welsh speakers. Measures to promote the Welsh language will need to be robustly implemented.	0
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The level of housing proposed would potentially require the release of some greenfield sites, with potential harmful impacts on future landscape character. However, this level of housing does not require expansions to settlement limits and any impact on landscape features would be able to be mitigated/ compensated for, and the policy is unlikely to have any significant impacts on designated Special Landscape Areas.	0
Summary The overall impact of this policy is positive as it seeks to capitalise on the growth that has happened in Merthyr Tydfil over the last 10 years, and address the potential population decline forecast in Welsh Government population projections. The proposed level of housebuilding will directly influence the County Borough's population, and providing housing land for this level of growth will directly assist in one of the key points of the LDPs vision, sustainably growing the population. The level of growth proposed also scores positively as it is considered a realistic level of growth in relation to local infrastructure provision. Positives are also realised as local population growth will benefit from planned transport improvements associated with the South Wales Metro.		

Policy SW2: Provision of Affordable Housing

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

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	Ensuring that sufficient land is available to encourage and accommodate affordable housing development will assist in facilitating the retention of existing community infrastructure. New development can also directly contribute to improving existing facilities as well as providing new infrastructure.	+

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2. To maintain and enhance community and settlement identities.	As the location of new dwellings is not dealt with in this policy there is no direct effect on community and settlement identities.	0
3. To support a sustainable level of population growth.	Delivering the amount of affordable housing identified in the policy will facilitate the growth of the County Boroughs population by approximately 5,000 people over the LDP period.	++
4. To improve human health and well-being and reduce inequalities.	Populations must be retained to ensure that health and education services are viable. Adopting this approach to development should support the retention and improvement of facilities. Potential for long-term positive impact.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy provides a realistic target for affordable housing that seeks to maximise affordable housing provision across the County Borough to address local needs identified in the Local Housing Market Assessment. Approximately 70% of the housing provision has been made in the Primary Growth Area where higher affordable housing contributions are possible. Provision has also been made in the Other Growth Area that is considered to be realistic and which provides an important level of housing growth to sustain local communities.	++
6. To improve the overall quality and energy efficiency of the housing stock.	Whilst the amount of new affordable dwellings constructed over the plan period will increase the proportion of the overall housing stock that is of a higher quality, it is difficult to measure the potential to affect the existing stock.	+
7. To enhance the attractiveness of the County Borough to support economic development.	Encouraging retention of population through providing additional affordable housing should have a long-term positive impact on the economy. Directing economic development (including housebuilding) towards the area with a good strategic location in terms of road and rail should have a positive outcome.	++
8. To reduce the need to travel and encourage sustainable modes of transport.	The allocation of an amount of affordable housing that does not require significant settlement extensions results in new housing development being able to integrate into existing networks more easily also encourages a greater concentration of people, which in turn facilitates more sustainable modes of transport.	+
9. To ensure essential	Discussions with infrastructure providers such as DCWW indicate that the overall level of	+

utilities and infrastructure are available to meet the needs of all.	housing provision can be accommodated by existing infrastructure or with improvements that are already planned	
10. To minimise energy use and optimise opportunities for renewable energy generation.	The level of affordable housing proposed and resultant population increase is likely to cause some conflict with environmental considerations. However, as the level of growth proposed is sustainable, there will still be scope to promote energy efficiency and renewable energy through robust design policy and the potential for areas of search for renewable energy proposals.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The positive intention of allocating a sustainable level of affordable housing is offset by accepting that there is likely to be some conflict with certain environmental considerations and a possible loss of some natural resources. Opportunity to use green infrastructure (active travel routes etc.) to mitigate impact of new affordable housing on climate change. Locating a significant proportion of the affordable housing requirement close to new public transport infrastructure will also assist in encouraging mitigation.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	New affordable housing development to accommodate the expected population growth has the potential to lead to habitat fragmentation. However, the scale and dispersal of new affordable housing will result in mitigation/ compensation being possible on the majority of cases. The level of housebuilding also eases pressure on locations in the County Borough where sites may have been required under other strategy options and been appropriate for housing even though they have some ecological value.	+
13. To minimise the demand for water and improve the water environment.	Building standards and design have evolved to minimise the impact on the water environment. However, the level of development proposed will require mitigation in terms of the effect on the water environment. The dispersed nature of affordable housing (with the exception of the strategic site) increases the likelihood that this mitigation can be achieved.	?
14. To minimise the risk of flooding.	The policy would result in an increased demand for water, placing some pressure on the drainage system and increasing the need for wastewater treatment. Initial discussions with relevant stakeholders indicate that this level of growth could be accommodated without strategic improvements to existing infrastructure. Other policies would look to promote SUDS and direct development away from flood risk areas.	0

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15. To protect and conserve soil and safeguard mineral resources.	The policy would enable the appropriate safeguarding of mineral resources as the level of affordable housing proposed does not result in the need to encroach settlements into areas that are presently safeguarded.	++
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	Given the overall level of growth proposed, the Council will still be able to prioritise some historic buildings/assets for redevelopment as there would not be the overwhelming need to develop every vacant site in the County Borough. The economic viability of redeveloping these assets would have to be balanced with other priorities within the Plan and other Council strategies.	0
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The level of growth proposed is likely to result in investment being attracted to facilitate improvements to assets of cultural significance. The affordable housing proposed is likely to attract people into the County Borough, although the LDP cannot directly influence how much of the increased population will be Welsh speakers. Measures to promote the Welsh language will need to be robustly implemented.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The level of affordable housing proposed would potentially require the release of some greenfield sites, with potential harmful impacts on future landscape character. However, this level of affordable housing does not require expansions to settlement limits and any impact on landscape features would be able to be mitigated/ compensated for, and the policy is unlikely to have any significant impacts on designated Special Landscape Areas.	0
Summary The overall impact of this policy is positive as it seeks to capitalise on the growth that has happened in Merthyr Tydfil over the last 10 years, and address the potential population decline forecast in national projections. The level of affordable housebuilding will directly influence the population, and providing land for this many dwellings will directly assist in one of the key points of the Replacement LDPs vision, sustainably growing the population and to address local housing needs.		

Policy SW3: Sustainably Distributing New Homes

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

Site No.	Site Name	Dwellings	Indicative Delivery Timescale
1	Hoover Factory Site	440	2024 -2031
2	Sweetwater Park, Trefechan	10	2017-2019
3	Upper Georgetown Plateau	50	2021-2023
4	Brondeg, Heolgerrig	50	2020-2024
5	Beacon Heights, Swansea Road	20	2017-2022
6	Winchfawr, Heolgerrig	20	2024-2030
7	South of Castle Park	160	2026-2031
8	Cyfarthfa Mews, Swansea Road	19	2017-2019
9	Trevor Close, Pant	20	2020-2022
10	East Street, Dowlais	10	2020
11	St Johns Church, Dowlais	20	2019
12	Victoria House, Dowlais	19	2017
13	Pen Y Dre Fields, Gurnos	40	2025-2026
14	Goetre Primary School, Gurnos	120	2029-2031
15	Former General Hospital	20	2023
16	Haydn Terrace, Penydarren	40	2024-2026
17	Former St Peter and Paul Church, Abercanaid	13	2017
18	Twynyrodyn	120	2021-2024
19	Former Mardy Hospital, Twynyrodyn	114	2017-2022
20	Bradley Gardens 2, Penyard	90	2025-2027
21	Former St. Tydfils Hospital	50	2022-2024
22	Former Miners Hall	12	2023
23	Former Ysgol Santes Tudful,	10	2022-2023
24	Sandbrook Place	12	2018-2021

25	Clwydyfagwr, Swansea Road	40	2022-2024
26	P and R Motors, Pentrebach	22	2027-2028
27	Land South of Bryniau Road, Pant	26	2024-2027
28	Land North of Ty Llwyd, Incline Top	11	2023-2026
	Sub Total	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
29	Project Riverside, Merthyr Vale	153	2020-2023
30	Walters Terrace, Aberfan	23	2018
31	Opposite Kingsley Terrace, Aberfan	12	2020-2022
32	Adjacent to Manor View, Trelewis	248	2017-2029
33	Stormtown, Trelewis	80	2028-2031
34	Cilhaul, Treharris	30	2024-2025
35	Oaklands, Treharris	50	2025-2027
36	Y Goedwig, Edwardsville	22	2014-2026
	Sub Total	618	

Total Policy SW3 Allocations	2196
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Total Policy SW3 Allocations	2,200
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SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	Ensuring that land is appropriately distributed for housing development will assist in facilitating the retention of existing community infrastructure. New development can also directly contribute to improving existing facilities as well as providing new infrastructure.	+
2. To maintain and	As the policy directs different levels of housing development to different areas of the County	++

enhance community and settlement identities.	Borough, it presents the opportunity to retain and enhance community identity. The distribution of housing development proposed will integrate effectively with the existing settlement pattern.	
3. To support a sustainable level of population growth.	The distribution of dwellings proposed will support sustainable population growth in that dwellings will be located close to community services and facilities with the majority of dwellings being proposed near to the main service centre of the County Borough (Merthyr Tydfil Town).	++
4. To improve human health and well-being and reduce inequalities.	Populations must be kept at critical levels to ensure that health and education services are viable. Adopting this distribution of development should support the retention and improvement of facilities. Potential for long-term positive impact.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy allocates sufficient land in the appropriate areas of the County Borough to meet the dwelling requirements of the projected population of the County Borough. The policy also supports exception sites for affordable housing in the countryside.	++
6. To improve the overall quality and energy efficiency of the housing stock.	Whilst the amount of new dwellings constructed over the plan period will increase the proportion of the overall housing stock that is of a higher quality, it is difficult to measure the potential to affect the existing stock.	+
7. To enhance the attractiveness of the County Borough to support economic development.	Encouraging retention of population through providing additional housing should have a long-term positive impact on the economy. Directing economic development (including housebuilding) towards the most appropriate areas of the County Borough, with a good strategic location in terms of road and rail should have a positive outcome.	+
8. To reduce the need to travel and encourage sustainable modes of transport.	The proposed distribution of housing sites results in new housing development being able to integrate into existing networks more easily and also encourages a greater concentration of people within existing communities, which in turn facilitates more sustainable modes of transport.	++
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	Discussions with infrastructure providers such as DCWW indicate that the overall level and location of housing provision can be accommodated by existing infrastructure or with improvements that are already planned	+
10. To minimise energy	Location of housing proposed and resultant population increases are likely to cause some	-

use and optimise opportunities for renewable energy generation.	conflict with environmental considerations. However, as the level of growth proposed is sustainable, there will still be scope to promote energy efficiency and renewable energy technologies where viable through robust design policy and the potential for areas of search for renewable energy proposals. Overall however the impact is likely to be negative (giving rise to potential conflicts against the sustainability objective) due to the use of natural resources in construction and energy use in new housing.	
11.To minimise the contribution to climate change whilst maximising resilience to it.	The positive intention of allocating a sustainable level of housing is offset by accepting that there is likely to be some conflict with certain environmental considerations and a possible loss of some natural resources. There are opportunities to use green infrastructure (active travel routes etc.) to mitigate impact of new housing on climate change. Locating a significant proportion of the housing requirement close to new public transport infrastructure will also assist in encouraging mitigation. Where viable developments could also incorporate renewable energy technology. Overall however the impact is likely to be negative (giving rise to potential conflicts against the sustainability objective) due to the use of natural resources in construction and energy use in new housing.	-
12.To maintain and enhance biodiversity and ecosystem connectivity.	The level of new housing development required to accommodate the expected population growth has the potential to lead to habitat fragmentation. However, the scale and dispersal of new housing will result in mitigation and enhancement being possible on the majority of cases. The level and distribution of housebuilding proposed also eases pressure on locations in the County Borough where sites may have been required under other strategy options and may be appropriate for housing even though they have some ecological value. Whilst there are no nature conservation designations on the majority of allocated sites Ecological Impact Assessments will be required to consider the value of features on allocated sites and to consider opportunities to enhance biodiversity. In addition, development of the sites will need to consider opportunities presented by existing green infrastructure surrounding the allocated sites. A SINC is located on the land adjacent to Manor View, Trelewis allocation associated with the Nant Caeach, however the likely impacts will need consideration as part of detailed development proposals to confirm the extent specific impacts. There is scope to incorporate the feature as part of the wider development or for offsite mitigation. Consequently, the overall impact from the level of growth and allocations is likely to be positive against this objective.	+
13.To minimise the	Building standards and design have evolved to minimise the impact on the water	?

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demand for water and improve the water environment.	environment. However, the level of development proposed will require mitigation in terms of the effect on the water environment. The dispersed nature of housing (with the exception of the strategic site) increases the likelihood that this mitigation can be achieved.	
14.To minimise the risk of flooding.	The level of growth proposed would result in an increased demand for water, placing some pressure on the drainage system and increasing the need for wastewater treatment. Initial discussions with relevant stakeholders indicate that this level of growth could be accommodated without strategic improvements to existing infrastructure, particularly with the distribution of new housing being proposed. The distribution proposed enables the LDP to seek to promote SUDS and direct development away from flood risk areas.	0
15.To protect and conserve soil and safeguard mineral resources.	The distribution proposed would enable the appropriate safeguarding of mineral resources as the level of housing proposed does not result in the need to encroach settlements into areas that are presently safeguarded. However, one site allocation, land adjacent to Manor View, Trelewis, is located in a Sandstone safeguarding area. The impact on the safeguarded resource and has been considered as part of the plan preparation process and it is not considered to have an unacceptable impact on the safeguarded resource and the allocation justified at this location. Given the reliance on brownfield or previously developed land, the distribution proposed would have a lesser effect on previously developed greenfield land than other options. Furthermore, whilst development of the allocated sites would result in the loss of some greenfield land and soil, this would not result in the loss of best or most versatile agricultural land and there would be opportunities to reuse soil locally. Consequently, the overall impact against this objective would be positive.	+
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	Given the overall level and distribution of growth proposed, the Council will still be able to prioritise some historic buildings/assets for redevelopment as there would not be the overwhelming need to develop every vacant site in the County Borough. The economic viability of redeveloping these assets would have to be balanced with other priorities within the Plan and other Council strategies.	0
17.To facilitate services and facilities that	The level of growth proposed is likely to result in investment being attracted to facilitate improvements to assets of cultural significance with the distribution of housing proposed likely	0

support distinctive local culture and the Welsh language.	to result in facilities being improved across the County Borough. The housing proposed is likely to attract people into the County Borough, although the LDP cannot directly influence how much of the increased population will be Welsh speakers. Measures to promote the Welsh language will need to be robustly implemented.	
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The distribution of housing proposed would potentially require the release of some greenfield sites, with potential harmful impacts on future landscape character. However, this level of housing does not require expansions to settlement limits and any impact on landscape features would be able to be mitigated/ compensated for, and the policy is unlikely to have any significant impacts on designated Special Landscape Areas.	0

Summary

The overall impact of this policy is positive as it seeks to capitalise on the growth that has happened in Merthyr Tydfil over the last 10 years by concentrating new housebuilding in the main Merthyr Tydfil settlement. The overall housing provision of the Plan is for 70% in the Primary Growth Area and 30% in the Other Growth Area. Directing smaller levels of growth to the other communities of the County Borough will ensure that these areas also grow in a sustainable manner, rather than pressure being placed on infrastructure in these locations if too much new housing were proposed. This distribution also directs new housing development to areas that will benefit from transport infrastructure improvements such as the South Wales Metro.

As there is no significant urban extension proposed, the policy is likely to have a range of positive effects in terms of directing new housing development within existing urban areas and communities. This will result in new housing being able to integrate into existing communities more efficiently with access to facilities and infrastructure proving easier. The dispersed nature of sites is also likely to mean that any mitigation/compensation in regard to environmental conflicts is likely to be more achievable.

Whilst some negative impacts (potential conflicts against objectives) have been identified, related to resource and energy use in the construction and use of residential development, mitigation may be possible. This is to be expected due to the inherent environmental impacts in making provision for local development needs in any land use plan. These impacts are outweighed by the overall positive impacts of the policy against the remaining sustainability objectives.

Policy SW4: Settlement Boundaries

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:

- Merthyr Tydfil
- Trefechan

Other Growth Areas:

- Troedyrhiw
- Aberfan and Merthyr Vale
- Quakers Yard, Edwardsville, Treharris and Trelewis
- Bedlinog

Outside defined settlement boundaries, proposals will be regarded as 'countryside development' and will not be permitted unless the development:-

- is for the purposes of agriculture or forestry;
- is associated with rural enterprises or the winning and working of minerals;
- 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 tourism, recreation or leisure facilities or complementary development where the need for a countryside location is fully justified;
- 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.

Where 'countryside development' is acceptable in principle, the proposal must also satisfy other relevant plan policies.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy generally directs developments to existing urban areas, but does facilitate appropriate development in the countryside which may include infrastructure and community facilities.	+

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2. To maintain and enhance community and settlement identities.	One of the primary functions of the policy is to direct most development to existing urban areas, and robust settlement boundaries will directly assist in maintaining settlement identities.	++
3. To support a sustainable level of population growth.	The policy will ensure that the population growth proposed will take place in sustainable locations (predominantly in existing urban areas and close to existing facilities/services).	++
4. To improve human health and well-being and reduce inequalities.	The policy has no significant direct impact on human health.	0
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy directs the vast majority of housing development to existing settlements, but does allow some housing (particularly affordable housing) in the countryside subject to certain conditions.	+
6. To improve the overall quality and energy efficiency of the housing stock.	The policy has no significant direct impact on quality and energy efficiency of housing stock.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy has no significant direct impact on the attractiveness of the County Borough to support economic development.	0
8. To reduce the need to travel and encourage sustainable modes of transport.	Directing the majority of development within existing urban areas reduces the need to travel by minimising journey distances and also concentrates the population around the public transport network.	++
9. To ensure essential utilities and	Directing the majority of new development within existing urban areas ensures that new development can access utilities and infrastructure as easily as possible.	+

infrastructure are available to meet the needs of all.		
10. To minimise energy use and optimise opportunities for renewable energy generation.	Directing the majority of new development within existing urban areas will assist in minimising energy use by reducing need for car travel etc. Opportunities for in-building community led renewable energy schemes are greater where there are larger concentrations of housing, industrial uses etc. A well-defined countryside also protects land that may be suitable for larger scale, strategic renewable energy projects.	+
11. To minimise the contribution to climate change whilst maximising resilience to it.	Directing the majority of new development within existing urban areas can assist in minimising the contribution to climate change by reducing need for car travel etc.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy assists in protecting biodiversity features and ecosystems outside settlement boundaries. However, connectivity between biodiversity features and ecosystems within settlement boundaries needs to be considered through separate policy.	+
13. To minimise the demand for water and improve the water environment.	The level of growth proposed is likely to result in an increase in demand for water, however, concentrating development within existing settlements presents opportunities to improve the efficiency of the water environment/infrastructure.	0
14. To minimise the risk of flooding.	The distribution of development proposed enables the LDP to seek to promote SUDS and direct development away from flood risk areas. The policy also assists in protecting large areas of countryside that play an important role in reducing flood risk.	+
15. To protect and conserve soil and safeguard mineral resources.	The policy directs development to existing urban areas and therefore assists in protecting soils that have not previously been disturbed. This also enables appropriate safeguarding of mineral resources across the County Borough.	++
16. To protect and enhance of heritage assets that defines the County Borough as the	The policy directs majority of new development to urban areas, and as such, helps to protect the significant amount of heritage assets in the countryside of the County Borough. There are however numerous, significant heritage assets within the settlement boundaries that will need to be carefully considered in order to protect/enhance them.	+

most significant Welsh town of the Industrial Revolution.		
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy is unlikely to have a significant effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy will assist in protecting and enhancing designated areas of landscape value by directing development to existing urban areas. This will also assist in creating good quality townscapes by directing investment to areas where improvements to the built environment will play an important part improving the overall landscape of the County Borough.	++
Summary The policy will have a positive effect as it will direct development to appropriate locations, helping to both protect the countryside and to facilitate appropriate development in countryside locations.		

Policy SW5: Affordable Exception Sites

Small-scale affordable housing developments will be permitted adjoining settlement boundaries and where it is demonstrated that:

- The proposal meets an identified local need which cannot be satisfied within identified settlement boundaries;
- The site does not exceed 10 dwellings;
- The proposed dwelling(s) will be of a size, tenure and design which is commensurate with the identified affordable housing need;
- In cases where the dwelling is to be provided by either a private landlord or the intended occupier, secure mechanisms are in place to ensure the property shall remain affordable in perpetuity; and
- The development has reasonable access to the availability and proximity of local community services and facilities.

SA Objective	Assessment of Effects
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1. To ensure that the community and social infrastructure needs of all residents and communities are met.	Ensuring that sufficient land is available to encourage and accommodate affordable housing development will assist in facilitating the retention of existing community infrastructure. New development can also directly contribute to improving existing facilities as well as providing new infrastructure.	+
2. To maintain and enhance community and settlement identities.	The policy will ensure that appropriate levels of population growth will take place in sustainable locations, adjacent to existing urban areas and close to existing facilities/services.	+
3. To support a sustainable level of population growth.	Delivering the amount of affordable housing identified in the policy will facilitate the growth of the County Boroughs population by approximately 5,000 people over the LDP period.	++
4. To improve human health and well-being and reduce inequalities.	Populations must be retained to ensure that health and education services are viable. Adopting this approach to development should support the retention and improvement of facilities. Potential for long-term positive impact.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy encourages the development of affordable housing to meet the affordable dwelling requirements of the projected population of the County Borough.	++
6. To improve the overall quality and energy efficiency of the housing stock.	Whilst the amount of new affordable dwellings constructed over the plan period will increase the proportion of the overall housing stock that is of a higher quality, it is difficult to measure the potential to affect the existing stock.	+
7. To enhance the attractiveness of the County	Encouraging retention of population through providing additional affordable housing should have a long-term positive impact on the economy.	+

Borough to support economic development.		
8. To reduce the need to travel and encourage sustainable modes of transport.	The allocation of an amount of affordable housing that does not require significant settlement extensions results in new housing development being able to integrate into existing networks more easily also encourages a greater concentration of people, which in turn facilitates more sustainable modes of transport.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	Discussions with infrastructure providers such as DCWW indicate that the overall level of housing provision can be accommodated by existing infrastructure or with improvements that are already planned	+
10. To minimise energy use and optimise opportunities for renewable energy generation.	The level of affordable housing proposed and resultant population increase is likely to cause some conflict with environmental considerations. However, as the level of growth proposed is sustainable, there will still be scope to promote energy efficiency and renewable energy through robust design policy and the potential for areas of search for renewable energy proposals.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The positive intention of allocating a sustainable level of affordable housing is offset by accepting that there is likely to be some conflict with certain environmental considerations and a possible loss of some natural resources. Opportunity to use green infrastructure (active travel routes etc.) to mitigate impact of new housing on climate change.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	New affordable housing development to accommodate the expected population growth has the potential to lead to habitat fragmentation. However, the scale and dispersal of new affordable housing will result in mitigation/ compensation being possible on the majority of cases.	0
13. To minimise the demand for water and improve the water environment.	Building standards and design have evolved to minimise the impact on the water environment. However, the level of development proposed will require mitigation in terms of the effect on the water environment. The dispersed nature of housing (with the exception of the strategic site) increases the likelihood that this mitigation can be achieved. However, the likely effects will be site specific and will vary on a case by case basis.	?

14. To minimise the risk of flooding.	The policy would result in an increased demand for water, placing some pressure on the drainage system and increasing the need for wastewater treatment. Initial discussions with relevant stakeholders indicate that this level of growth could be accommodated without strategic improvements to existing infrastructure. Other policies would look to promote SUDS and direct development away from flood risk areas.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy would enable the appropriate safeguarding of mineral resources as the level of housing proposed does not result in the need to encroach settlements into areas that are presently safeguarded.	++
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	Given the overall level of growth proposed, the Council will still be able to prioritise some historic buildings/assets for redevelopment as there would not be the overwhelming need to develop every vacant site in the County Borough. The economic viability of redeveloping these assets would have to be balanced with other priorities within the Plan and other Council strategies.	0
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The level of growth proposed is likely to result in investment being attracted to facilitate improvements to assets of cultural significance. The housing proposed is likely to attract people into the County Borough, although the LDP cannot directly influence how much of the increased population will be Welsh speakers. Measures to promote the Welsh language will need to be robustly implemented.	0
18. To protect and enhance the quality of designated areas of landscape value and good	Locating affordable housing sites outside settlement limits would potentially require the release of some greenfield sites, with potential harmful impacts on future landscape character. However, these small sites should not require significant expansions to settlement limits. The exact impact on landscape features or SLAs is unclear, however, mitigation/compensation would be sought. The likely effects will vary on a base by case basis.	?

quality townscapes.		
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Summary

The policy will have a positive effect as it allows small scale affordable housing development to meet the needs of the County Borough. While the policy directs development to countryside locations, the criteria requires developments to be small, to be adjoining settlement boundaries and in close proximity to local services and facilities and consequently the likely negative impacts will be limited.

Policy SW6: Hoover Strategic Regeneration Area

The Hoover Strategic Regeneration Area is identified to facilitate a major mixed-use development comprising:

- 440 new homes,
- Local retail provision of 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;
- Safeguarded land for a new Metro station, and
- A minimum of 1.79 ha of open space.

Development proposals will be required to incorporate the following sustainable placemaking design principles:

Movement

- 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 HSRA.
- Create a legible environment through a clear hierarchy of streets that is reinforced by landscaping and the built form.
- Create a network of pedestrian and cycle routes within the development that improves connections and wayfinding to existing strategic recreational routes (Taff and Trevithick Trail), and provide links within the site and to surrounding areas, including connecting the site across the river through a new bridge for pedestrians and cyclists.

Development

- Provide for a range of dwelling types to satisfy local needs, while also delivering the plan strategy to develop a new sustainable mixed-use community.
- Deliver a sufficiently high density development, as appropriate, adjacent to a Metro station.

- Provide a reconfigured public realm to better integrate Pentrebach railway station to the HSRA.
- Incorporate retail uses to provide for local need and increase natural surveillance over Metro facilities, with the potential for a focal civic square.
- Deliver distinctive character areas which create a sense of place.
- Provide employment zones that can accommodate a range of employment types and are adaptable to future need.
- Reflect the cultural heritage of the site in the design of new development, including reflecting the Hoover Factory frontage in the built form, and drawing upon historic built forms such as terraced dwellings.
- Create a distinctive and unique environment that can act as a flagship development incorporating high levels of sustainability including, where viable, building integrated renewables, district heating systems, the appropriate re-use of existing employment buildings/land and use of sustainable materials and construction.

Green Infrastructure and Open Space

- Establish a green perimeter and create a strong central green core for the HSRA.
- Provide a range of open spaces of sufficient quantity and quality, for play and recreation (including areas of natural play), and where viable, incorporate the retention and management of existing green infrastructure.
- Reflect the site heritage in the open spaces.
- Promote new planting throughout the development using distinctive formal and informal planting to support character areas.
- Establish a green buffer around the existing railway line that has ecological benefit and creates a positive interface between the railway corridor and residential uses.
- Incorporate the River Taff as a distinctive feature and use the river corridor as a green spine that filters into the development, opening up the riverside and creating an accessible and pedestrian-friendly movement corridor along it.
- Bring the River setting 'into' the site through incorporating water features/SuDS/watercourses in the public realm.
- Develop green infrastructure that has the potential to add value and sense of place to the future development.
- Develop a landscape-led approach that contributes to the sense of place.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy is likely to result in investment in a wide range of infrastructure and community facilities and result in a significant amount of new development in a location that is accessible to most of the population of the County Borough.	++
2. To maintain and enhance	Due to the nature of the strategic regeneration area, the proposals are likely to create a new community identity, and it will be important to deliver the development in an integrated	+

community and settlement identities.	manner, so that the identity of adjacent communities is not negatively affected.	
3. To support a sustainable level of population growth.	The area is likely to provide approximately one –third of the total population increase during the LDP period, in a sustainable location in terms of access to public transport facilities and other key services/facilities.	++
4. To improve human health and well-being and reduce inequalities.	The location of the area will enable existing areas of open space and green infrastructure to be better incorporated into the usable areas of open space/green infrastructure in the County Borough. The anticipated public transport improvements also have the potential to reduce car use and improve air quality in the County Borough.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The scale of nature of the proposed site will enable a wide range of dwelling tenures and types to be delivered on site.	++
6. To improve the overall quality and energy efficiency of the housing stock.	Opportunities to provide some higher density housing on the site also increase the opportunities for creating more energy efficient housing schemes.	+
7. To enhance the attractiveness of the County Borough to support economic development.	The proposed Metro transport infrastructure will make area more attractive and enable smoother flow of labour into County Borough and will be capitalised on given location of strategic site on main rail line. The area will also provide land for high quality employment uses, and also be seen as a prestigious development in the wider city region, not just Merthyr Tydfil.	++
8. To reduce the need to travel and encourage sustainable modes of transport.	The location of the proposed strategic site presents relatively straightforward opportunities to connect a significant amount of new development with Green Infrastructure/Active Travel routes. Taff and Trevithick Trails are close to proposed strategic site and could easily be linked in to new housing and employment development. The Hoover Strategic Regeneration Area will also maximise on transport infrastructure improvements such as the planned South Wales Metro improvements.	++
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The strategic regeneration area is located within the existing urban area and will be able to access existing infrastructure relatively easily. The area would also enable the safeguarding of locally and regionally planned transport routes or proposals.	+

10.To minimise energy use and optimise opportunities for renewable energy generation.	The site presents opportunities to minimise energy use due to its highly accessible nature, however, the extra population is likely to lead to higher energy consumption. Scale and location of the site also presents opportunities to promote energy efficiency and renewable energy through robust design policy however some renewable energy technologies will be subject to the development viability of specific schemes.	0
11.To minimise the contribution to climate change whilst maximising resilience to it.	Opportunity to use green infrastructure (active travel routes etc.) to mitigate impact of development on climate change. Locating a significant proportion of new development close to new public transport infrastructure will also assist in encouraging mitigation. The extra population is however likely to conflict with some environmental considerations.	0
12.To maintain and enhance biodiversity and ecosystem connectivity.	The policy proposed a significant amount of new development on an area of previously developed land with little known ecological value. There is also potential to improve the quality and access to River Taff SINC and other areas of biodiversity features as part of the development.	+
13.To minimise the demand for water and improve the water environment.	Due to the scale of the site, there is likely to be some conflict with environmental considerations, however building standards and design have evolved to minimise the impact on the water environment. The level of development proposed will require mitigation in terms of the effect on the water environment, and the scale of the strategic regeneration area should enable this, although greater detail of the proposals will be needed to confirm this.	?
14.To minimise the risk of flooding.	Development of the strategic regeneration area will present opportunities to promote SUDs and will address potential historical flood risk issues on the Western side of the River Taff. Development on the eastern side of the River Taff is unconstrained by flood risk.	+
15.To protect and conserve soil and safeguard mineral resources.	The strategic site is a brownfield site. This in turn eases the pressure on greenfield sites in the County Borough that may be suitable for housing and would be required in an option where there is not a strategic brownfield site.	++
16.To protect and enhance of heritage assets that defines the County Borough as the most	Opportunities to reflect the historic and cultural significance of the Hoover factory site in the redevelopment of the area. The redevelopment should also improve access to other heritage assets in the proximity of the area e.g. Trevithick Tunnel	+

significant Welsh town of the Industrial Revolution.		
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	Due to the local significance of the Hoover site, redevelopment proposals should support its distinctive place in the town's history. Policy is unlikely to directly affect the number of Welsh speakers in the County Borough.	0
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	Development of the strategic area is unlikely to have any impact on designated Special Landscape Areas, although it is situated within the Merthyr Tydfil Landscape of Outstanding Historic Interest. Redevelopment of the areas is likely to improve the overall landscape that is currently made up of predominantly redundant industrial land.	+
Summary The policy will have a positive overall effect and will form a key part of the overall strategy of the LDP. A significant proportion (20%) of the overall housing requirement is anticipated to be delivered in the strategic regeneration area, along with employment facilities and open space. The Hoover Strategic Regeneration Area allocation has been informed by a high level framework master plan which considers key constraints. When more detailed plans are considered it will be important to closely examine opportunities for renewable energy projects and ecological enhancements to maximise the positive aspects of the area.		

Policy SW7: The Former Ivor Steel Works Regeneration Site

Appropriate residential-led mixed-use redevelopment on the former Ivor Steel Works site in Dowlais will be supported where the proposals contribute to the regeneration of the local community and are fully justified.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy is unlikely to have a significant effect on this objective.	0

2. To maintain and enhance community and settlement identities.	The policy could result in an area of derelict/unsightly land being developed, therefore potentially improving settlement identity	+
3. To support a sustainable level of population growth.	The policy is unlikely to have a significant direct effect on this objective.	0
4. To improve human health and well-being and reduce inequalities.	The policy could result in an area of contaminated and/or unstable land being remediated, having a direct impact on the safety of that land.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	Remediation/reclamation of this site may result in the land becoming suitable and viable for housing development over the Plan period.	+
6. To improve the overall quality and energy efficiency of the housing stock.	The policy is unlikely to have a significant effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Remediation/reclamation of this site should result in the land becoming developable with the potential to support economic development in the County Borough.	+
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy is unlikely to have a significant direct effect on this objective.	0
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy is unlikely to have a significant direct effect on this objective.	0

10.To minimise energy use and optimise opportunities for renewable energy generation.	The policy is unlikely to have a significant direct effect on this objective.	0
11.To minimise the contribution to climate change whilst maximising resilience to it.	The policy is unlikely to have a significant direct effect on this objective.	0
12.To maintain and enhance biodiversity and ecosystem connectivity.	Reclamation/remediation of this site could result in improvements to biodiversity and ecosystem connectivity in the long term. However, the reclamation/remediation work will need to be carefully considered as the site has been untouched for a long period of time and will have some ecological value.	?
13.To minimise the demand for water and improve the water environment.	Reclamation/Remediation of such sites has the potential to improve the water environment by dealing with contaminated land.	+
14.To minimise the risk of flooding.	Reclamation/Remediation of this site has the potential to address flooding issues in the area; however, care needs to be taken to ensure that any works do not create new problems in terms of flooding issues.	0
15.To protect and conserve soil and safeguard mineral resources.	The policy is likely to result in an area of brownfield land being improved and then potentially becoming suitable for re-use.	+
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	Redevelopment of the site should result in the enhancement of a listed building on the site, positively contributing to this objective.	+

17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy is unlikely to have a significant direct effect on this objective.	0
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	Depending on precise location of sites, policy has the potential to enhance the quality of significant areas of land that is currently of a poor quality within the County Borough.	+
Summary The policy is likely to have an overall positive effect as it should at least result in improvements to the physical appearance of an area of land in the County Borough that requires reclamation/remediation. Additionally, the policy could result in additional land becoming available for development giving the LDP some additional flexibility in terms of delivering housing, employment or leisure proposals.		

Policy SW8: Gypsy, Traveller and Showpeople Accommodation

The Glynmill site is shown on the proposals map as the preferred location for development for Gypsy, Traveller and Showpeople accommodation needs. Proposals for new Gypsy, Traveller and Showpeople accommodation will be permitted where:

- The design, size of the site and number of pitches are appropriate to its location and the accommodation needs of the applicant(s); and
- It has adequate access to services and facilities.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities	The policy contained in the deposit plan will aim to ensure that any GT accommodation is appropriately located and has sufficient access to facilities and infrastructure.	+

are met.		
2. To maintain and enhance community and settlement identities.	The policy contained in the deposit plan will aim to ensure that any new GT accommodation is located sensitively so that settlement and community identity are at least maintained.	+
3. To support a sustainable level of population growth.	The policy will be unlikely to have a significant effect on this objective.	0
4. To improve human health and well-being and reduce inequalities.	The policy will be likely to assist in reducing inequalities as it seeks to facilitate accommodation for a specific demographic group.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will seek to facilitate a particular type of housing need that may not be delivered through general housing policies.	++
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy will be unlikely to have a significant effect on this objective.	0
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will seek to ensure that any new gypsy and traveller accommodation is appropriately located, including in terms of proximity to transport networks.	+
9. To ensure essential utilities and infrastructure are	The policy will seek to ensure that any new gypsy and traveller accommodation is appropriately located particularly in terms of having satisfactory access to local services and facilities.	+

available to meet the needs of all.		
10.To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant effect on this objective.	0
11.To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant effect on this objective.	0
12.To maintain and enhance biodiversity and ecosystem connectivity.	The policy will be unlikely to have a significant effect on this objective.	0
13.To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant effect on this objective.	0
14.To minimise the risk of flooding.	The policy will be unlikely to have a significant effect on this objective.	0
15.To protect and conserve soil and safeguard mineral resources.	The policy will be unlikely to have a significant effect on this objective.	0
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial	The policy will be unlikely to have a significant effect on this objective.	0

Revolution.		
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant effect on this objective.	0
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	New gypsy and traveller accommodation could be located within or outside settlement boundaries. As such, care will need to be taken in terms of the impact of any new site on designated areas of landscape value. However, effects are likely to local and minor in nature.	0
Summary The policy will facilitate the delivery of a specific type of housing provision and allows greater flexibility than policies for regular housing provision. Due to this flexibility, and the fact that the potential development arising from this policy is of a relatively small scale, there are a higher number of neutral or 'no effect' scores. The policy will therefore have a positive outcome overall when compared against the SA objectives.		

Policy SW9: Planning Obligations

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

1. On site provision of affordable housing on sites of 10 homes or more at a level of:
 - 10% in the Primary Growth Area.
 - 5% in the Other Growth Area.
2. A financial contribution towards the provision of affordable housing:
 - On sites of between 5 and 9 homes or;
 - On sites of 10 or more homes, where on-site provision is not appropriate.
3. The provision of open space on sites of 10 homes or more, where there is an identified need.
4. Other relevant obligations not included within the Council's Community Infrastructure Levy (CIL) Regulation 123 List of

Infrastructure.		
SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy seeks to provide a range of community and social infrastructure and facilities that will be required to address the impact of new development in the County Borough.	++
2. To maintain and enhance community and settlement identities.	The policy seeks to secure obligations, such as open space improvements, that will maintain and enhance community and settlement identities.	+
3. To support a sustainable level of population growth.	The policy seeks to ensure that the population growth proposed by the LDP occurs in a sustainable manner by providing for the needs of new and existing residents by providing improvements to educational facilities, securing affordable housing provision, and any other facilities/services that are required by the residents of the County Borough.	++
4. To improve human health and well-being and reduce inequalities.	The policy is likely to present opportunities to improve open space and community safety/cleanliness. There is also scope for the policy to require new development to contribute directly toward health provision if required and viable.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy seeks the provision of affordable housing which will directly address particular housing needs across the County Borough.	++
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will deliver new affordable housing which is required to be built to high standards of energy efficiency. The policy is unlikely to have a direct effect on quality of existing stock.	+
7. To enhance the attractiveness of the County Borough to support economic development.	The policy is likely to result in environmental improvements and provision of new infrastructure that will enhance the attractiveness of the County Borough to support economic development.	+

8. To reduce the need to travel and encourage sustainable modes of transport.	<p>The policy presents opportunities to improve access to sustainable modes of transport and also directly improve the associated facilities.</p> <p>The policy could have a significant impact on improving the Green Infrastructure network in the County Borough, particularly if used in conjunction with the Council's Open Space Strategy.</p>	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy seeks to provide a range of community and social infrastructure and facilities that will be required to address the impact of new development in the County Borough.	++
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy seeks to minimise the impact of new development, including minimising energy use and providing renewable energy opportunities where appropriate and viable.	+
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy seeks to minimise the impact of new development, including minimising the contribution to climate change.	+
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy seeks to minimise the impact of new development, including maintaining and enhancing biodiversity and ecosystem connectivity.	+
13. To minimise the demand for water and improve the water environment.	The policy seeks to minimise the impact of new development, including minimising the demand for water and seeking any appropriate improvements to the water environment.	+
14. To minimise the risk of flooding.	The policy seeks to minimise the impact of new development, including minimising the risk of flooding (securing flood mitigation measures)	+
15. To protect and	The policy seeks to minimise the impact of new development, including potentially	+

conserve soil and safeguard mineral resources.	compensating for the loss of any areas of valuable soils.	
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy seeks to minimise the impact of new development, including securing any appropriate and viable mitigation/compensation in regard of the County Borough's heritage assets.	+
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will provide the mechanism to secure services and facilities that support distinctive local culture and the Welsh language, where appropriate and viable.	+
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy provides the mechanism to secure improvements to areas of open space across the County Borough, and mitigate/compensate any potential negative impacts from new development on areas of landscape importance.	+
Summary The policy has the potential to have significant positive effects on a wide range of areas. It is likely to result in the provision of affordable housing, open space and play provision, and assist in providing highway improvement and educational facilities. It is however worth noting that there is an element of uncertainty in relation to the delivery of these obligations as they will all be subject to economic viability. However, overall the policy is likely to have a significant positive effect when compared against the SA objectives.		

Policy SW10: Protecting and Improving Open Spaces

Development proposals that improve the quality, quantity or access to open space will generally be supported. Development proposals that would have an unacceptable adverse impact on or result in a loss of open space will not be permitted unless:

- 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 conservation importance.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will assist in ensuring the communities have access to good quality open space by seeking to improve existing open space in addition to safeguarding.	++
2. To maintain and enhance community and settlement identities.	Protecting areas of open space is likely to have a positive effect on community and settlement identities.	+
3. To support a sustainable level of population growth.	Ensuring that the increased population has access to open space is key in ensuring that the population increase is carried out in a sustainable manner.	+
4. To improve human health and well-being and reduce inequalities.	Enabling all elements of the population to have access to good quality open space will play an important role in improving human health.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy is unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy is unlikely to have a significant direct effect on this objective.	0
7. To enhance the	Protecting and improving open space is likely to increase the overall physical attractiveness	+

attractiveness of the County Borough to support economic development.	of the County Borough and therefore enhance the attractiveness of the County Borough to support economic development.	
8. To reduce the need to travel and encourage sustainable modes of transport.	Protection of open space should directly result in the enhancement of green infrastructure corridors across the County Borough, encouraging people to use active travel routes and other methods of sustainable transport.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy is unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy is unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	Through protecting open space, the policy presents opportunities to promote the use of green infrastructure to help reduce the carbon footprint of the County Borough	+
12. To maintain and enhance biodiversity and ecosystem connectivity.	This policy has scope to meet this objective by providing opportunities to improve biodiversity and ecosystem connectivity.	++
13. To minimise the demand for water and improve the water environment.	Protecting open space is unlikely to have a negative effect on use of water resources or on the quality of ground water bodies. Protecting and improving open spaces may also present opportunities to promote water-based recreation.	+
14. To minimise the risk	Protecting and improving open space presents opportunities to promote SUDs and	+

of flooding.	incorporate areas of open space into flood protection mechanisms.	
15.To protect and conserve soil and safeguard mineral resources.	The policy is likely to result in areas of soil being protected, and also ensuring that areas of minerals are safeguarded through not being permanently developed.	+
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy is likely to further protect heritage assets that are included in areas of open space.	+
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy is unlikely to have a significant direct effect on this objective.	0
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy provides the mechanism to secure improvements to areas of open space across the County Borough, and mitigate/compensate any potential negative impacts from new development on areas of landscape importance.	+
Summary The policy will have an overall positive effect particularly in the areas of community infrastructure, biodiversity, health, climate change, and landscape. Improvement could also be made to exiting open spaces as well as safeguarding existing resources.		

Policy SW11: Sustainable Design and Placemaking

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

Where appropriate new development will be required to:

- be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;
- integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape;
- 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;
- 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;
- 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;
- incorporate a range of inclusive/adaptable design specifications, a mix of house types, tenures and sizes to meet identified local needs;
- incorporate resource efficient/adaptable buildings and layouts using sustainable design and construction techniques;
- minimise the demand for energy and utilise renewable energy resources;
- provide and protect relevant utility services and infrastructure without causing any unacceptable environmental impacts;
- incorporate measures to improve ground and surface water quality wherever possible;
- provide adequate facilities and space for waste collections and recycling; and
- promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	The policy will seek to maintain and enhance community and settlement identities through promoting high quality, sustainable and inclusive design (for example through criterion 1, 4, 6 and 7).	++
3. To support a	The policy will be unlikely to have a significant direct effect on this objective.	0

sustainable level of population growth.		
4. To improve human health and well-being and reduce inequalities.	The policy will seek to improve human health and reduce inequalities through promoting high quality, sustainable and inclusive design however much will depend on how the policy is implemented. This is a likely indirect effect and explicit reference to promote the creation of healthy and active environments could be added to provide more certainty.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will seek to improve the overall quality of the housing stock through promoting high quality, sustainable and inclusive design.	+
7. To enhance the attractiveness of the County Borough to support economic development.	The policy will improve the overall physical attractiveness of the County Borough and therefore enhance the attractiveness of the County Borough to support economic development.	+
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will seek to reduce the need to travel and encourage sustainable modes of transport through requiring new development to contribute to the creation of attractive and sustainable places. A fully integrated transport system is a key feature of such places.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will unlikely to have a significant direct effect on this objective although it does ensure essential utilities infrastructure can be provided without unacceptable environmental effects.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy contains criteria aimed at improving energy efficiency and encourages renewable energy where appropriate. Therefore, there likely to be a positive effect against this objective.	+

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11.To minimise the contribution to climate change whilst maximising resilience to it.	The policy is likely to ensure that new development is of a high quality design standard, including measures to ensure that new development is resilient to the effects of climate change.	+
12.To maintain and enhance biodiversity and ecosystem connectivity.	The policy states that development must contribute to creation of attractive and sustainable places and requires the provision of green infrastructure where appropriate. Integrating the natural environment and ensuring the ecosystem connectivity is maintained will be important in creating such places. The policy as worded requires the provision of green infrastructure rather than the consideration of ecosystem connectivity specifically. To ensure the likelihood of positive impacts against this objective the fourth bullet point could include a requirement to consider the County Borough's existing network of green infrastructure is accessible and connected when considering development proposals.	+
13.To minimise the demand for water and improve the water environment.	The policy would have a positive effect against this objective due to the requirement to consider to green infrastructure and sustainable drainage in new developments as well as in relation to the water environment by including a criteria specifically related to water quality.	++
14.To minimise the risk of flooding.	The policy requires the consideration of green infrastructure and sustainable drainage. It also requires that utility services can be provided without unacceptable environmental effects. Therefore, there is likely to be a positive impact against this objective. The issue of flood risk is also covered by other policies of the Plan and national policy.	+
15.To protect and conserve soil and safeguard mineral resources.	The policy will be unlikely to have a significant direct effect on this objective.	0
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy would have a positive impact against this objective as it requires the consideration of the historic environment and landscape (criteria 1, 2 and 3).	+
17.To facilitate services	The policy will be unlikely to have a significant direct effect on this objective.	0

and facilities that support distinctive local culture and the Welsh language.		
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy would seek to ensure that new development across the County Borough is successfully integrated into the existing landscapes and townscapes of the area. Therefore, a positive effect against this objective is likely to be realised.	+
<p>Summary</p> <p>The policy will have an overall positive effect as it will ensure that all new development coming forward is of a high quality design standard and contributes to creating attractive and sustainable places. Whilst this is a likely outcome due to the range of issues identified in the design policy, caution must be taken however, as the positive outcomes will only be achieved if the policy is robustly implemented.</p> <p>To ensure the likelihood of positive impacts against objective 12 the assessment has identified that explicit reference could be made in the fourth bullet point to ensuring consideration is given to the accessibility and ecosystem connectivity of existing green infrastructure as well as the provision of new green infrastructure. In addition, the policy may have a positive impact on health and the explicit reference to promote the creation of healthy and active environments provides greater certainty in this respect.</p> <p>The score in relation to the water objective has improved as the policy now goes further in relation water environment with a criteria specifically related to water quality.</p>		

Policy SW12: Improving The Transport Network

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 support the County Borough's transport network the following schemes are proposed:

Walking and cycling

1. Proposed Active Travel Integrated Network Map routes;**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 (HSRA);**
- 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.**

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	An integrated local transport system should assist in ensuring that residents have access to appropriate community and social infrastructure.	+
2. To maintain and enhance community and settlement identities.	An integrated local transport system enables individual communities to become more self-sufficient and maintain their identity.	+
3. To support a sustainable level of population growth.	Ensuring that the population are able to efficiently access appropriate infrastructure and facilities is a key element of growing the population in a sustainable manner. A strong positive effect is realised as new population growth will be within or adjoin established urban areas or areas benefiting from sustainable transport links.	++
4. To improve human health and well-being and reduce	Improving non-motorised methods of transport will have a direct impact on human health of making people more active and also improve health through reducing emissions and improving air quality.	+

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inequalities.		
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Improving the accessibility of jobs and services to residents of the County Borough is likely to have the effect of enhancing the attractiveness of the County Borough to support economic development.	+
8. To reduce the need to travel and encourage sustainable modes of transport.	The fundamental aim of the policy is to reduce the need to travel at a local level and encourage more sustainable methods of transport for any journeys needed. The policy is likely to realise a strongly positive effect as it requires development proposals to demonstrate how they reduce the need to travel and encourage sustainable travel. It also allocates important schemes to support sustainable transport in the County Borough.	++
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to	The policy seeks to reduce greenhouse gas emissions by reducing the need for motorised travel and encouraging the use of green infrastructure routes for local journeys.	+

climate change whilst maximising resilience to it.		
12.To maintain and enhance biodiversity and ecosystem connectivity.	The policy promotes the use of green infrastructure routes and an impact of this should be to at least maintain connectivity, with there being scope to enhance this depending on which routes are selected for improvement.	+
13.To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14.To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15.To protect and conserve soil and safeguard mineral resources.	The policy will be unlikely to have a significant direct effect on this objective.	0
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy will be unlikely to have a significant direct effect on this objective.	0
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0

18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy would promote the use and improvement of green infrastructure routes and would have a positive impact on the County Boroughs landscapes and townscapes. The green routes themselves are likely to be within or nearby to urban areas, and will physically improve the appearance of these areas. The promotion of these routes will also ease the pressure to build new roads/transport facilities on areas that may have higher landscape value.	+
Summary The policy has the potential to have significant positive impacts on human health, transport and sustainable growth objectives. It will be important to ensure that the policy is robustly implemented to ensure the positive aspects highlighted are actually achieved.		

Policy SW13: Protecting and Improving Local Community Facilities

The provision of new and enhanced community facilities will be supported subject to satisfying other relevant LDP policies.

The Council will protect and support the enhancement of the County Borough's existing community facilities.

Development proposals that would result in a loss of an existing community facility will only be permitted where:-

- 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 can be demonstrated there is no longer a viable community use for the facility.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will seek to both protect existing community facilities and encourage provision of new facilities and would realise strong positive effects against this objective	++
2. To maintain and enhance community and settlement identities.	Protecting facilities within existing communities helps to retain the identity of the communities of the County Borough	+

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3. To support a sustainable level of population growth.	Ensuring that the increased population can access a range of community facilities enables to growth to occur in a sustainable manner.	+
4. To improve human health and well-being and reduce inequalities.	Having access to a range of community facilities can improve both physical and mental health (ability to walk to nearby facilities, and the reassurance of having access to such facilities)	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Encouraging new community facilities can support the vitality of the Town and local centres. Protecting community facilities within designated centres also presents opportunities to retain and facilitate expansion of resident businesses.	+
8. To reduce the need to travel and encourage sustainable modes of transport.	Ensuring a range of community facilities are available within existing communities can play an important part in reducing the need to travel.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy	The policy will be unlikely to have a significant direct effect on this objective.	0

generation.		
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy will be unlikely to have a significant direct effect on this objective.	0
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy will be unlikely to have a significant direct effect on this objective.	0
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy will be unlikely to have a significant direct effect on this objective.	0
17. To facilitate services and facilities that support distinctive local culture and the Welsh	The policy will seek to encourage retention and creation of new community facilities which would have the potential to support distinctive local culture and the Welsh language.	+

language.		
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy will be unlikely to have a significant direct effect on this objective.	0
Summary The policy is likely to have positive effect overall as it encourages new community facilities, and seeks to protect existing facilities. The policy will assist in ensuring that residents across the County Borough have access to a range of appropriate services within their communities. It gives flexibility to premises in local centres to ensure vitality is sustained.		

Policy CW1: Historic Environment

The integrity of our historic environment assets will be conserved and enhanced. 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.

Development affecting undesignated historic environment assets including, Locally Listed Buildings or structures, Landscapes of Outstanding Historic Interest in Wales, Urban Character Areas and Archaeologically Sensitive Areas should have regard to their special character and archaeological importance.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	Conserving and enhancing designated historic assets can play a vital role in maintain the identity of communities and settlements within the County Borough.	++

3. To support a sustainable level of population growth.	The policy will be unlikely to have a significant direct effect on this objective.	0
4. To improve human health and well-being and reduce inequalities.	Conserving and enhancing designated historic assets can play an important role in improving the health of the population, as a significant proportion of the County Boroughs assets are parks and gardens, or landscapes, which are used for recreational activity.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	A number of historic buildings around the County Borough have the potential to be brought back into use for housing. Restoring and redeveloping these buildings will help in providing a wider range of dwelling types across the County Borough.	+
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Conserving and enhancing historic assets will assist in improving the overall attractiveness of the County Borough and, in turn, enhance the attractiveness of the County Borough to support economic development	+
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will be unlikely to have a significant direct effect on this objective.	0
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for	The policy will be unlikely to have a significant direct effect on this objective.	0

renewable energy generation.		
11.To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12.To maintain and enhance biodiversity and ecosystem connectivity.	As a significant number of historic assets in the County Borough are landscapes or Registered parks and gardens, conserving and enhancing these assets has the potential to play an important role in enhancing biodiversity and ecosystem connectivity.	+
13.To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14.To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15.To protect and conserve soil and safeguard mineral resources.	By protecting the heritage assets of the County Borough, which include historic landscapes, the policy has an indirect effect of protecting areas of greenfield land and safeguarding minerals.	+
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	<p>The policy directly sets out to meet the objective by seeking to preserve and enhance the setting and integrity of the designated historic environment assets of the County Borough.</p> <p>The Policy as currently worded also refers to "designated" historic environment assets however non-designated assets may also benefit from consideration in the development management process e.g. where these are non-statutory designated assets or where new assets of local importance are identified. The policy could benefit from removing the word "designated" if this is considered appropriate.</p>	++
17.To facilitate services and facilities that support distinctive local culture and	By seeking to conserve and enhance the County Boroughs historic assets, the policy is likely assist in supporting facilities that support the distinctive local culture of Merthyr Tydfil. The policy could benefit by including reference to "cultural" assets to clarify the extent and likely impact of the policy. The Policy as currently worded also refers to "designated" historic environment	+

the Welsh language.	assets however non-designated assets may also benefit from consideration in the development management process e.g. where these are non-statutory designated assets or where new assets of local importance are identified. The policy could benefit from removing the word "designated" if this is considered appropriate.	
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	As a significant number of historic assets in the County Borough are landscapes or Registered parks and gardens, conserving and enhancing these assets has the potential to play an important role in protecting and enhancing designated areas of landscape value. Additionally, the policy should assist in enhancing townscapes in the County Borough given the quantity of historic buildings across the Plan area.	+
<p>Summary</p> <p>The policy will play an important role given the County Boroughs' range and quantity of historic assets. It has an overall positive effect as it will assist in protecting heritage assets in the natural environment, and facilitating the appropriate conservation of the County Boroughs built heritage.</p> <p>To provide more certainty regarding the likely sustainability outcomes, the policy could benefit from removing the reference to "designated" assets and adding reference to "cultural" assets if considered appropriate.</p>		

Policy CW2: Cyfarthfa Heritage Area

The Cyfarthfa Heritage Area is identified on the proposals map to support the development of a heritage based visitor attraction to complement the offer of Cyfarthfa Castle and Park.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance	Conserving and enhancing the Cyfarthfa Heritage Area will play a vital role in maintain the identity of communities and settlements within the County Borough.	++

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community and settlement identities.		
3. To support a sustainable level of population growth.	The policy will be unlikely to have a significant direct effect on this objective.	0
4. To improve human health and well-being and reduce inequalities.	Conserving and enhancing the Cyfarthfa Heritage Area will play an important role in improving the health of the population, as a significant proportion of the County Boroughs assets are parks and gardens, or landscapes, which are used for recreational activity.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Conserving and enhancing the Cyfarthfa Heritage Area will assist in improving the overall attractiveness of the County Borough and, in turn, enhance the attractiveness of the County Borough to support economic development	+
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will be unlikely to have a significant direct effect on this objective.	0
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise	The policy will be unlikely to have a significant direct effect on this objective.	0

opportunities for renewable energy generation.		
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	The Cyfarthfa Heritage Area includes a Registered parks and garden, part of a historic landscape, as well as footpaths. Conserving and enhancing these assets has the potential to play an important role in enhancing biodiversity and ecosystem connectivity.	+
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	By protecting the Cyfarthfa Heritage Area, which includes historic landscapes, the policy has an indirect effect of protecting areas of greenfield land and safeguarding minerals.	+
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy directly sets out to meet the objective by seeking to preserve and enhance the setting and integrity of the Cyfarthfa Heritage Area.	++
17. To facilitate services and facilities that support distinctive	By seeking to conserve and enhance the Cyfarthfa Heritage Area, the policy supports facilities that support the distinctive local culture of Merthyr Tydfil.	+

local culture and the Welsh language.		
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	As the Cyfarthfa Heritage Area includes part of a historic landscape and a Registered parks and garden, conserving and enhancing these assets has the potential to play an important role in protecting and enhancing designated areas of landscape value. Additionally, the policy should assist in enhancing the townscape in the area surrounding the Cyfarthfa Heritage Area.	+
Summary The policy will have a positive effect as it protects, and supports the enhancement of, the Cyfarthfa Heritage Area, facilitating its appropriate conservation and ensuring its attractiveness as a cultural and historic attraction.		

Policy EnW1: Nature Conservation and Ecosystem Resilience

Development proposals will be required to promote the resilience of ecosystems. In particular, proposals will be required to maintain and enhance biodiversity interests unless it can be demonstrated that:

1. The need for the development clearly outweighs the biodiversity value of the site; and
2. The impacts of the development can be satisfactorily mitigated and acceptably managed through future management regimes.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	The policy will protect ecosystems and biodiversity, which will in turn assist in maintaining community and settlement identity where the natural environment plays an important part in that identity.	+

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3. To support a sustainable level of population growth.	The policy will be unlikely to have a significant direct effect on this objective.	0
4. To improve human health and well-being and reduce inequalities.	The policy will have the effect of protecting the natural environment across all areas of the County Borough which can have positive effects both the physical and mental well-being of the population.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Protecting the natural environment will assist in improving the overall attractiveness of the County Borough and, in turn, enhance the attractiveness of the County Borough to support economic development.	+
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will be unlikely to have a significant direct effect on this objective.	0
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy	The policy will be unlikely to have a significant direct effect on this objective.	0

generation.		
11.To minimise the contribution to climate change whilst maximising resilience to it.	The policy actively protects the natural environment and could assist in reducing the County Boroughs carbon footprint.	+
12.To maintain and enhance biodiversity and ecosystem connectivity.	The policy seeks to protect ecosystems and biodiversity and mitigate for any ecological impact of development. As such, the policy directly aims to achieve this objective.	++
13.To minimise the demand for water and improve the water environment.	The policy is likely to assist in having a positive effect on the water environment through protecting the ecological value of watercourses and resources across the County Borough. The major rivers within the County Borough are identified as SINCs.	+
14.To minimise the risk of flooding.	By protecting areas of land from inappropriate development, the policy is likely to assist in minimising flood risk. Through promoting green infrastructure, there is also a link between the policies and the option to provide SUDs as part of development.	+
15.To protect and conserve soil and safeguard mineral resources.	The policy is likely to protect areas of soil that have ecological importance.	+
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	As a significant number of historic assets in the County Borough are landscapes or Registered parks and gardens, conserving and enhancing these assets has the potential to play an important role in enhancing biodiversity and ecosystem connectivity.	+
17.To facilitate services and facilities that support distinctive local culture and	The policy will be unlikely to have a significant direct effect on this objective.	0

the Welsh language.		
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	SINCs and other environmental designations form an integral part of the landscape of the County Borough. Protecting and enhancing these elements of the environment will have a positive effect on the landscape value of areas of the natural and built environment.	+
Summary <p>The policy is likely to have a significant positive impact on the environment of the County Borough. Given the lower level of growth proposed than the previous LDP, a key element of the replacement plan is to increase the focus on improving the environment in addition to providing the new homes and associated development required to meet the LDP strategy. As with other policies, robust implementation will be key to the success of the policy. The overarching policy sets out how proposals will be considered against the objective to maintain and enhance biodiversity interests and this results in an overall positive impact against the sustainability objectives.</p>		

Policy EnW2: Internationally and Nationally Protected Sites and Species

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:

1. There is no suitable alternative to the proposed development; and
2. It can be demonstrated that the benefits from the development clearly outweigh the special interest of the site; and
3. Appropriate compensatory measures are secured; or
4. The proposal contributes to the protection, enhancement and positive management of the site.

Development proposals likely to affect protected species will only be permitted where it is demonstrated that:

1. The population size, range, 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, avoidance, minimisation, mitigation, compensation and enhancement measures are provided.

SA Objective	Assessment of Effects
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1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	The policy will protect ecosystems and biodiversity, which will in turn assist in maintaining community and settlement identity where the natural environment plays an important part in that identity.	+
3. To support a sustainable level of population growth.	The policy will be unlikely to have a significant direct effect on this objective.	0
4. To improve human health and well-being and reduce inequalities.	The policy will have the effect of protecting the natural environment across all areas of the County Borough which can have positive effects both the physical and mental well-being of the population.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Protecting the natural environment will assist in improving the overall attractiveness of the County Borough and, in turn, enhance the attractiveness of the County Borough to support economic development	+
8. To reduce the need to travel and encourage	The policy will be unlikely to have a significant direct effect on this objective.	0

sustainable modes of transport.		
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10.To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11.To minimise the contribution to climate change whilst maximising resilience to it.	The policy actively protects the natural environment and could assist in reducing the County Boroughs carbon footprint.	+
12.To maintain and enhance biodiversity and ecosystem connectivity.	The policy seeks to protect ecosystems and biodiversity and mitigate for any ecological impact of development. As such, the policy directly aims to achieve this objective.	++
13.To minimise the demand for water and improve the water environment.	The policy is likely to assist in having a positive effect on the water environment through protecting the ecological value of watercourses and resources across the County Borough. The major rivers within the County Borough are SINC's	+
14.To minimise the risk of flooding.	By protecting areas of land from inappropriate development, the policy is likely to assist in minimising flood risk. Through promoting green infrastructure, there is also a link between the policies and the option to provide SUDs as part of development.	+
15.To protect and conserve soil and safeguard mineral resources.	The policy is likely to protect areas of soil that have ecological importance.	+
16.To protect and	As a significant number of historic assets in the County Borough are landscapes or Registered	+

enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	parks and gardens, conserving and enhancing these assets has the potential to play an important role in enhancing biodiversity and ecosystem connectivity.	
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	SINCs and other environmental designations form an integral part of the landscape of the County Borough. Protecting and enhancing these elements of the environment will have a positive effect on the landscape value of areas of the natural and built environment.	+

Summary

The policy is likely to have a significant positive impact on the environment of the County Borough. Given the lower level of growth proposed than the previously adopted LDP, a key element of the replacement plan is to increase the focus on improving the environment in addition to providing the new homes and associated development required to meet the LDP strategy. As with other policies, robust implementation will be key to the success of the policy. The policy specifically refers to the consideration of internationally and nationally protected sites and species and clearly sets out how proposals will be considered. This results in an overall positive impact against the sustainability objectives.

Policy EnW3: Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature and Priority Habitats and Species

Development proposals likely to have an adverse impact on Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves, or Priority Habitats and Species will only be permitted where it can be demonstrated that:

- 1. The need for the development clearly outweighs the conservation value of the site;**

2. Adverse impacts on nature conservation features or geological features can be avoided;
3. Appropriate and proportionate mitigation and compensation measures can be provided; and
4. The development maintains and where possible enhances biodiversity and geodiversity interests.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	The policy will protect ecosystems and biodiversity, which will in turn assist in maintaining community and settlement identity where the natural environment plays an important part in that identity.	+
3. To support a sustainable level of population growth.	The policy will be unlikely to have a significant direct effect on this objective.	0
4. To improve human health and well-being and reduce inequalities.	The policy will have the effect of protecting the natural environment across all areas of the County Borough which can have positive effects both the physical and mental well-being of the population.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to	Protecting the natural environment will assist in improving the overall attractiveness of the County Borough and, in turn, enhance the attractiveness of the County Borough to support economic development	+

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support economic development.		
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will be unlikely to have a significant direct effect on this objective.	0
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10.To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11.To minimise the contribution to climate change whilst maximising resilience to it.	The policy actively protects the natural environment and could assist in reducing the County Boroughs carbon footprint.	+
12.To maintain and enhance biodiversity and ecosystem connectivity.	The policy seeks to protect ecosystems and biodiversity and mitigate for any ecological impact of development. As such, the policy directly aims to achieve this objective.	++
13.To minimise the demand for water and improve the water environment.	The policy is likely to assist in having a positive effect on the water environment through protecting the ecological value of watercourses and resources across the County Borough. The major rivers within the County Borough are SINCs	+
14.To minimise the risk	By protecting areas of land from inappropriate development, the policy is likely to assist in	+

of flooding.	minimising flood risk. Through promoting green infrastructure, there is also a link between the policies and the option to provide SUDs as part of development.	
15.To protect and conserve soil and safeguard mineral resources.	The policy is likely to protect areas of soil that have ecological importance.	+
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	As a significant number of historic assets in the County Borough are landscapes or Registered parks and gardens, conserving and enhancing these assets has the potential to play an important role in enhancing biodiversity and ecosystem connectivity.	+
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	SINCs and other environmental designations form an integral part of the landscape of the County Borough. Protecting and enhancing these elements of the environment will have a positive effect on the landscape value of areas of the natural and built environment.	+
Summary The policy is likely to have a significant positive impact on the environment of the County Borough. Given the lower level of growth proposed than the previous LDP, a key element of the replacement plan is to increase the focus on improving the environment in addition to providing the new homes and associated development required to meet the LDP strategy. As with other policies, robust implementation will be key to the success of the policy. The policy specifically refers to the consideration of regional and local RIGS, SINCs, nature reserves and species and habitats and clearly sets out how proposals will be considered. This results in an overall positive impact against the sustainability objectives.		

Policy EnW4: Environmental Protection

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:

- 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.

Where impacts are identified the Council will require applicants to demonstrate that appropriate measures have been incorporated to reduce, or minimise the impact identified to the lowest possible acceptable level.

Planning conditions may be imposed or legal obligation entered into, to secure any necessary mitigation and monitoring processes.

In respect of the water environment, development proposals will be required to incorporate measures to improve water quality where opportunities exist. With regard to flood risk, new developments will be expected to avoid unnecessary flood risk and meet the requirements of TAN 15. 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 TAN 15.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	The policy will be unlikely to have a significant direct effect on this objective.	0
3. To support a	The policy will be unlikely to have a significant direct effect on this objective.	0

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sustainable level of population growth.		
4. To improve human health and well-being and reduce inequalities.	The policy will seek to protect human health and reduce inequalities by minimising pollution (land, air and water), hazardous substances, noise, odour and vibration, all of which could have negative impacts on health and well-being.	++
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	+
7. To enhance the attractiveness of the County Borough to support economic development.	The policy will improve the overall physical attractiveness of the County Borough by minimising pollution (land, air and water), hazardous substances, noise odour and vibration and therefore enhance the attractiveness of the County Borough to support economic development.	++
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will be unlikely to have a significant direct effect on this objective.	0
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0

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11.To minimise the contribution to climate change whilst maximising resilience to it.	The policy is likely to minimise the effect of new development on air, land and water pollution, all of which could contribute to the effects of climate change. The policy also includes specific reference to flood risk which will require consideration of future flood extents with allowances from climate change.	++
12.To maintain and enhance biodiversity and ecosystem connectivity.	The policy is likely to minimise the unacceptable effects of new development on air, land surface water and ground water and land contamination, all of which could negatively impact ecosystems and biodiversity.	+
13.To minimise the demand for water and improve the water environment.	The policy is likely to minimise the unacceptable effects of new development on air, land surface water and ground water land contamination, all of which could negatively impact the water environment. It also includes reference to the need to consider flood risk in line with national policy. These specific requirements and reference to the water environment are likely to realise strong positive effects against this objective.	++
14.To minimise the risk of flooding.	The policy requires new development to avoid unnecessary flood risk in line with national policy. Therefore, a strong positive effect would be realised.	++
15.To protect and conserve soil and safeguard mineral resources.	The policy is likely to minimise the effect of new development on air, land and water pollution and land contamination, all of which could negatively impact soil.	+
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy will be unlikely to have a significant direct effect on this objective.	0
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0

18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy is likely to minimise light pollution resulting from new development which could negatively impact landscape and townscape	+
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Summary

The policy will have an overall positive effect as it will ensure that new development coming forward does not result in unacceptable impacts on people, residential amenity, property and / or the natural environment and therefore contributes to creating attractive and sustainable places. In particular, strong positives are realised against objectives relating to the environment and in particular the water environment and flood risk.

Policy EnW5: Landscape Protection

The following areas are designated as Special Landscape Areas (SLAs):

- SLA1: Nant Morlais & Cwm Taf Fechan;
- SLA2: Winchfawr;
- SLA3: Merthyr West Flank;
- SLA4: Pontygwaith and
- SLA5: Gelligaer and Taf Bargoed.

Development proposals will be permitted where it can be satisfactorily demonstrated that:

- a) It would not cause unacceptable harm to the character and quality of the landscape setting of the County Borough;
- b) Development within Special Landscape Areas are sensitive to their special characteristics;
- c) Development respects the local distinctiveness and historic character of the landscape;
- d) Development will safeguard local landscape character and landscape features, including views, which make a significant contribution to the character, history and setting of the locality;
- e) Development secures the enhancement of the character, appearance and quality of the landscape, through restoration, management or enhancement where possible;
- f) There is no satisfactory alternative and the benefits associated with the development can be demonstrated to outweigh the harm; and

g) Where damage to local landscape character cannot be avoided appropriate mitigation has been secured.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	By protecting large areas of the County Boroughs landscape, the policies will assist in maintaining and potentially enhancing the identity of various communities and settlements.	+
3. To support a sustainable level of population growth.	The policy will be unlikely to have a significant direct effect on this objective.	0
4. To improve human health and well-being and reduce inequalities.	By protecting large areas of the County Boroughs landscape, the policies will assist in ensuring that areas of high quality open space remain accessible to the residents, which can positive effects on both physical and mental well-being.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Protecting and enhancing the landscape will assist in improving the overall attractiveness of the County Borough and, in turn, enhance the attractiveness of the County Borough to support economic development.	+
8. To reduce the need	The policy will be unlikely to have a significant direct effect on this objective.	0

to travel and encourage sustainable modes of transport.		
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10.To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11.To minimise the contribution to climate change whilst maximising resilience to it.	Whilst the policy does not actively promote green infrastructure, protecting large areas of landscape is likely to at least present opportunities to enhance green infrastructure and the SLAs themselves.	+
12.To maintain and enhance biodiversity and ecosystem connectivity.	In the process of designating SLAs, one of the LANDMAP topics that the landscapes are assessed against is 'landscape habitats'. Significant proportions of the SLAs designated in the County Borough scored well against this topic and as such, the policies contribute effectively towards meeting this objective.	+
13.To minimise the demand for water and improve the water environment.	By protecting large areas of land that contain watercourses and resources, the policy is likely to have a positive impact on the water environment.	+
14.To minimise the risk of flooding.	By protecting areas of land from inappropriate development, the policies are likely to assist in minimising flood risk.	+
15.To protect and conserve soil and safeguard mineral resources.	The policy is likely to protect large areas of soil through protecting large areas of important landscape.	+

16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	A significant proportion of the County Boroughs' historic assets form part of landscapes that have historic interest. The policy will protect, the landscape and ensure development respects the local distinctiveness and historic character of the landscape. Therefore, a positive effect is likely to be realised.	+
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy directly seeks to protect and enhance areas of landscape value across the County Borough and designates Special Landscape Areas Therefore, strong positive effects would be realised against this sustainability objective.	++

Summary

The policy has an overall positive effect against the sustainability objectives. In addition to protecting large areas of the County Borough's landscape, the mechanism of SLAs can also have the positive impact of influencing the design of development so that it integrates into the landscape more efficiently.

Policy EcW1: Provision of Employment Land

To support economic development, 30.65 hectares of employment land (for B1(b),_B1(c),B2, B8 uses) is allocated at the following locations:

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 ha	
SA Objective	Assessment of Effects			
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.			0
2. To maintain and enhance community and settlement identities.	The policy will be unlikely to have a significant direct effect on this objective.			0
3. To support a sustainable level of population growth.	Providing a range of land for employment use will directly assist in helping to retain a larger element of the working age population. Retaining a larger share of working age adults is a key issue in growing the population sustainably.			++
4. To improve human health and well-being and reduce inequalities.	Due to the nature of the proposed uses, there is some uncertainty in regard to elements such as noise generating activities and health and safety risks however site allocations have been made in areas that are most appropriate for employment uses. There are likely to positive impacts in respect of increasing the proportion of the population in work, which has both physical and mental benefits. The policy allocates a range and choice of sites to meet local employment market needs and to contribute towards local regeneration objectives. Overall, a positive effect against the sustainability objective would be realised.			+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.			0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.			0
7. To enhance the attractiveness of the County Borough to	The policy aims to facilitate the provision of a range of employment uses and, as such, will enhance the attractiveness of the County Borough to support economic development by giving the market a choice of sites for development.			++

support economic development.		
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy includes employment use at the strategic regeneration area. This has the potential to attract a significant proportion of the workforce to travel to work via the new Metro system. Also, by increasing employment opportunities within the County Borough, there is the potential to reduce the number of people commuting out the County Borough.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	Locating employment uses on the strategic site will help to increase the viability of the Metro proposals in that locality, and all the employment sites benefit from being well placed in relation to the strategic road network. Until details of the precise uses are known there is uncertainty around impacts such as air quality and traffic congestion.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	Given the scale and type of development proposed, there is scope to promote the use of renewables and promote energy efficiency in new development.	+
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy has the potential to increase greenhouse gas emissions, however the location of the strategic site and new employment uses in particular should enable new employment development to capitalise on green infrastructure and public transport and minimise the contribution to climate change. The effects would therefore remain uncertain.	?
12. To maintain and enhance biodiversity and ecosystem connectivity.	Given the location of the sites included in the policy, it is unlikely to have a significant direct effect on this objective.	0
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	Given the location of the sites included in the policy, it is unlikely to have a significant direct effect on this objective.	0
15. To protect and	The policy encourages the use of 3 previously developed sites and does not sterilise any	+

conserve soil and safeguard mineral resources.	minerals that are currently safeguarded. One site would involve the development of greenfield land however this a small proportion and is not in agricultural use.	
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	Given the location of the sites included in the policy, it is unlikely to have a significant direct effect on this objective, although conservation of some element of the Hoover factory at the strategic regeneration sites could result in a positive effect in relation to this objective.	0
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	All of the sites included in the policy are situated within the Merthyr Tydfil Historic Landscape, and due to their scale, it could be expected for there to be some impact, however this is uncertain at present.	?
Summary Overall, the policy is likely to have a positive effect. It should result in increasing jobs opportunities in the County Borough, help to grow the population sustainably and potentially claw back some of the out commuting from Merthyr Tydfil. Impacts on human health, climate change and landscape will however need to be closely considered when more detailed proposals come forward.		

Policy EcW2: Protecting Employment Sites.

In order to protect the employment function of the County Borough's business and employment sites, development will be permitted at Rhydycar Business Park where:-

- it falls within Use Class B1; or
- it provides an ancillary facility or service that supports the primary employment use.

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:-

- 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.

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.

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.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	Protecting the status of existing employment sites is likely to assist in ensuring that residents have access to a wide range of services and facilities.	+
2. To maintain and enhance community and settlement identities.	Protecting existing employment sites will assist in ensuring that there is a clear sense of place between areas for employment and associated uses, and areas of other development such as residential areas.	+
3. To support a sustainable level of population growth.	The policy will help in ensuring that the population grows sustainably by ensuring that there is a wide range of employment opportunities across the County Borough.	+
4. To improve human health and well-being and reduce	The policy will be unlikely to have a significant direct effect on this objective.	0

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inequalities.		
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Policy will give employers certainty in regard to where it appropriate to locate certain types of business. Additionally the flexibility in allowing other appropriate commercial services can ensure the viability and vitality of existing employment sites by ensuring these are attractive to new investment (e.g. by providing ancillary or complementary uses such as access to gyms, cafes etc. for employees).	++
8. To reduce the need to travel and encourage sustainable modes of transport.	Concentrating employment uses on existing sites, which are accessible by public transport should assist in reducing the need to travel and encouraging more sustainable modes of transport.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0

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12.To maintain and enhance biodiversity and ecosystem connectivity.	Given the location of existing employment sites, the policy is unlikely to result in any negative effect towards this objective, and if environmental improvements were to be taken forward, the policy could have a positive impact.	+
13.To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14.To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15.To protect and conserve soil and safeguard mineral resources.	The policy will be unlikely to have a significant direct effect on this objective.	0
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy will be unlikely to have a significant direct effect on this objective.	0
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	Given the location of the existing employment sites, there is unlikely to be any negative effect of the policy on this objective.	0

Summary

The policy is expected have a positive effect overall. Concentrating and protecting employment uses on existing sites has the positive effects of maintaining a sense of place, ensuring residents have access to a wide range of services and facilities, and enhancing the attractiveness of the County Borough in relation to supporting economic development.

Policy EcW3: Retail Hierarchy –Supporting our Retailing Provision

Merthyr Tydfil Town Centre is the favoured location for retail, leisure, and other complementary 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, leisure and other complementary provision in all these centres will be permitted where they improve the vitality and viability of the centre(s) concerned.

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.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy aims to ensure that retail and other complementary commercial development are located in town or local centres and, if it is to be located on edge or out-of-centre sites, the development must not cause harm to the vitality, viability and attractiveness of town and local centres. Thereby ensuring that some essential/basic services, such as convenience goods, are located in appropriate locations.	+
2. To maintain and enhance community and settlement identities.	The policy aims to direct retail and other complementary commercial development to Town and Local Centres, thereby conserving and enhancing their existing characters to maintain settlement and area identities.	+
3. To support a sustainable level of population growth.	The policy is unlikely to have a significant direct effect on this objective. However, maintaining viable Town and Local Centres could increase their attractiveness to business and services, creating employment opportunities in these areas, thereby potentially encouraging more people to move to the County Borough to take advantage of these opportunities.	+
4. To improve human	The policy aims to direct retail and other complementary commercial development to Town	+

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health and well-being and reduce inequalities.	and Local Centres. This offers the potential for investment, regeneration and renewal in areas experiencing multiple deprivation. It would also offer the opportunity to retain and expand the identified need of communities in terms of health provision (as these facilities are often located in town and local centres), convenience goods and other essential and basic services.	
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy aims to direct retail and other complementary commercial development to Town and Local Centres, which support the enhancement of the vitality and viability of the Town and Local Centres. This would also safeguard the low level of convenience spend loss and would present opportunities to retain and facilitate the sustainable expansion of retail convenience spend loss.	++
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy aims to direct retail and other complementary commercial development to Town and Local Centres. Therefore it encourages development in areas with established transport links, rather than to areas which do not have this.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the	The policy will be unlikely to have a significant direct effect on this objective.	0

contribution to climate change whilst maximising resilience to it.		
12.To maintain and enhance biodiversity and ecosystem connectivity.	The policy will be unlikely to have a significant direct effect on this objective.	0
13.To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14.To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15.To protect and conserve soil and safeguard mineral resources.	The policy aims to guide development to town and local centres to present potential opportunities to enable restoration, regeneration or re-use of previously developed brownfield land.	+
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy aims to direct retail and other complementary commercial development to Town and Local Centres. There tends to be a concentration of heritage assets in town and local centres therefore by facilitating the enhancement of these areas, heritage assets may in turn be enhanced.	+
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy aims to direct retail and other complementary commercial development to Town and Local Centres. These centres tend to be established areas which have been in existence for a considerable time, and therefore directly linked to local and Welsh culture.	+
18.To protect and	The policy aims to direct retail and other complementary commercial development to Town	+

enhance the quality of designated areas of landscape value and good quality townscapes.	and Local Centres, thereby enhancing the vitality and viability of the Town and Local Centres. There tends to be a concentration of heritage assets in town and local centres therefore by facilitating the enhancement of these, as well as other non-heritage built assets, good quality townscapes are encouraged.	
Summary The overall impact of this policy is positive as it seeks to direct retail and other complementary commercial development to Town and Local Centres, thereby supporting the enhancement of the vitality and viability of the Town and Local Centres. This would in turn have positive impacts on built heritage, economic development and service provision.		

Policy EcW4: Retail Allocation

To support the Hoover Strategic Regeneration Area land is allocated to provide 400 sqm for local retail provision.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy aims to ensure that some essential/basic services, such as convenience goods, are located in appropriate locations. In this case, the significant number of new dwellings which would be built within the Hoover Strategic Regeneration Area.	+
2. To maintain and enhance community and settlement identities.	The policy will be unlikely to have a significant direct effect on this objective.	0
3. To support a sustainable level of population	Maintaining a viable community with the introduction of convenience retail could increase its attractiveness, thereby potentially encouraging more people to move to the community.	+

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growth.		
4. To improve human health and well-being and reduce inequalities.	The policy will be unlikely to have a significant direct effect on this objective.	0
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy aims to direct convenience retail to a particular area, thereby increasing the viability and attractiveness of the area. It would also safeguard the low level of convenience spend loss and would present opportunities to retain and facilitate the sustainable expansion of retail convenience spend loss.	++
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy aims to direct convenience retail development to a particular area. Therefore it encourages development in areas with established transport links, rather than to areas which do not have this, and reduces the need for resident of that area to travel for convenience goods.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for	The policy will be unlikely to have a significant direct effect on this objective.	0

renewable energy generation.		
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy will be unlikely to have a significant direct effect on this objective.	0
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy will be unlikely to have a significant direct effect on this objective..	0
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy will be unlikely to have a significant direct effect on this objective.	0
17. To facilitate	The policy will be unlikely to have a significant direct effect on this objective.	0

services and facilities that support distinctive local culture and the Welsh language.		
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy will be unlikely to have a significant direct effect on this objective.	0

Summary

The overall impact of this policy is neutral but also somewhat positive as it seeks to direct convenience retail to a particular area, thereby supporting the vitality and viability of the Hoover Strategic Regeneration Area. This would have positive impacts on population growth, sustainable travel, economic development and service provision.

Policy EcW5: Town and Local Centre Development

Development enhancing the vitality and viability of the Town and Local Centres will be supported.

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;

- **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.**

Within the PSA and local centres, the change of use of the ground floor to 'non-A' use classes will only be permitted where:-

- **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; and,**
- **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 and viability of neighbouring uses, having regard to the 'agent of change principle'.**

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy aims to support the enhancement of the vitality and viability of the Town and Local Centres, thereby enhancing services, such as retail and professional services, which are used by the whole (in the case of the town centre), or part of (in the case of local centres), the County Borough.	+
2. To maintain and enhance community and settlement identities.	The policy aims to support the enhancement of the vitality and viability of the Town and Local Centres, thereby conserving and enhancing their existing characters to maintain settlement identities.	+
3. To support a sustainable level of population growth.	The policy is unlikely to have a significant direct effect on this objective. However, the enhancing of Town and Local Centres could increase employment opportunities in these areas, thereby potentially encouraging more people to move to the County Borough to take advantage of these opportunities.	+
4. To improve human health and well-being and reduce inequalities.	The policy aims to support the enhancement of the vitality and viability of the Town and Local Centres. This offers the potential for investment, regeneration and renewal in areas experiencing multiple deprivation. It would also offer the opportunity to retain and expand the identified need of communities in terms of health provision (as these facilities are often located in town and local centres), convenience goods and other essential and basic services.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic	The policy directly aims to support the enhancement of the vitality and viability of the Town and Local Centres. This would also safeguard the low level of convenience spend loss and would present opportunities to retain and facilitate the sustainable expansion of retail convenience spend loss.	++

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development.		
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy directly aims to support the enhancement of the vitality and viability of the Town and Local Centres. Therefore it encourages development in areas with established transport links, rather than to areas which do not have this.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy will be unlikely to have a significant direct effect on this objective.	0
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and	The policy aims to guide development to town and local centres to present potential opportunities to enable restoration, regeneration or re-use of previously developed	+

safeguard mineral resources.	brownfield land.	
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy directly aims to support the enhancement of the vitality and viability of the Town and Local Centres. There tends to be a concentration of heritage assets in town and local centres therefore by facilitating the enhancement of these areas the heritage assets may in turn be enhanced.	+
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy directly aims to support the enhancement of the vitality and viability of the Town and Local Centres. These centres tend to be established areas which have been in existence for a considerable time, and therefore directly linked to local and Welsh culture.	+
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy directly aims to support the enhancement of the vitality and viability of the Town and Local Centres. There tends to be a concentration of heritage assets in town and local centres therefore by facilitating the enhancement of these, as well as other non-heritage built assets, good quality townscapes are encouraged.	+
Summary The overall impact of this policy is positive as it seeks to support the enhancement of the vitality and viability of the Town and Local Centres which supports the local economy and reduces the need to travel. This would also have positive impacts on built heritage, economic development and service provision.		

Policy EcW6: Out-of-Town Retailing Areas

Proposals for retail development on new sites or existing retail areas in out-of-town locations, including changes of use, extensions, the merger or subdivision of existing units or amendments to existing planning conditions relating to the sale of goods will only be permitted where:

- It can be demonstrated that there is an additional need for the proposal which cannot be provided within an existing town

or local retail centre, and

- The proposal would not either individually or cumulatively with other existing or consented developments have an unacceptable impact on the trade, turnover, vitality and viability of the town or local centres.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy aims to support the enhancement of the vitality and viability of the Town and Local Centres, thereby enhancing services, such as retail and professional services, which are used by the whole (in the case of the town centre), or part of (in the case of local centres), the County Borough, by directing particular developments to out-of-town retail areas only where they meet strict criteria.	+
2. To maintain and enhance community and settlement identities.	The policy aims to support the enhancement of the vitality and viability of the Town and Local Centres, thereby conserving and enhancing their existing characters to maintain settlement identities, by directing particular developments to out-of-town retail areas only where they meet strict criteria.	+
3. To support a sustainable level of population growth.	The policy is unlikely to have a significant direct effect on this objective. However, the enhancing of out-of-town retail areas, and by the application of the policy's criteria, the Town and Local Centres, could increase employment opportunities in these areas, thereby potentially encouraging more people to move to the County Borough to take advantage of these opportunities.	+
4. To improve human health and well-being and reduce inequalities.	The policy aims to support the enhancement of the vitality and viability of the Town and Local Centres, by directing particular developments to out-of-town retail areas only where they meet strict criteria. This offers the potential for investment, regeneration and renewal in areas experiencing multiple deprivation. It would also offer the opportunity to retain and expand the identified need of communities in terms of health provision (as these facilities are often located in town and local centres), convenience goods and other essential and basic services.	+
5. To meet the housing needs of all through a mix of dwelling tenures	The policy will be unlikely to have a significant direct effect on this objective.	0

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and types.		
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy directly aims to support the enhancement of the vitality and viability of the out-of-town retail areas, and by the application of the policy's criteria, the Town and Local Centres. This would also safeguard the low level of convenience spend loss and would present opportunities to retain and facilitate the sustainable expansion of retail convenience spend loss.	++
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy directly aims to support the enhancement of the vitality and viability of the out-of-town retail areas, and by the application of the policy's criteria, the Town and Local Centres. Therefore it encourages development in areas with established transport links, rather than to areas which do not have this.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12. To maintain and enhance biodiversity and	The policy will be unlikely to have a significant direct effect on this objective.	0

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ecosystem connectivity.		
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy will be unlikely to have a significant direct effect on this objective.	0
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy directly aims to support the enhancement of the vitality and viability of the Town and Local Centres, by directing particular developments to out-of-town retail areas only where they meet strict criteria. There tends to be a concentration of heritage assets in town and local centres therefore by facilitating the enhancement of these areas the heritage assets may in turn be enhanced.	+
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy directly aims to support the enhancement of the vitality and viability of the Town and Local Centres by directing particular developments to out-of-town retail areas only where they meet strict criteria.. These centres tend to be established areas which have been in existence for a considerable time, and therefore directly linked to local and Welsh culture.	+
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy directly aims to support the enhancement of the vitality and viability of the Town and Local Centres, by directing particular developments to out-of-town retail areas only where they meet strict criteria. There tends to be a concentration of heritage assets in town and local centres therefore by facilitating the enhancement of these, as well as other non-heritage built assets, good quality townscapes are encouraged.	+

Summary

The overall impact of this policy is positive as it seeks to support the enhancement of the vitality and viability of the Town and Local Centres, by directing particular developments to out-of-town retail areas only where they meet strict criteria. This would have positive impacts on built heritage, economic development and service provision.

Policy EcW7: Tourism, Leisure and Recreation Development

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.

Low-impact tourism, leisure and recreation development outside settlement boundaries will be favoured provided the need for a 'countryside location' is fully justified, the proposal minimises environmental and amenity impacts, maximises positive effects on the local community, economy and environment and is of an appropriate scale to its surroundings.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy generally directs tourism, leisure and recreation developments to existing urban areas, but does facilitate appropriate development in the countryside which may include infrastructure and community facilities.	+
2. To maintain and enhance community and settlement identities.	One of the primary functions of the policy is to direct most tourism, leisure and recreation development to existing urban areas, which will assist in maintaining settlement identities.	++
3. To support a sustainable level of population growth.	The policy has no significant direct impact on population growth.	0
4. To improve	New tourism, leisure and recreation facilities (particularly leisure and recreation-related	+

human health and well-being and reduce inequalities.	developments), may incorporate elements of active and physical activities. As the policy generally directs new tourism, leisure and recreation developments to existing urban areas, the positive effects from physical activities in areas of deprivation or any shortfall of these activities could be addressed.	
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy has no significant direct impact on the provision of dwelling tenures and types.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy has no significant direct impact on quality and energy efficiency of housing stock.	0
7. To enhance the attractiveness of the County Borough to support economic development.	New tourism, leisure and recreation developments are likely to require some degree of staffing and consumer spending, therefore additional employment opportunities for local people would result.	+
8. To reduce the need to travel and encourage sustainable modes of transport.	Directing the majority of tourism, leisure and recreation development within existing urban areas reduces the need to travel by minimising journey distances and also concentrates such development around the public transport network.	++
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	Directing the majority of new tourism, leisure and recreation development within existing urban areas ensures that such new development can access utilities and infrastructure as easily as possible	+

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10. To minimise energy use and optimise opportunities for renewable energy generation.	Directing the majority of new tourism, leisure and recreation development within existing urban areas will assist in minimising energy use by reducing need for car travel etc.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	Directing the majority of new tourism, leisure and recreation development within existing urban areas can assist in minimising the contribution to climate change by reducing need for car travel etc.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy assists in protecting biodiversity features and ecosystems outside settlement boundaries. However, connectivity between biodiversity features and ecosystems within settlement boundaries needs to be considered through separate policy.	0
13. To minimise the demand for water and improve the water environment.	The encouragement of new tourism, leisure and recreation development could result in an increase in demand for water, however, concentrating development within existing settlements presents opportunities to improve the efficiency of the water environment/infrastructure.	0
14. To minimise the risk of flooding.	The distribution of development proposed enables the LDP to seek to promote SUDS and direct development away from flood risk areas. The policy also assists in protecting large areas of countryside that play an important role in reducing flood risk.	+
15. To protect and conserve soil and safeguard mineral resources.	The policy directs tourism, leisure and recreation development to existing urban areas and therefore assists in protecting soils that have not previously been disturbed. This also enables appropriate safeguarding of mineral resources across the County Borough.	++
16. To protect and enhance of heritage assets	The policy directs majority of new tourism, leisure and recreation development to urban areas, and as such, helps to protect the significant amount of heritage assets in the countryside of the County Borough.	+

that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	There are however numerous, significant heritage assets within the settlement boundaries that will need to be carefully considered in order to protect/enhance them.	
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	New tourism, leisure and recreation facilities (particularly tourism-related development), contain incorporate elements that highlight and promote local culture and the Welsh language.	+
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy will assist in protecting and enhancing designated areas of landscape value by directing development to existing urban areas. This will also assist in creating good quality townscapes by directing investment to areas where improvements to the built environment will play an important part improving the overall landscape of the County Borough.	++
Summary The policy will have a positive effect as it will direct new tourism, leisure and recreation development to appropriate locations, helping to both protect the countryside and facilitate appropriate low impact tourism and leisure development in countryside locations. It would also support the enhancement of the vitality and viability of the Town and Local Centres, which would have positive impacts on built heritage, economic development and service provision. Additionally, such new development would provide additional employment opportunities and have indirect positive impacts on health and local culture.		

Policy EcW8: Renewable Energy

We will support the use of renewable energy as a tangible means of reducing our local carbon footprint, where appropriate to do so.

Development proposals for renewable energy will be permitted where:

- They do not have an unacceptable landscape and visual impact, including on the setting of the Brecon Beacons National Park.
- There would be no unacceptable cumulative impacts in combination with existing or consented development.
- Satisfactory mitigation can be put in place to minimise the impacts of the renewable energy proposal and its associated infrastructure.
- Proposals make provision for the appropriate restoration and after-care of the land for its beneficial future re-use.

Within the Local Search Areas (LSA), proposals for solar energy generation will be permitted subject to the above criteria. Proposals for other development within these areas will only be permitted where they can demonstrate that they would not unacceptably prejudice the renewable energy generation potential of the LSA.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	The policy will aim to direct renewable energy development to appropriate locations, thereby minimising their impact on community and settlement identities.	+
3. To support a sustainable level of population growth.	The policy will aim to facilitate new renewable energy development where viable, thereby ensuring the adequate supply of energy to cope with any increased energy demand resulting from an increased population.	+
4. To improve human health and well-being and reduce inequalities.	The policy will be unlikely to have a significant direct effect on this objective.	0
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the	The policy will be unlikely to have a significant direct effect on this objective.	0

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overall quality and energy efficiency of the housing stock.		
7. To enhance the attractiveness of the County Borough to support economic development.	The policy will be unlikely to have a significant direct effect on this objective.	0
8. To reduce the need to travel and encourage sustainable modes of transport.	Large scale renewable energy development needs to be located in areas where, for example, appropriate amounts of sun and wind can be utilised. Therefore it is not clear whether these would be areas with good transport links, or if these links would need to be created (for example for construction and maintenance).	?
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will aim to facilitate new renewable energy development, thereby ensuring an adequate/increased supply of energy to communities or the national grid.	+
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will aim to facilitate the appropriate development of renewable energy of all scales and identifies local search areas for solar energy development.	++
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will aim to facilitate new renewable energy development, thereby lessening the need for energy generated from finite sources which have a greater impact on climate change.	+
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy will aim to locate renewable energy development in appropriate locations thereby protecting those areas of most importance in terms of biodiversity. However, given that these activities would likely be located in undeveloped countryside locations, it is possible they would have some negative impact on biodiversity and/or ecosystem connectivity. The policy contains reference to ensuring appropriate mitigation and avoiding any unacceptable impacts (including cumulative impacts) and therefore no further	-

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	mitigation is suggested.	
13.To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14.To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15.To protect and conserve soil and safeguard mineral resources.	The policy will aim to facilitate the development of renewable energy development. This development is likely to be located in countryside locations and as such they may have a negative impact on soil. They may also hinder the appropriate future potential extraction of minerals; however, as these developments have an approximately 25 year lifespan, this would only be temporary and much will depend on the specifics of the proposal. Therefore, while smaller scale developments are unlikely to have an impact, an overall uncertain effect has been identified.	?
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy will aim to locate renewable energy development in appropriate locations thereby protecting those areas of most importance in terms of heritage.	0
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy will aim to locate renewable energy development in appropriate locations. However, given the nature and scale of potential developments, it is likely that they would have some impact on the landscape. However, the policy includes scope to mitigate against potential impacts on the landscape.	-
Summary		

The overall impact of this policy is likely to be positive as it seeks to facilitate renewable energy development in appropriate locations. However, given the nature, scale and likely countryside location of potential developments, they would have some negative impact on the landscape, soil and on biodiversity however much would depend on the detail of specific proposals.

Policy EcW9: District Heating

The use of combined heat and power (CHP), combined cooling, heat and power (CCHP) and district heating will be encouraged.

Within the Heat Priority Areas listed below, major development will be expected to incorporate, where viable and technically feasible, infrastructure for district heating and to connect to existing systems where available. Developers should submit an energy strategy along with their application. The following are identified as Heat Priority Areas:

- **Project Heartland;**
- **Goat Mill Road, and**
- **Hoover Strategic Regeneration Area.**

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	The policy will be unlikely to have a significant direct effect on this objective.	0
3. To support a sustainable level of population growth.	The policy will be unlikely to have a significant direct effect on this objective.	0
4. To improve human	District heat networks can, in the right circumstances, offer a route to addressing fuel poverty	+

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health and well-being and reduce inequalities.	in low income households. Tenants of social housing could benefit from more consistent and potentially lower heating bills. Therefore, a positive effect would be realised against this objective.	
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	For new build areas without substantial challenges to pipe routing, such as major roads and water courses, biomass CHP or heat only plants may be suitable to provide the bulk of the heat demand, with gas backup, Heat networks can, in the right circumstances, offer a route to addressing fuel poverty in low income households. Tenants of social housing could benefit from more consistent and potentially lower heating bills.	+
7. To enhance the attractiveness of the County Borough to support economic development.	The policy will be unlikely to have a significant direct effect on this objective.	0
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will be unlikely to have a significant direct effect on this objective.	0
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	For new build areas without substantial challenges to pipe routing, such as major roads and water courses, biomass CHP or heat only plants may be suitable to provide the bulk of the heat demand, with gas backup, Heat networks can, in the right circumstances, offer a route to addressing fuel poverty in low income households. Tenants of social housing could benefit from more consistent and potentially lower heating bills. These factors thereby contribute to ensuring an adequate/increased supply of energy to communities.	+
10. To minimise energy use and optimise opportunities for renewable energy	The policy will aim to facilitate the appropriate development of combined heat and power (CHP), combined cooling, heat and power (CCHP) and district heating.	++

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generation.		
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will aim to facilitate new renewable energy development (in the form of combined heat and power (CHP), combined cooling, heat and power (CCHP) and district heating), thereby lessening the need for energy generated from finite sources which have a greater impact on climate change.	+
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy will be unlikely to have a significant direct effect on this objective.	0
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy will be unlikely to have a significant direct effect on this objective.	-
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy will be unlikely to have a significant direct effect on this objective.	0
17. To facilitate services and	The policy will be unlikely to have a significant direct effect on this objective.	0

facilities that support distinctive local culture and the Welsh language.		
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy will be unlikely to have a significant direct effect on this objective.	0
Summary The overall impact of this policy is neutral but also somewhat positive, as it will seek to facilitate renewable energy development in the form of combined heat and power (CHP), combined cooling, heat and power (CCHP) and district heating in general and in particular in locations with no negative impacts identified against the sustainability objectives. This would have positive impacts in terms of reducing inequalities (fuel poverty), improving the energy efficiency of housing stock and minimising the contribution to climate change.		

Policy EcW10: Sustainably Supplying Minerals

The Plan will contribute to meeting society's need for a continuous and secure supply of minerals by:

- Safeguarding mineral resources from permanent development which would sterilise them or hinder their extraction;
- Maintaining a minimum 10 year land bank of permitted aggregate reserves;
- Favouring proposals which promote the sustainable use of minerals and encourage the use of secondary and recycled resources; and by,
- Safeguarding the mineral freight railway facilities at Cwm Bargoed.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure	The policy will be unlikely to have a significant direct effect on this objective.	0

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needs of all residents and communities are met.		
2. To maintain and enhance community and settlement identities.	The policy will be unlikely to have a significant direct effect on this objective.	0
3. To support a sustainable level of population growth.	The policy will aim to facilitate the extraction and use of minerals, and not hindering their appropriate extraction through the location of new development, thereby ensuring the adequate supply of minerals to cope with any increased mineral requirements resulting from the proposed level of growth.	+
4. To improve human health and well-being and reduce inequalities.	The policy will be unlikely to have a significant direct effect on this objective.	0
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy will be unlikely to have a significant direct effect on this objective.	0
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy would safeguard the mineral freight railway facilities at Cwm Bargoed, thereby ensuring that this mode of transport is utilised, rather than journeys by road. It also favours the use of secondary and recycled resources which could be used / sourced closer to development sites.	+
9. To ensure essential	The policy will be unlikely to have a significant direct effect on this objective.	0

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utilities and infrastructure are available to meet the needs of all.		
10.To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11.To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12.To maintain and enhance biodiversity and ecosystem connectivity.	The policy seeks to maintain a minimum 10 year land bank of permitted aggregate reserves. Where new permissions are required to maintain an adequate land bank, this may involve some environmental impacts given the scale and likely location of new mineral workings. Therefore, the policy would have some negative impact on biodiversity and/or ecosystem connectivity. The policy is a strategic minerals policy, that favours the use of secondary and recycled resources, and mitigation could be more appropriately included in specific development management policies.	-
13.To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14.To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15.To protect and conserve soil and safeguard mineral resources.	The policy will aim to facilitate the safeguarding of mineral resources, and not hindering their appropriate future potential extraction through the location of new development. Soil resources could be conserved as part of restoration and aftercare proposals.	++
16.To protect and enhance of heritage assets that defines	The policy will aim to locate mineral extraction in appropriate locations (i.e. not within areas of nation or international cultural designations), thereby protecting those areas of most importance in terms of heritage.	0

the County Borough as the most significant Welsh town of the Industrial Revolution.		
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18.To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	If required, new mineral developments could result in impacts on the landscape, although restoration and mitigation would be sought. Given the nature and scale of mineral extraction operations, it is likely that they would have some negative impacts on the landscape. Again the strategic nature of the policy mean the impacts from potential new mineral working developments are considered under a separate policy.	-

Summary

The policy is strategic in nature and is supplemented by more specific development management policies. The overall impact of this policy will be neutral. However, it would have some positive effects, as it will seek to safeguard mineral resources from permanent development which could sterilise them or hinder their future extraction, maintain a minimum 10 year land bank of permitted aggregate reserves, favour proposals which promote the sustainable use of minerals and encourage the use of secondary and recycled resources, and safeguard the mineral freight railway facilities at Cwm Bargoed. This is balanced against some potential negative effects on biodiversity, ecosystems and the landscape, due to the location of existing mineral reserves.

Policy EcW11: Minerals Development**Proposals for mineral extraction and associated development will be allowed where:**

- 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;
- In the case of coal resources, there are wholly exceptional circumstances clearly demonstrated that justify its extraction;
- 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.

The production and use of alternative and recycled materials will be supported as substitutes for naturally occurring aggregates.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	The policy will aim to direct the location of mineral extraction to appropriate areas (in locations that do not have unacceptable impacts on sensitive developments and not within Mineral Buffer Zones etc.), thereby preventing them from affecting community and settlement identities.	+
3. To support a sustainable level of population growth.	The policy will aim to facilitate the extraction and use of minerals, and not hindering their appropriate extraction through the location of new development, thereby ensuring the adequate supply of minerals to cope with any increased mineral requirements to support local growth levels.	+
4. To improve human health and well-being and reduce inequalities.	The policy will aim to locate mineral extraction in appropriate locations (i.e. in locations that do not have unacceptable impacts on sensitive developments), thereby avoiding potential health or wellbeing consequences associated with these activities.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency	The policy will be unlikely to have a significant direct effect on this objective.	0

of the housing stock.		
7. To enhance the attractiveness of the County Borough to support economic development.	The policy will be unlikely to have a significant direct effect on this objective.	0
8. To reduce the need to travel and encourage sustainable modes of transport.	Mineral extraction activities need to be located where the minerals are, and where their extraction is viable. Therefore it is not clear whether these would be areas with good transport links, or if these links would need to be created. The policy does however require consideration of transport by means other than by road.	?
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy will aim to locate mineral extraction in appropriate locations (i.e. where there are no unacceptable impacts on the environment), thereby protecting those areas of most importance in terms of biodiversity. However, given that these activities would be located away from existing sensitive development it is reasonable to assume that they would occur in an undeveloped countryside location and would, therefore have some negative impact on biodiversity and/or ecosystem connectivity. Therefore a negative impact would be realised.	-

	Unacceptable effects on the natural environment and consideration of possible environmental enhancement have been included in the second to fifth bullet points and. Therefore, no further mitigation is suggested.	
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy will facilitate the extraction of safeguarded of mineral resources where this is considered appropriate. The policy also requires the consideration of secondary and recycled minerals prior to the extraction of new primary resources. Soil could be retained as part of minerals development as part of mitigation or restoration and aftercare.	++
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy will aim to locate mineral extraction in appropriate locations (i.e. not within areas of nation or international cultural designations), thereby protecting those areas of most importance in terms of heritage.	0
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18. To protect and enhance the quality of	The policy will aim to locate mineral extraction in appropriate locations and this will require consideration of environmental and landscape impacts. However, given the nature and scale of mineral extraction operations, it is likely that they would have some impact on the	-

designated areas of landscape value and good quality townscapes.	landscape. As landscape character and/or visual amenity is included in bullet point three no further mitigation is suggested for the policy.	
Summary The overall impact of this policy is likely to be positive as it will seeks to support economic development whilst ensuring there would be no unacceptable impacts. Given the nature, scale and likely countryside location of the activities, they could have some negative impact on the landscape and on biodiversity, however, provided that the policy is used appropriately in conjunction with other relevant Replacement LDP Policies any negative impacts on landscape and biodiversity could be mitigated against.		

Policy EcW12: Minerals Buffer Zones

Buffer Zones have been established around permitted mineral operations in the County Borough. Within these zones, proposals for new development will only be allowed where they:

- 1. Would not unacceptably affect operations within the mineral site; and**
- 2. Would not be unacceptably affected by operations within the mineral site.**

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	The policy will be unlikely to have a significant direct effect on this objective.	0
3. To support a	The policy will be unlikely to have a significant direct effect on this objective.	0

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sustainable level of population growth.		
4. To improve human health and well-being and reduce inequalities.	The policy will aim to locate development in appropriate locations, where they would not be unacceptably affected by operations within mineral sites. Thereby, avoiding any potential health or wellbeing consequences associated with these activities.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy will be unlikely to have a significant direct effect on this objective.	0
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will be unlikely to have a significant direct effect on this objective.	0
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy	The policy will be unlikely to have a significant direct effect on this objective.	0

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use and optimise opportunities for renewable energy generation.		
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy will be unlikely to have a significant direct effect on this objective.	0
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy will be unlikely to have a significant direct effect on this objective.	0
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial	The policy will be unlikely to have a significant direct effect on this objective.	0

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Revolution.		
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy will be unlikely to have a significant direct effect on this objective.	0
Summary The overall impact of this policy is neutral, but with a positive impact on health and inequality, as it would direct development to areas that would not be affected by mineral workings.		

Policy EcW13: Minerals Safeguarding

Known mineral resource of coal, sandstone, sand and gravel, and limestone are safeguarded as shown on the proposals map.

New development will only be permitted in an area of known mineral resource where it has first been demonstrated that:

1. Any reserves of minerals can be economically extracted prior to the commencement of development, and in the case of primary coal resources, there are wholly exceptional circumstances to justify its prior extraction; or
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.

SA Objective	Assessment of Effects	
1. To ensure that the	The policy will be unlikely to have a significant direct effect on this objective.	0

community and social infrastructure needs of all residents and communities are met.		
2. To maintain and enhance community and settlement identities.	The policy will be unlikely to have a significant direct effect on this objective.	0
3. To support a sustainable level of population growth.	The policy will be unlikely to have a significant direct effect on this objective.	0
4. To improve human health and well-being and reduce inequalities.	The policy will be unlikely to have a significant direct effect on this objective.	0
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County	The policy will be unlikely to have a significant direct effect on this objective.	0

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Borough to support economic development.		
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will be unlikely to have a significant direct effect on this objective.	0
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy will be unlikely to have a significant direct effect on this objective.	0
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk	The policy will be unlikely to have a significant direct effect on this objective.	0

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of flooding.		
15. To protect and conserve soil and safeguard mineral resources.	The policy seeks to safeguard mineral resources by directing new development away from these areas (unless strict criteria can be met), thereby not hindering the appropriate future potential extraction of minerals.	++
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy will be unlikely to have a significant direct effect on this objective.	0
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy will be unlikely to have a significant direct effect on this objective.	0
Summary The overall impact of this policy will be neutral. However, it will have a positive effect in that it will seek to safeguard mineral resources by directing new development away from these areas, unless strict criteria can be met.		

Policy EcW14: Waste Facilities

Waste treatment facilities will only be permitted where:

1. there is an identified need;
2. they 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;
4. they provide comprehensive restoration and aftercare of the land for a beneficial re-use, where appropriate and,
5. they provide a Waste Planning Assessment.

The following locations are identified as preferred areas of search for waste management facilities:

- Pengarnddu Industrial Estate
- Pant Industrial Estate
- Goatmill Road
- Merthyr Tydfil Industrial Park
- Land adjoining the A4060, Ffos-Y-Fran

Land at Trecatti is safeguarded for continued necessary landfill of unavoidable residual wastes.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will aim to facilitate the development of required and appropriately located new waste facilities, thereby ensuring that the waste management and treatment needs of the County Borough are met.	+
2. To maintain and enhance community and settlement identities.	The policy will aim to direct the location of new waste facilities to appropriate areas (allocated and safeguarded B2 employment sites, and away from sensitive locations), thereby limiting potential impacts on existing residential areas.	+
3. To support a sustainable level of population growth.	The policy will aim to facilitate the development of required and appropriate waste facilities, thereby ensuring the ability of the County Borough to cope with any increased waste management requirements resulting from an increased population.	+

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4. To improve human health and well-being and reduce inequalities.	The policy will aim to facilitate the development of required new waste facilities in appropriate locations, thereby ensuring the efficient and appropriate disposal and treatment of waste, and avoiding any potential health consequences of inefficient and inappropriate waste management.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy will be unlikely to have a significant direct effect on this objective.	0
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will aim to direct the location of new waste facilities to appropriate areas (allocated and existing B2 employment sites), thereby locating them in areas with existing good transport links.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will aim to facilitate the development of required and appropriately located new waste facilities, thereby ensuring that the waste management and treatment needs of the County Borough are met.	+
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will aim to facilitate the development of required and appropriate waste facilities, thereby encouraging the potential development of energy-from-waste facilities.	+
11. To minimise the contribution to	The policy will be unlikely to have a significant direct effect on this objective.	0

climate change whilst maximising resilience to it.		
12.To maintain and enhance biodiversity and ecosystem connectivity.	The policy will aim to direct the location of new waste facilities to appropriate areas (allocated and safeguarded B2 employment sites, and away from sensitive locations), thereby preventing them from affecting undeveloped areas of areas of particular biodiversity value.	+
13.To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14.To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15.To protect and conserve soil and safeguard mineral resources.	The policy will be unlikely to have a significant direct effect on this objective.	0
16.To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy will be unlikely to have a significant direct effect on this objective.	0
17.To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18.To protect and enhance the quality of designated areas	The policy will aim to facilitate the development of required new waste facilities in areas that are appropriate (for example on existing industrial estate) and away from sensitive locations, thereby limiting any potential unsightly build-up or storage of waste in areas of landscape	+

of landscape value
and good quality
townscapes.

value.

Summary

The overall impact of this policy is likely to be positive as it seeks to facilitate the development of needed and appropriately located new waste facilities, thereby ensuring that the waste management and treatment needs of the County Borough can be met whilst minimising their impact on areas of value or importance.

Appendix 7 – SA of LDP Site Allocations

SA Significance Key - Categories of Significance		
Symbol	Meaning	Sustainability Effect
++	Major Positive	Proposed development encouraged as would resolve existing sustainability problem
+	Minor Positive	No sustainability constraints and proposed development acceptable
0	Neutral	Neutral effect
?	Uncertain	Uncertain or Unknown Effects
-	Minor Negative	Potential sustainability issues; mitigation and/or negotiation possible
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive

Table A9: Summary Appraisal findings for the Allocated

Allocated Sites		SA Objectives															
LDP Policy Allocation No.	Site Name / Location	1	2	4	5	8	9	10	11	12	13	14	15	16	17	18	
SW3.1	Hoover Factory Site	+	+	++	++	+	?	?	?	0	?	?	+	?	+	?	
SW3.2	Sweetwater Park, Trefechan	-	+	+	+	+	++	?	++	-	0	+	++	0	+	+	
SW3.3	Upper Georgetown Plateau	++	++	+	++	+	++	?	++	0	0	+	++	0	+	?	
SW3.4	Brondeg, Heolgerrig	+	++	+	++	+	++	?	-	?	0	?	--	0	+	?	
SW3.5	Beacon Heights, Swansea Road	-	+	+	+	+	++	?	++	0	0	+	++	0	+	+	
	Winchfawr, Heolgerrig	+	+	+	++	+	++	?	-	0	0	+	--	0	+	?	
SW3.7	South of Castle Park	-	+	+	++	+	++	?	-	0	0	+	--	0	+	-	
SW3.8	Cyfarthfa Mews, Swansea Road	-	++	+	+	+	++	?	++	0	0	+	++	0	+	+	
	Trevor Close, Pant	+	+	+	+	+	++	?	+	0	0	?	++	0	+	+	
SW3.10	East Street, Dowlais	+	+	+	+	+	++	?	+	0	0	+	++	+	+	?	
SW3.11	St Johns Church, Dowlais	+	+	+	+	+	++	?	++	0	0	+	++	+	+	+	

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SW3.12	Victoria House, Dowlais	+	+	+	+	+	++	?	+	0	0	+	++	0	+	+
SW3.13	Pen-y-dre Fields, Gurnos	+	++	+	+	+	++	?	-	0	0	0	--	0	+	?
SW3.14	Goetre Primary School site, Gurnos	+	++	?	++	+	++	?	+	0	0	0	+	-	+	?
SW3.15	Former General Hospital,	++	+	+	+	+	++	?	++	0	0	?	++	+	+	+
SW3.16	Haydn Terrace, Penydarren	+	++	+	++	+	+	?	-	?	0	0	--	0	+	?
SW3.17	Former St. Peter and St. Paul Church, Abercanaid	+	+	+	+	+	++	?	++	0	0	+	++	-	+	+
SW3.18	Twynyrodyn	+	++	+	++	+	++	?	-	0	0	?	--	0	+	-
SW3.19	Former Mardy Hospital, Twynyrodyn	++	++	+	++	+	++	?	?	?	0	0	?	0	+	-
SW3.20	Bradley Gardens Two	++	+	+	++	+	?	?	-	0	-	?	--	0	+	?
SW3.21	Former St Tydfils Hospital	++	++	?	++	++	++	?	+	0	0	?	++	?	+	+
SW3.22	Former Miners Hall	++	++	+	+	+	++	?	++	0	0	+	++	++	+	+
SW3.23	Former Ysgol Santes Tydfil	++	++	+	+	+	++	?	++	0	0	+	++	?	+	+
SW3.24	Sandbrook Place	++	++	+	+	+	++	?	++	0	0	+	++	?	+	+
SW3.25	Clwydyfagwr, Swansea Road	-	++	+	+	+	?	?	-	0	0	+	--	0	+	?
SW3.26	P and R Motors, Pentrebach	+	+	+	+	++	++	?	++	0	?	0	++	0	+	+
SW3.27	Land South of Bryniau Road, Pant	+	+	+	+	+	++	?	-	0	0	+	--	0	+	+
SW3.28	Land North of Ty Llwyd, Incline Top	+	+	+	+	+	++	?	+	0	0	+	++	0	+	+
SW3.29	Project riverside, Merthyr Vale,	+	++	+	++	++	++	?	++	0	?	?	?	?	+	?
SW3.30	Walters Terrace, Aberfan	+	++	+	+	++	++	?	+	0	0	+	+	0	+	+
SW3.31	Opposite Kingsley Terrace, Aberfan	+	++	+	+	++	++	?	-	0	0	+	--	0	+	?
SW3.32	Adjacent to Manor View, Trelewis	-	+	+	++	-	?	?	-	-	?	?	--	0	+	-
SW3.33	Storm Town, Trelewis	+	+	+	++	-	++	?	-	?	?	+	--	0	+	?

FINAL SUSTAINABILITY APPRAISAL REPORT

SW3.34	Cilhaul, Treharris	++	++	+	+	+	++	?	-	-	?	+	--	0	+	?
SW3.35	Oaklands, Treharris	++	++	+	++	+	++	?	-	?	?	+	--	0	+	?
SW3.36	Y Goedwig, Edwardsville	++	+	+	+	++	++	?	-	?	0	+	--	0	+	?
EcW1.1	Former Hoover Factory Car Park	-	+	+	+	+	++	?	++	0	0	+	++	0	+	+
EcW1.2	Goat Mill Road	-	++	+	0	-	++	?	++	?	?	?	++	0	+	+
EcW1.3	Ffos Y Fran	-	++	+	0	-	++	?	++	+	?	?	++	0	+	+
EcW1.4	Land south of Merthyr Tydfil Industrial Estate	+	++	--	0	+	++	?	-	?	?	?	--	0	+	?