



Cyngor Bwrdeistref Sirol Merthyr Tudful  
Merthyr Tydfil County Borough Council

# **Cynllun Datblygu Lleol Amnewid (2016 - 2031)** **Replacement Local Development Plan (2016 - 2031)**



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

## **Datganiad Ysgrifenedig/ Written Statement**

Mabwysiedig 29 o Ionawr 2020

Adopted 29th January 2020

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## Rhagair

Rwy'n falch o gyflwyno'r Cynllun Datblygu Lleol Amnewid (CDLI) mabwysiedig sy'n darparu fframwaith ar gyfer datblygiad cynaliadwy ardal Bwrdeistref Sirol Merthyr Tudful hyd at 2031.

Yn dilyn cyhoeddi'r Adroddiad Adolygu CDLI 2006-2021<sup>1</sup> cynhaliwyd ymchwil helaeth ac ymgynghoriad cyhoeddus dros y 4 blynedd diwethaf i lywio CDLI Amnewid 2016-2031. Mae'r Cynllun wedi bod yn destun archwiliad cyhoeddus gan Arolygydd Cynllunio annibynnol sydd, wedi ystyried y dystiolaeth a safbwyntiau'r rhanddeiliaid wedi dod i'r casgliad fod y Cynllun yn un 'cydnerth.'

Bydd Cynllun Datblygu Lleol Amnewid 2016-2031 yn hysbysu penderfyniadau cynllunio a datblygiad yr ardal yn y dyfodol. Mae'n disodli Cynllun Datblygu Lleol blaenorol Cyngor Bwrdeistref Sirol Merthyr Tudful ar gyfer 2006-2021.

Yn bwysicach na dim arall, mae'r Cynllun Datblygu Lleol yn ymwneud â phobl. Ceisia pob elfen ymglysoethogi'n bywydau a hyrwyddo'r amcanion lles a nodir yn y Cynllun Llesiant<sup>2</sup>.

Mae angen ymdrech ar y cyd er mwyn sicrhau fod ein Bwrdeistref Sirol yn denu buddsoddiad ac yn parhau i fod yn le atyniadol lle y mae pobl am fyw ynddi a bod yn falch ohoni. Mae cadw'n poblogaeth a denu preswylwyr newydd i'r Fwrdeistref Sirol yn bwysig ar gyfer cynaliadwyedd hirdymor yr ardal ac mae'n ganlyniad i sicrhau fod pethau eraill yn cael eu gwneud yn gywir.

Rydym yn cydnabod pwysigrwydd darparu gwasanaethau cyhoeddus hygyrch, o ansawdd ac rydym yn ymdrechu, ynghyd â'n partneriaid<sup>3</sup> i wella'n barhaus.

Yn ystod cyfnod y cynllun, ein bwriad yw gwneud y gorau o'r cyfleoedd a gyflwynir gan y 'Fargen Ddinesig' yng nghyd-destun Rhanbarth Prifddinas Caerdydd. Yn benodol, bydd ein cysylltiadau trafnidiaeth yn cael eu gwella gan 'Rwydwaith Metro De Cymru,' trawsnewid yr A465 yn ffordd ddeuol a datblygu ein llwybrau 'Teithio Llesol.' Nod y Cynllun yw sicrhau twf cynaliadwy ym mhoblogaeth y Fwrdeistref Sirol gan ganolbwyntio ar gyfleoedd adfywio 'Ardal Adfywio Strategol Hoover' ynghyd â lleoliadau eraill ym Merthyr Tudful. Darperir yn ogystal at anghenion tyfiant lleoliadau ynghanol y cwm er mwyn cefnogi tyfiant ffyniannus y cymunedau hynny.

Mae hyn i gyd yn ddibynnol ar osod ffocws ar ddarpariaeth ac adeiladu ar y gwelliannau sydd wedi ennill dyfarniadau yn ystod y blynyddoedd diwethaf.

Edrychaf ymlaen at y dyfodol, yn llawn gobaiith. Nid yw strategaeth a pholisi yn unig yn esgor ar newid a bydd ein hymdrechion ar y cyd yn pennu llwyddiant dyfodol ein Bwrdeistref Sirol.

Y Cyngorydd Kevin O'Neill, Arweinydd y Cyngor

<sup>1</sup> Cynllun Datblygu Lleol Merthyr Tudful 2006 -2021 Adroddiad Adolygu, Ebrill 2016.

<sup>2</sup> Canolbwyntio ar y Dyfodol: Llesiant yn ein Cymunedau 2017 tan 2022.

<sup>3</sup> Adroddiad Gwelliant Blynyddol 2017 – 18 Cyngor Bwrdeistref Sirol Merthyr Tudful.





## Foreword

I am pleased to present the adopted Replacement Local Development Plan (LDP) which provides a framework for the sustainable development of the Merthyr Tydfil County Borough area up to 2031.

Following publication of the LDP 2006-2021 Review Report<sup>4</sup> extensive research and public consultation has been undertaken over the last 4 years to inform the Replacement LDP 2016-2031. The Plan has been subject to public examination by an independent Planning Inspector who, having considered the evidence base and the views of stakeholders, has concluded that the Plan is 'sound'.

The adopted Replacement Local Development Plan 2016-2031 will inform planning decisions and the future development of the area. It supersedes the previous Merthyr Tydfil County Borough Council Local Development Plan 2006-2021.

Above all else, the Local Development Plan is about people. Each element seeks to enhance our lives and champions the well-being objectives set out in our Well-being Plan<sup>5</sup>.

A collective effort is required to ensure our County Borough attracts investment and remains an attractive place where people want to live and are proud of. Retaining our population and attracting new residents to the County Borough is important for the long-term sustainability of the area and is the result of getting other things right.

We recognise the importance of providing quality, accessible public services and, in this regard, we are striving for continuous improvement with the help of our partners<sup>6</sup>.

Over the plan period we aim to maximise the opportunities presented by the 'City Deal' within the context of the Cardiff Capital Region. In particular, our transport connections will be improved by the 'South Wales Metro', the dualling of the A465 and development of our 'Active Travel' routes. The Plan aims to ensure the sustainable population growth of the County Borough and focuses on regeneration opportunities at the 'Hoover Strategic Regeneration Area' and at other locations within the main settlement of Merthyr Tydfil. The growth needs of our other valley settlements are also provided for to support the growth and vitality of these communities.

All of this requires a focus on delivery, building upon the award winning improvements made to the County Borough over recent years.

I look forward to our future with optimism. Strategy and policy alone do not bring about change and our collective effort will determine the future success of our County Borough.

Councillor Kevin O'Neill, Leader of the Council

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<sup>4</sup> Merthyr Tydfil Local Development Plan 2006 -2021 Review Report, April 2016.

<sup>5</sup> Focus on the Future: Wellbeing in our Communities 2017 to 2022.

<sup>6</sup> Annual Improvement Report 2017-18 Merthyr Tydfil County Borough Council.



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## 1. **Introduction**

- 1.1 The built environment affects us all. The planning, design, management and maintenance of the built environment and its interaction with the natural environment, has a long-term impact upon people and communities. It is widely acknowledged that our quality of life, prosperity, health and wellbeing are heavily influenced by the 'place' in which we live or work.
- 1.2 Ensuring new developments are suitable and sustainable for the long-term is important. This is, however, only one part of the solution; the vast majority of the buildings and infrastructure that will exist in 30 years have already been built. The management, adaptation and utilisation of the existing built environment is also, therefore, of great importance.
- 1.3 Merthyr Tydfil County Borough Council (The Council) plays a key role in planning for, developing, and managing the built environment. The Council is responsible for developing and keeping up-to-date the Local Development Plan (LDP), which sets out planning policies and allocates sites for different types of development. The Council is also responsible for development control which involves the processing and determination of planning applications.
- 1.4 Whilst the Council plays a key role in shaping priorities and developments within the County Borough, this work is undertaken within the framework set by Planning Policy Wales<sup>7</sup> and accompanying Technical Advice Notes and Minerals Technical Advice Notes. Furthermore, the Council must work with, and respond to, various other agencies, funders and decision makers to implement proposals. As such, the built environment is a product of national and local priorities and policies.
- 1.5 The review of the 2006-2021 Adopted LDP<sup>8</sup> found that whilst many aspects of the LDP<sup>9</sup> were functioning effectively, the plan's development strategy, which underpinned the LDP, was not being delivered effectively and that both the level and spatial distribution of growth needed to be reconsidered to determine the most appropriate approach up to 2031.
- 1.6 The development strategy for the 2006-2021 LDP was for an 'Enhanced Growth Strategy' based on an ambitious level of growth for both housing and employment. In terms of housing, the rate of housebuilding did not meet the needs of the LDP's strategy and, as a consequence, the Council was

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<sup>7</sup> Planning Policy Wales, Edition 10, 2018.

<sup>8</sup> Merthyr Tydfil Local Development Plan 2006-2021 Review Report April, 2016.

<sup>9</sup> Merthyr Tydfil Local Development Plan 2006-2021.



unable to demonstrate a 5 year housing land supply, a key planning policy requirement of the Welsh Government.

- 1.7 Additionally, contextual changes, such as the introduction of the Well-being of Future Generations (Wales) Act 2015, updates to Planning Policy Wales and changes to the evidence base indicated that certain policies and allocations within the LDP needed to be revised and that the LDP's Vision, Primary Aim and Objectives also needed to be reconsidered.
- 1.8 Following the recommendation of the Review Report, in August 2016 the Council entered into a 'Delivery Agreement'<sup>10</sup> with the Welsh Government for the preparation of a replacement LDP.
- 1.9 Agreeing the Preferred Strategy was the first formal stage in preparing the Replacement LDP. The Strategy provides direction for the development and use of land until 2031, meeting the aims of the Well-being of Future Generations (Wales) Act 2015, by contributing to improving the economic, social, environmental and cultural well-being of Wales as part of promoting sustainable development. The Council consulted on the Preferred Strategy from 14th July to 6th October 2017 and considered the comments received when preparing the Deposit Plan.
- 1.10 To help identify key issues for the Replacement LDP, an integrated approach to community involvement was undertaken, which also informed the 'Cwm Taf Local Wellbeing Plan'<sup>11</sup>. The evidence gathered from that involvement demonstrated the complexity of issues, and identified overlapping themes.
- 1.11 The Replacement Local Development Plan consists of a Written Statement and Proposals Map dated January 2020. The Written Statement sets out local planning policies, land use allocations and associated justification. It also contains a monitoring framework. The Proposals Map illustrates the land use allocations and planning designations proposed in the Plan. The Plan is also accompanied by a separate Constraints Map that illustrates existing identified environmental designations and other physical constraints. It should be noted that the Constraints Map is correct at the time of publication and may be updated in the future. It is for indicative purposes only and detailed development proposals should be informed by up-to-date constraints information from the responsible designating authority such as Natural Resources Wales, Welsh Government or Cadw.

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<sup>10</sup> Replacement Merthyr Tydfil Local Development Plan 2016 – 2031 Delivery Agreement, August 2016.

<sup>11</sup> Cwm Taf: Understanding Our Communities, Wellbeing Assessment Consultation: Brief Analysis Report, December 2016.



- 1.12 Many of the Plan's objectives and policies are cross-cutting and interrelated. The Plan should be considered as a whole and in combination with national planning policy contained within Planning Policy Wales<sup>12</sup>, Technical Advice Notes<sup>13</sup> and Mineral Technical Advice Notes<sup>14</sup>.
- 1.13 As a whole, the document explains how the Council proposes to respond to the identified issues and evidenced needs and how it will protect and respect the environment. Amongst other land use needs, this includes how the Plan makes provision to meet the identified residential requirement of 2,250 and will seek the regeneration of local communities. Development of the Plan has been informed by a 'Sustainability Appraisal', extensive work undertaken in building an evidence base and issues emerging from involvement and dialogue with a wide range of bodies and individuals.
- 1.14 The Replacement LDP (2016-2031) forms the statutory development plan for the area and replaces the existing LDP (2006-2021), adopted in May 2011.

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<sup>12</sup> Planning Policy Wales, Edition 10, December 2018.

<sup>13</sup> Technical Advice Notes 1 – 24 (Excluding 9, 17 & 22 which are no longer in force).

<sup>14</sup> Mineral Technical Advice Notes 1 and 2.







## **2. Context and Key Issues**

- 2.1 This section provides a short contextual summary of the County Borough and identifies some of the key issues which have informed the Plan.

### **Context**

- 2.2 Located in the Heads of the Valleys, within the Cardiff Capital Region, Merthyr Tydfil County Borough is the smallest Welsh local authority, with a population of 60,183<sup>15</sup> and an area of approximately 11,000 ha of which 2,300 ha lies within the Brecon Beacons National Park.
- 2.3 Neighbouring Local Authorities are Rhondda Cynon Taff County Borough Council (west and south-west), Caerphilly County Borough Council (east and south-east) and Powys County Council (north).
- 2.4 Merthyr Tydfil is strategically located at the centre of the Heads of the Valleys geographic and economic region to the north of the 'Cardiff Capital Region'. As such, Merthyr Tydfil is identified as a 'Primary Key Settlement' in the Wales Spatial Plan<sup>16</sup> and 'Turning Heads - A Strategy for the Heads of the Valleys 2020'<sup>17</sup>.
- 2.5 The A470 (north-south) and A465 (east-west) meet to the north-west of Merthyr Tydfil and are the County Borough's major roads. They are connected to the eastern side of Merthyr Tydfil by the A4060. This is reflected by good public transport infrastructure including a rail terminus and bus interchange. The Valley lines rail network supports a half hourly service from Merthyr Tydfil to Cardiff with future capacity improvements planned as part of the South Wales Metro Improvements.
- 2.6 The County Borough has rich geology and a mixture of quality habitats influenced by its industrial past. Having been the most productive centre of iron making in the world, the County Borough has profound historic and cultural substance. This is reflected in numerous important cultural and historical designations such as the Merthyr Tydfil landscape of outstanding historic interest and the Cyfarthfa Heritage Area.
- 2.7 The main town of Merthyr Tydfil lies approximately 20 miles north of Cardiff and comprises the communities of Abercanaid, Brecon Road, Cefn Coed, Dowlais, Galon Uchaf, Heolgerrig, Georgetown, Gurnos, Pant, Pentrebach, Penydarren, Swansea Road, Trefechan and Ynys Fach. With a population of

<sup>15</sup> Population estimates by local authority as at 30 June 2018 – Stats Wales.

<sup>16</sup> People, places, futures – The Wales Spatial Plan update, 2008.

<sup>17</sup> Turning Heads...A strategy for the Heads of the Valleys 2020, 2006.





approximately 44,000, it is the main retail and service centre in the Heads of the Valleys fulfilling a key strategic role (See Map 1, overleaf).

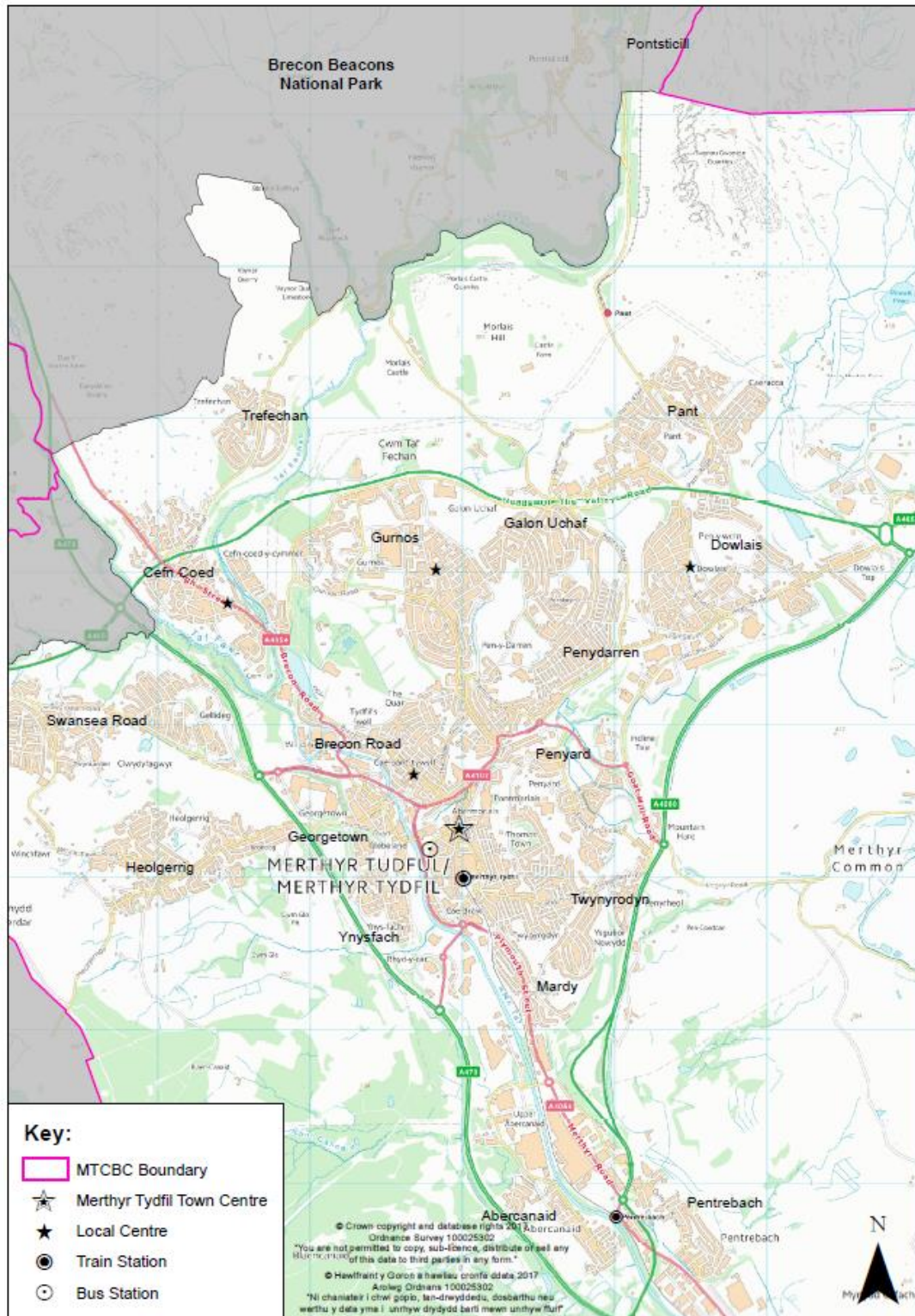
- 2.8 The other settlements within the plan area are Aberfan, Bedlinog, Merthyr Vale, Trelewis, Troedyrhiw, Treharris (which includes the community of Edwardsville), and Quakers Yard. These settlements have a combined population of approximately 16,000.
- 2.9 The Plan has had regard to all relevant national and regional plans policies and programmes. Welsh Government are preparing a National Development Framework (NDF) for Wales that will, once finalised, supersede the Wales Spatial Plan and will become the top tier of the development plans system in Wales. A consultation draft NDF<sup>18</sup> has been published and it is anticipated that the final NDF will be published by Welsh Government in late 2020.
- 2.10 The Planning (Wales) Act 2015 contains provisions for the preparation of a regional Strategic Development Plan (SDP). Whilst no formal directions have been made at this time, the South East Wales 'Cardiff Capital Region' is committed to the preparation of a Strategic Plan as part of the City Deal. The County Borough is committed to playing its part in regional planning and discussions are ongoing with regional partners regarding the future arrangements for an SDP.

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<sup>18</sup> National Development Framework 2020-2040, Consultation Draft, August 2019.



**Map 1: The Main Settlement of Merthyr Tydfil**



## Key Issues

- 2.11 A wide range of social, cultural, environmental and economic information is expressed in the 'Sustainability Appraisal (SA)'<sup>19</sup> which sits alongside the Plan. This information, along with the issues raised through community involvement, have informed the key issues for the LDP. These are summarised in Figure 1:

**Figure 1: Summary of key issues for the LDP to address**

<ul style="list-style-type: none"> <li>▪ A projected population decline from 2024, with the loss of working aged people to elsewhere in the UK.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Aligning service provision and facilities with demographic changes (such as education, health and leisure).</li> </ul>
<ul style="list-style-type: none"> <li>▪ The impact of development on community identity and characteristics and amenity.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Levels of deprivation experienced are higher in the north of the County Borough;</li> </ul>
<ul style="list-style-type: none"> <li>▪ Access to sufficient quality open space varies but is generally poor across the County Borough.</li> </ul>
<ul style="list-style-type: none"> <li>▪ The need for more social, affordable and older persons housing.</li> </ul>
<ul style="list-style-type: none"> <li>▪ The quality and energy efficiency of the existing housing.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Limited employment land development over the past 5 years.</li> </ul>
<ul style="list-style-type: none"> <li>▪ General shortage of available industrial and warehouse units across all sizes.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Issue with low skills levels, Merthyr Tydfil has a high proportion of its working age population with no qualifications (16 percent).</li> </ul>
<ul style="list-style-type: none"> <li>▪ Whilst there are extensive walking and cycling routes they are not well connected. The number of people who walk or cycle for trips of less than 5km is low. East-west travel is difficult.</li> </ul>
<ul style="list-style-type: none"> <li>▪ A new central bus station is proposed. The South Wales Metro project will improve access to Cardiff.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Home energy use is the primary cause of local GHG emissions. Carbon budgeting is set to drive demand for renewable and low carbon energy.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Climate change impacts on species, habitats and water resources; Transport fuel use is the secondary cause of local greenhouse gas emissions; Twynrodyn Road has been declared an Air Quality Management Area (AQMA).</li> </ul>
<ul style="list-style-type: none"> <li>▪ A wide range of species and habitats are under threat. Greater connectivity is needed between green corridors and green spaces.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Improvement is needed to ground, surface and water bodies in particular the Nant Morlais, due to a decline in water quality.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Parts of the Town Centre are identified as being at risk from flooding.</li> </ul>
<ul style="list-style-type: none"> <li>▪ National and local heritage designations based on past iron and coal industries need sensitive conservation.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Mineral resources located outside of settlements are protected. The Ffos-y-fran land reclamation scheme is on-going and some other mineral reserves still have permission.</li> </ul>
<ul style="list-style-type: none"> <li>▪ A good network of waste facilities exists.</li> </ul>
<ul style="list-style-type: none"> <li>▪ At less than 10%, the number of people that can communicate in Welsh is below the Wales average.</li> </ul>
<ul style="list-style-type: none"> <li>▪ High quality landscape areas, prominent views and traditional field boundaries need proactive management and protection.</li> </ul>
<ul style="list-style-type: none"> <li>▪ The need to encourage and promote leisure and tourism.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Large underused/disused brownfield sites provide regeneration opportunities.</li> </ul>
<ul style="list-style-type: none"> <li>▪ River Taff corridor provides green infrastructure opportunities.</li> </ul>

<sup>19</sup> Final Sustainability Appraisal Report, January 2020.



# BIKEPARK WALES

Traylin  
←

Climb  
→

Family Trail  
→



### 3. **LDP Vision and Objectives**

3.1 The LDP vision and objectives provide an over-arching context for the plan that shows how economic, social, cultural and environmental considerations are balanced to deliver the sustainable development of Merthyr Tydfil County Borough up to 2031.

3.2 Local Well-being Plans (LWBP) provide the overarching strategic framework for all local authority plans and strategies, including the LDP. The Cwm Taf LWBP 2018-2023<sup>20</sup> and Merthyr Tydfil Statement of Wellbeing<sup>21</sup> have informed the Plan's Vision. The Vision for Merthyr Tydfil County Borough is:

**Vision:** To strengthen Merthyr Tydfil's position as the regional centre for the Heads of the Valleys within the Cardiff Capital Region, to 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.

3.3 It is important to recognise that the LDP cannot deliver all of the local well-being outcomes. Many issues will extend beyond the direct influence of 'land-use planning'. Nevertheless, the LDP contributes towards creating the right conditions to support their delivery. The LDP Objectives, Strategy and Policies add further detail as to how the Plan and local planning decisions will deliver this Vision.

### **LDP Objectives**

3.4 To realise the vision, support local well-being objectives and address key issues, LDP objectives have been identified having regard to local issues raised through consultation, the evidence base and national policy. The Objectives are set out in Figure 2.

3.5 The LDP objectives address various social, cultural, environmental and economic well-being outcomes and provide a framework for the detailed planning policies and proposals to deliver the Plan's Vision for Merthyr Tydfil. Whilst the Objectives have strong links to specific well-being outcomes they are cross cutting in nature and individual objectives will be relevant to achieving a number of the local wellbeing outcomes. Section 5 sets out the

<sup>20</sup> Our Cwm Taf: Cwm Taf Well Being Plan, Cwm Taf Public Services Board, 2018-2023.

<sup>21</sup> Merthyr Tydfil County Borough Council, Statement of Wellbeing, 2019/20.



Plan's Strategy and how the broad social, cultural, environmental and economic well-being themes are addressed.

**Figure 2: 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.





#### **4. The LDP Strategy**

- 4.1 This section describes the LDP Strategy. The policies and site allocations to deliver it are provided in Section 6. Important spatial elements are depicted on the LDP Key Diagram shown in Section 5. The Plan's monitoring framework is shown at Section 7 and Appendix 1 provides the Site Allocation Details.
- 4.2 The Strategy is based on identified growth and spatial options which seek to address a projected population decline by encouraging a sustainable level of population growth, by directing development primarily to Merthyr Tydfil and, in particular, to the 'Hoover Strategic Regeneration Area' (HSRA) in (Abercarnaid/Pentrebach) as well as to other small sites across the County Borough.
- 4.3 Ensuring people can access job opportunities, services and recreational opportunities locally and regionally is an important element of the Plan's Strategy. The Strategy recognises the County Borough's context as the main retail and service centre in the Heads of the Valleys, with good connections to the Cardiff Capital Region, the Swansea Bay City Region and the Brecon Beacons National Park, particularly via sustainable transport, including the future South East Wales Metro and Active Travel Integrated Network Map Routes. The following section sets out the Plan's Growth Strategy while a further section below sets out the Spatial Strategy and Growth Areas that explain how the Plan will deliver the identified growth levels.

#### ***Improving social well-being (LDP Objectives 1 – 8)***

##### ***LDP Growth Strategy***

- 4.4 The Replacement LDP Growth Strategy is based on the 'sustainable population growth' option<sup>22</sup>. This seeks to facilitate an increase in the County Borough's population from the 2015 mid-year estimate of 59,324<sup>23</sup> to approximately 64,000 by 2031 (an increase of approximately 8%). This level of growth is above the 2014-based Welsh Government population projection which is the starting point for setting growth levels in LDPs, however evidence, in the form of past build rates, shows this level of population growth can be achieved<sup>24</sup>.
- 4.5 This will see fewer working age people leaving the County Borough and balances an increased demand for local facilities and services with the capacity of existing community and social infrastructure to accommodate it.

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<sup>22</sup> Merthyr Tydfil County Borough Council, Population and housing requirements background paper 2017.

<sup>23</sup> Estimates of the usual resident population as at 30 June 2015 (Office for National Statistics).

<sup>24</sup> Merthyr Tydfil County Borough Council, Population and housing requirements background paper 2017.



- 4.6 To facilitate the sustainable growth of the County Borough's population, 2,250 new homes will be needed to be built by 2031 (or 150 average dwelling completions per annum). This would require a level of house building only slightly higher than historic build rates. To ensure delivery, a contingency of approximately 25%, will be provided to enable flexibility in case some of the allocated sites are not developed as expected. This is considered a reasonable approach on the basis that the strategy predominantly relies on the development of brownfield sites.
- 4.7 The identified growth levels would see:
- An increase in the number of school age children at a level which could be more readily accommodated without the need for new schools.
  - A significant increase in the proportion of elderly people living in the County Borough. Catering for this demographic will be a key issue for service providers across the public and private sectors.
  - A smaller proportion of the working age population moving elsewhere in the UK than is currently occurring, increasing the importance of correctly locating physical infrastructure and job opportunities, and ensuring that the public transport network effectively links Merthyr Tydfil County Borough with the rest of South East Wales.
  - Development at this level is likely to have some impact on open space provision across the County Borough. However new development would contribute to improvements to the quality and access to areas of open space.
  - A range and choice of new housing opportunities across the County Borough, with different dwelling sizes and tenures supported to meet local needs.
- 4.8 Such a level of growth shows ambition as it addresses the long-term issue of population decline, projected under Welsh Government principle population projections, and would see more working aged people retained in the County Borough. It is also considered to be realistic and deliverable because the level of house building is broadly in-line with historic build rates. The growth level also enables the Plan to maximise opportunities from the regeneration of key sites and to provide sustainable economic growth in the area in-line with the needs identified in the Council's Employment Land Review and draft Economic Growth Strategy<sup>25</sup>.
- 4.9 The identified growth levels would require new infrastructure although at a level that is considered to be more realistic and deliverable. In particular, it is considered that the level of growth fits with other plans, programmes and

<sup>25</sup> Economic Growth Strategy for Merthyr Tydfil 2018-2023.





strategies including the Cardiff Capital Region City Deal<sup>26</sup> and planned transport investments<sup>27</sup>.

- 4.10 The Plan's objectives seek to protect and enhance the Welsh Language and Culture in the County Borough. The impact of the LDP on the Welsh language and culture has been assessed using an integrated approach in the Sustainability Appraisal (SA) of the Plan. SA Objective 17 aims to ensure that the plan facilitates "services and facilities that support distinctive local culture and the Welsh language." Accordingly, the Plan's policies and allocations have been assessed against this objective.
- 4.11 The strategy aims to attract people into the County Borough. Although the LDP cannot directly influence how many of these will be Welsh speakers, the level of growth proposed is likely to sustain communities and result in investment being attracted to facilitate improvements to assets of cultural significance, and this may help to retain Welsh speaking residents. The Strategy to increase the County Borough's population would also indirectly contribute to the promotion of the Welsh language by providing housing in areas within the catchments of either of the two Welsh primary schools in the County Borough.
- 4.12 The scoping work indicated that there are no significant concentrations of Welsh speakers within the County Borough, with the percentage of Welsh speakers in each ward varying between 6% and 11%. Similarly, data that looks at individual skills (ability to read, write and understand Welsh) also indicates that there is little variation across the County Borough. These figures indicate that the designation of areas where Welsh language is particularly sensitive or significant is not appropriate within the County Borough.

### ***LDP Spatial Strategy***

- 4.13 The Replacement LDP Spatial Strategy focuses on regeneration opportunities at the 'Hoover Strategic Regeneration Area' (HSRA) at Abercanaid/ Pentrebach and the development of other smaller sites across the County Borough, with the majority of new development (70%) taking place in the Primary Growth Area and remaining growth in the Other Growth Area.
- 4.14 The Spatial Strategy reflects the fact that Merthyr Tydfil has the best prospects for sustainable growth and the highest housing needs. This is consistent with the Wales Spatial Plan<sup>28</sup> and 'Turning Heads - A Strategy for

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<sup>26</sup> <https://www.gov.uk/government/publications/city-deal-cardiff-capital-region>.

<sup>27</sup> <https://www.cardiffcapitalregion.wales/latest-news/cat/transport-authority/>.

<sup>28</sup> People, places, futures – The Wales Spatial Plan update 2008.



the Heads of the Valleys 2020'<sup>29</sup>which identify Merthyr Tydfil as one of the 'Primary Key Settlements' in the 'Heads of the Valleys' sub-region.

- 4.15 The HSRA and other small sites Spatial Strategy is summarised as follows:

*A significant proportion of housing (440 dwellings), new employment and local retail provision to be located at the 'Hoover Strategic Regeneration Area' which will form a key part of the 'South Wales Metro' proposals. Growth needs will also be met by smaller sites allocated within the Primary and Other Growth Areas.*

- 4.16 The Sustainability Appraisal of the Strategy identified significant positive impacts for population growth, economic development, transport and infrastructure and also scored positively in terms of housing, communities and human health and the regeneration of brownfield land. Potential negative impacts have been identified with regard to the environmental impacts associated with population growth, however the level and distribution of new development increases the likelihood of mitigation/compensation being achieved.
- 4.17 The focus of the LDP Strategy on the HSRA at Abercanaid/Pentrebach aims to ensure the regeneration of a significant brownfield site in Merthyr Tydfil that has been largely vacant for nearly 10 years. The regeneration of the site would build upon opportunities provided by planned sustainable transport improvements, in particular improved train service frequency, improvements to Pentrebach station, park and ride facilities and potential future new metro station to the north of the HSRA. The regeneration of the area would provide approximately 20% of the identified housing requirement over the Plan period as well as new employment and local retail provision. The site also provides significant opportunities to provide improved open space and green infrastructure along the River Taff corridor. By focusing future development opportunities at the HSRA the Plan seeks to ensure the redevelopment of the former Hoover Factory site delivers on sustainable placemaking principles.
- 4.18 The Replacement LDP identifies two main growth areas in the County Borough. The Primary Growth Area is based around the town of Merthyr Tydfil where the majority of future growth needs will be met. Here approximately 70% of the residential requirement will be met. This element of the strategy seeks to locate the majority of future development close to where existing services and facilities are located and in areas which are already serviced by good public transport and strategic highways. This focus will also enable

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<sup>29</sup> Turning Heads - A strategy for the Heads of the Valleys 2020 (2006).



the regeneration of previously developed land whilst providing new housing in an area of high housing need.

- 4.19 The Other Growth Area includes the mid valley communities of Troedyrhiw, Aberfan and Merthyr Vale and lower valley settlements of Treharris and Trelewis. Here approximately 30% of the residential requirement will be met. This reflects the more limited development opportunities here and more marginal development viability whilst seeking to address local housing needs. Whilst this area has more limited services and facilities it is located in an area with good transport links to the wider region. In this area, no Community Infrastructure Levy<sup>30</sup> charges are applicable and lower affordable housing contributions will be sought.
- 4.20 The most recent Local Housing Market Assessment (LHMA), published in 2015, identifies high levels of housing need across the County Borough. The distribution of this need by growth area of the LDP is approximately 83% of housing need in the Primary Growth Area, and 17% of need located in the Other Growth Area. The distribution of housing provision in the Plan is 70% in the Primary Growth Area and 30% in the Other Growth Area.
- 4.21 Whilst these figures do not precisely correspond with each other, it is still clear that the location of the majority of housing provision relates closely to the areas where the need is highest. The distribution of housing provision in the Plan aims to ensure that sustainable levels of growth occur across the entire County Borough. The level of growth proposed in the Other Growth Area will help ensure that the smaller settlements of the County Borough remain viable communities, whilst still directing the majority of growth towards the main Merthyr Tydfil settlement. For further information on the distribution of housing need, refer to the Housing Land Supply and Trajectory background paper<sup>31</sup>.

### **Primary Growth Area**

- 4.22 Directing the majority of development to the 'Primary Growth Area' is consistent with the Wales Spatial Plan<sup>32</sup> and 'Turning Heads - A Strategy for the Heads of the Valleys 2020'<sup>33</sup>.
- 4.23 Merthyr Tydfil is strategically located at the centre of the Heads of the Valleys geographic and economic region in the north of the 'Cardiff Capital Region' and provides a strategic link between the north-south A470 (T) and

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<sup>30</sup> Report on the examination of the Merthyr Tydfil Community Infrastructure Levy Charging Schedule -The Planning Inspectorate, February 2014.

<sup>31</sup> Housing Land Supply and Trajectory background paper, December 2018.

<sup>32</sup> People, places, futures – The Wales Spatial Plan update, 2008.

<sup>33</sup> Turning Heads...A strategy for the Heads of the Valleys 2020, 2006.



the east-west A465 (T) roads. This is reflected by good public transport infrastructure including a rail terminus and bus interchange.

- 4.24 Whilst Merthyr Tydfil comprises many separate and distinct communities, there is considerable interdependence between them, in part due to the geographical character of the area. All communities are in close proximity to the town centre which, as the main commercial retail and service centre in the Heads of the Valleys, provides access to a wide range of shops, employment opportunities and other facilities.
- 4.25 Accordingly, the Plan includes appropriate policies and land allocations to facilitate the expansion of the main settlement of Merthyr Tydfil as a sustainable place to live, work and visit. This approach also reflects Merthyr Tydfil's greater capacity for the regeneration of previously developed land than anywhere else in the County Borough.
- 4.26 Candidate site submissions<sup>34</sup> and sites included within the Council's 5-year land supply<sup>35</sup> indicate Cyfarthfa, Plymouth and Town wards are likely to experience most growth to 2031. Cyfarthfa and Town are also the wards with the highest level of need identified in the Local Housing Market Assessment (LHMA). A significant proportion of the new homes will be delivered as part of a major mixed use development at the 'Hoover Strategic Regeneration Area' (HSRA) incorporating the Hoover Site and Dragon Parc/ Abercanaid Industrial Estate.
- 4.27 Confidence that directing growth to the Primary Growth Area is both viable and most likely to benefit the County Borough and sub-region is provided by substantial private sector investment achieved over recent years. The Plan builds upon the success of these recent developments such as the Cwrt Aneurin Bevan housing development, the extension of Cyfarthfa Retail Park and Bike Park Wales. Furthermore, future heritage based leisure and tourism and regeneration activities at the Cyfarthfa Heritage Area provide the opportunity to support the local economy whilst protecting and enhancing an important and unique cultural and heritage asset.

### **Other Growth Area**

- 4.28 The 'Other Growth Area' comprises a number of interdependent communities and valley settlements situated within the southern half of the County Borough. Each has its own identity and community spirit which contributes significantly to the character of the County Borough. The area is midway between the M4 and the A465 (T) and as a result of its accessibility

<sup>34</sup> Merthyr Tydfil County Borough Council Candidate Sites Register, 2017.

<sup>35</sup> Merthyr Tydfil County Borough Council Joint Housing Land Availability Study, 2017.



to Merthyr Tydfil, Pontypridd and Cardiff by both road and rail, the area has developed a residential commuter role.

- 4.29 Within the 'Other Growth Area' a relatively high level of housing development over the past two decades has resulted in much of the developable land already having been used or committed and consequently only limited capacity for additional development remains without causing undue environmental harm and overburdening local services and facilities.
- 4.30 The settlements within these areas are reasonably served by public transport with the bus service ensuring access to / from the main centres of Merthyr Tydfil and Pontypridd, and the Merthyr to Cardiff train line serving the communities situated within the Taff Fawr Valley. The Taff, Trevithick and Celtic trails also provide an integrated cycle network through the area.
- 4.31 Significant public sector investment over the past two decades has physically regenerated the post-industrial landscape and greatly enhanced the visual appeal of the area. Parc Taf Bargoed and Rock UK are key assets and capitalising on their potential for enhanced leisure and tourism provision will be crucial to driving regeneration and attracting further investment to the area as well as contributing significantly to improving the health and well-being of residents.
- 4.32 Directing some growth to these communities makes an important contribution to their regeneration and supports the retention of existing services and facilities. The level of growth in this area also seeks to address local housing needs where possible.

### ***Improving cultural and environmental well-being (LDP Objectives 9 – 11)***

- 4.33 The Plan seeks to protect, manage and enhance the County Borough's rich and diverse cultural and environmental assets which contribute to distinctiveness and sense of place. Many of these are of national importance and are designated by other organisations such as Cadw: Welsh Historic Monuments and Natural Resources Wales.
- 4.34 Locally, 'Conservation Areas' and 'Urban Character Areas'<sup>36</sup> have been identified and 'Archaeologically Sensitive Areas' are also identified to provide the focus for retaining historic character. The Cyfarthfa Heritage Area supports the development of a heritage based visitor attraction to complement the existing tourism and leisure offer at Cyfarthfa Castle and Park.

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<sup>36</sup> Merthyr Tydfil: Understanding Urban Character Cadw: 2015.





- 4.35 Sites of Importance for Nature Conservation<sup>37</sup> are the most important examples of local habitats; their monitoring provides an indication as to the health of the County Borough's biodiversity and their interests will be protected accordingly.
- 4.36 Locally important landscapes are proposed to be identified as 'Special Landscape Areas'<sup>38</sup> recognising that their character forms a high quality setting for the County Borough's settlements.

***Improving economic well-being (LDP Objectives 12 – 18)***

- 4.37 The Council's Employment Land Review (2018) has found that there is desire for growth amongst the County Borough's large businesses and, across the Welsh Valleys overall, with good prospects for inwards investment, primarily from B2 uses, with a shortage of industrial and warehouse units of all sizes. The Employment Land Review has considered all existing employment areas and potential development sites. This has resulted in the allocation of 30.65 hectares of employment land to provide for an appropriate range and choice of sites.
- 4.38 The Plan also seeks to complement the County Borough's draft Economic Growth Strategy<sup>39</sup> by supporting the allocation of appropriate sites, protecting employment sites and premises that perform an important economic role and supporting the continued vitality and viability of the town centre. It also seeks to complement the Destination Management Plan<sup>40</sup> by supporting high quality sustainable tourist, leisure and recreation facilities.
- 4.39 Employment land allocations have been made at the 'Hoover Strategic Regeneration Area' (HSRA), Goatmill Road, Merthyr Tydfil Industrial Park and at Ffos-y-Fran adjacent to the A4060. Existing and allocated industrial sites are also identified as potentially suitable areas of search to accommodate waste management facilities.
- 4.40 The Town Centre, particularly, is seen as a key asset and will continue to form the lynchpin for regeneration. The strategy reflects the need to continue town centre regeneration and will aim to capitalise on the extra spending power attracted to Merthyr Tydfil through out-of-centre developments such as the Cyfarthfa Retail Park and Trago. Fundamental to the success of this approach is ensuring that the retail offer in each of these locations is kept sufficiently distinct so as not to undermine the vitality and viability of the town

<sup>37</sup> Merthyr Tydfil County Borough Council Sites of Importance for Nature Conservation background paper 2018.

<sup>38</sup> Merthyr Tydfil County Borough Council Special Landscape Areas background paper 2018.

<sup>39</sup> Economic Growth Strategy for Merthyr Tydfil 2018-2023.

<sup>40</sup> Merthyr Tydfil County Borough Council Destination Management Plan (2016 – 2018).

centre. Furthermore, it provides support for the tourism sector and for the retailing role of the town and local centres.

- 4.41 Renewable energy presents an opportunity to reduce carbon emissions and generate income. The Plan has been informed by a Renewable Energy Assessment (2017)<sup>41</sup> that has identified areas of opportunity. Contributing towards renewable energy generation is supported by the Plan through the inclusion of positive policies for renewable energy and the identification of Heat Priority Areas, where opportunities for district heating could be exploited, and Local Search Areas for solar energy. A local contribution target towards renewable energy production is also included in the Plan's monitoring framework.
- 4.42 The Plan also supports the sustainable supply of Minerals through the inclusion of policies for mineral buffer zones surrounding permitted reserves and the safeguarding of shallow minerals resources outside these areas.

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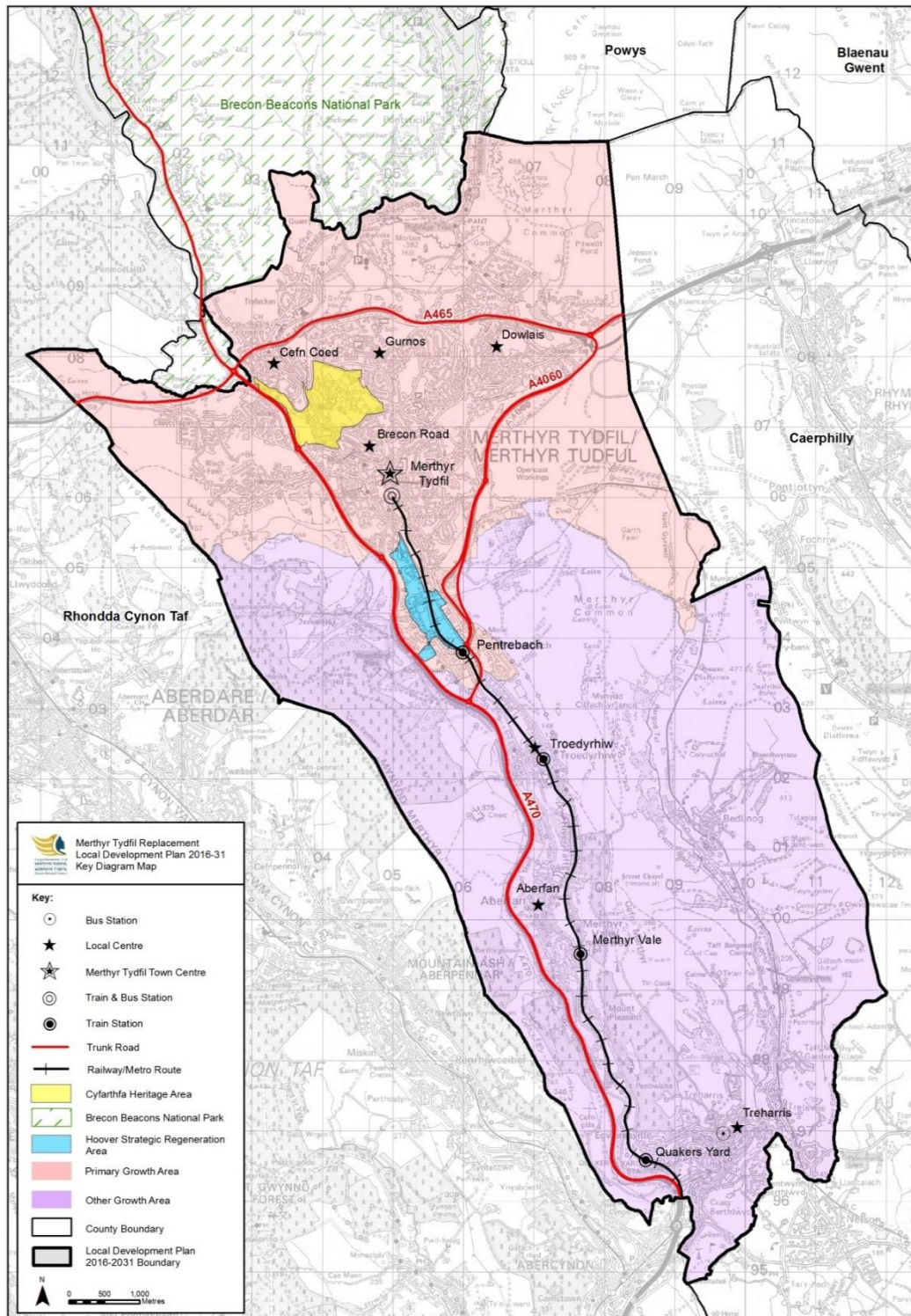
<sup>41</sup> Merthyr Tydfil Renewable Energy Assessment (REA) Report, June 2017.







## 5. LDP Key Diagram



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## **6. LDP Policies and Proposals**

- 6.1 The LDP Strategy sets out the strategic proposals that seek to ensure the County Borough remains an attractive place where people want to live and are proud of up to 2031 and beyond. This section of the Plan contains the detailed growth and development management policies that address the LDP Strategy and Objectives.
- 6.2 The LDP Policies are set out under well-being themes (social, cultural, environmental and economic) reflecting the broad groupings of LDP Objectives introduced and considered above. Under each policy reasoned justification text is provided to explain the aims of the policy and how it will be implemented. Appendix 1 provides the site allocation details.
- 6.3 It is important that the Plan's policies are considered as a whole in combination with Planning Policy Wales, Technical Advice Notes and Mineral Technical Advice Notes.

### **6.4 Improving our Social Well-being**

- 6.4.1 Population growth attracts investment and drives demand for services and facilities which are important to our everyday lives. An attractive and relatively affordable place to live, the Office for National Statistics (ONS) 2015 mid-year estimate sets our County Borough's population at 59,324<sup>42</sup>. The ONS 2014-based projections<sup>43</sup> anticipate a slight increase until 2024, before falling back over the remainder of the plan period.
- 6.4.2 Our demographic analysis<sup>44</sup> shows more births, fewer deaths and international migration have masked the impact of our residents choosing to move elsewhere in the UK, a trend which has been apparent since 2008.
- 6.4.3 To retain and sustainably grow our population, we must fulfil our vision and strive to improve the attractiveness of our County Borough as a place to be proud of.
- 6.4.4 Having derived three growth options from eight demographic scenarios<sup>45</sup>, consensus amongst key stakeholders is that growing the population to approximately 64,000 people by 2031 is considered the most sustainable demographic outcome. This will see fewer working age people leaving the County Borough and an increase in demand to support the provision of local

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<sup>42</sup> Estimates of the usual resident population as at 30 June 2015 - Office for National Statistics.

<sup>43</sup> Principal population projection: 2014- based. Office for National Statistics.

<sup>44</sup> Merthyr Tydfil County Borough Council, Population and Housing Requirements background paper, 2017.

<sup>45</sup> Merthyr Tydfil County Borough Council, Population and Housing Requirements background paper, 2017.

facilities in accessible locations without overburdening existing community and social infrastructure<sup>46</sup>.

6.4.5 Our research<sup>47</sup> shows that times when our homebuilding rates are healthy correlate with times when our population has been retained and sustainably grown. Supporting homebuilding is therefore a key focus for the Replacement Local Development Plan (LDP).

6.4.6 The Welsh Government's ambition is for a third of the Welsh population to speak Welsh by 2050<sup>48</sup>. Maintaining the level of Welsh Speakers in our County Borough is a key objective of our emerging Welsh Language Promotional Strategy<sup>49</sup>. Sustainably growing our population complements this objective by seeking to avoid a projected decline in our population from the mid 2020's.

### **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.**

#### ***Dwelling Requirement***

6.4.7 To facilitate the sustainable population growth of the LDP Strategy (growing to approximately 64,000 people by 2031), we have forecast that 2,250<sup>50</sup> new homes will be required over the Plan period. To ensure these homes are delivered, the LDP provides an additional flexibility allowance of approximately 25%, reflecting the focus of the strategy on using brownfield land. This flexibility allowance is considered appropriate as detailed in the Housing Land Supply and Trajectory background paper.

#### ***Components of Supply***

- 6.4.8 The components of supply for the 2,821 homes in the Replacement LDP will be:
- Allocations for housing land listed in Policy SW3: Sustainably Distributing New Homes (2,196 dwellings).
  - A windfall contribution allowance (572 dwellings).
  - Actual windfall completions between 01.04.16 and 31.03.18 (53 dwellings).

<sup>46</sup> Merthyr Tydfil County Borough Council, Deposit LDP Sustainability Appraisal Report, 2018.

<sup>47</sup> Merthyr Tydfil County Borough Council, Population and housing requirements background paper, 2017.

<sup>48</sup> Cymraeg 2050 – A million Welsh speakers, 2017.

<sup>49</sup> Merthyr Tydfil County Borough Council, Welsh Language Promotional Strategy, 2017.

<sup>50</sup> Merthyr Tydfil County Borough Council, Population and housing requirements background paper, 2017.





Table 2 under policy SW3 outlines the components of supply housing in more detail and states their distribution between growth areas.

### **Summary of Growth Strategy**

- 6.4.9 Delivering 2,250 homes is both aspirational and deliverable. Achieving this level of housing growth will meet our aspiration to avoid a projected population decline and retain more working aged people. The strategy provides sufficient opportunity to enable the continuation of long-term average housebuilding rates with the majority of housing growth proposed within the main Merthyr Tydfil settlement, in the Primary Growth Area.
- 6.4.10 The monitoring and release of land will be guided by the Council's annual Joint Housing Land Availability Study (JHLAS), which includes a mechanism for the calculation of housing land supply measured in years and Annual Monitoring Report (AMR) for the LDP. The aim being to ensure specific, deliverable sites capable of providing a 5 year supply of land is demonstrated. Consideration has also been given to the availability and delivery of relevant infrastructure.

### **Affordable Housing**

#### **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.**

- 6.4.11 The delivery of affordable housing is a key issue both locally and nationally. The most recent Local Housing Market Assessment (LHMA) for Merthyr Tydfil identifies a need for 366 additional affordable homes per annum up until 2019, comprising of 338 social rented, 17 low cost home ownership units and 11 intermediate rented units. This translates to an affordable housing need of 5,490 units over the Plan period. The level of identified need differs across the County Borough, with the highest areas of need identified in the Town, Penydarren and Cyfarthfa wards, and the lowest areas of need identified in Gurnos and Merthyr Vale wards.
- 6.4.12 As the local planning authority the Council will seek to secure an appropriate level and mix of affordable housing in all proposed residential developments and may include social and intermediate rent, low-cost market housing, as well as co-operative housing and housing for older persons. Further



information on this aspect is included under Policy SW9: Planning Obligations and in the Council's Affordable Housing background paper<sup>51</sup>.

- 6.4.13 The Council's Viability Assessment (2018)<sup>52</sup> prepared to inform the LDP assessed the ability of new residential developments throughout the County Borough to provide an element of affordable housing within schemes, concluding that new residential developments in Merthyr Tydfil can provide 10% affordable housing in the Primary Growth Area, and 5% in the Other Growth Area. These requirements are reflected in Policy SW9: Planning Obligations and indicate the levels of affordable housing that can be provided through the planning system in Merthyr Tydfil County Borough.
- 6.4.14 The affordable housing target figure in Policy SW2 is indicative and relates only to those affordable homes secured through the planning system. The figure includes contributions from committed sites, additional housing from new allocations, and windfall sites as identified in Policy SW3. The affordable housing target is based on the housing requirement of 2250 dwellings, not the overall housing provision of 2821 dwellings. The components of the affordable housing target can be seen in Table 1 below.

Table 1 – Components of the Replacement LDP Affordable Housing Target

Component	Primary Growth Area	Other Growth Area	TOTAL
Commitments/ completions since LDP base date (1 <sup>st</sup> April 2016)	13	71	84
Contribution from remaining sites under Policy SW3, assuming compliance with Policy SW9	151	13	164
Contribution from windfall sites assuming compliance with Policy SW9	4	1	5
<b>TOTAL</b>	<b>168</b>	<b>85</b>	<b>253</b>

- 6.4.15 Social Housing Grant (SHG) has helped to deliver a significant number of affordable homes in the County Borough, but factoring in a contribution from SHG has not been included in this policy target as this would assume the continuation of similar levels of SHG than previous years. If grant funding does facilitate the delivery of higher levels of affordable housing in the future, affordable housing led proposals, for example schemes with at least 50% affordable housing, would be supported.
- 6.4.16 In order to assist in the provision of affordable residential units, Policy SW4: Settlement Boundaries allows for the development of small-scale affordable

<sup>51</sup> Affordable Housing background paper up-date, December 2018.

<sup>52</sup> Viability Assessment: Local Development Plan/Community Infrastructure Levy, March 2018.

housing in sustainable locations outside the settlement boundaries identified in the Plan, provided that they meet an identified, unmet need.

- 6.4.17 For further information on affordable housing, reference should be made to the Affordable Housing background paper.

### ***Distributing Housing Growth***

#### **Policy SW3: Sustainably Distributing New Homes**

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

Site No.	Site Name	Dwellings	Indicative Delivery Timescale
1	Hoover Factory Site	440	2024 -2031
2	Sweetwater Park, Trefechan	10	2017-2019
3	Upper Georgetown Plateau	50	2021-2023
4	Brondeg, Heolgerrig	50	2020-2024
5	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	Twynyroddyn	120	2021-2024
19	Former Mardy Hospital, Twynyroddyn	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
	<b>Sub Total</b>	<b>1578</b>	



**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
	<b>Sub Total</b>	<b>618</b>	
<b>Total Policy SW3 Allocations</b>		<b>2196</b>	

- 6.4.18 Land has been allocated for 2,196 dwellings over the Plan period on 36 sites across the County Borough. Alongside a windfall contribution of 625 dwellings over the Plan period, this equates to an overall housing provision of 2,821 to meet a dwelling requirement of 2,250 in accordance with Policy SW1: Provision of New Homes. Table 2 overleaf details the components and distribution of the Plan's housing supply. All allocated sites will be expected to contribute to the range and choice of housing types within Merthyr Tydfil County Borough, and contribute to the need identified for affordable housing in Policy SW2, at the levels identified in Policy SW9: Planning Obligations.
- 6.4.19 Directing the majority of development to the Primary Growth Area is consistent with the Wales Spatial Plan<sup>53</sup> and ‘Turning Heads - A Strategy for the Heads of the Valleys 2020’<sup>54</sup>. Each identifies Merthyr Tydfil as one of the ‘Primary Key Settlements’ in the Heads of the Valleys sub-region.
- 6.4.20 This approach presents opportunities to make the best use of previously developed land at the HSRA, where a significant proportion of the new homes will be delivered as part of a major mixed use development. Redevelopment of the Hoover site also provides the opportunity to capitalise on improvements to the public transport infrastructure proposed as part of the South Wales Metro.

<sup>53</sup> People, places, futures – The Wales Spatial Plan update 2008.

<sup>54</sup> Turning Heads...A strategy for the Heads of the Valleys 2020 (2006).



- 6.4.21 The key opportunities for housing, improving environmental quality and appropriate economic development in the Other Growth Area are generally more 'local' in scale than those in the Primary Growth Area.

### ***Distribution between the Primary and Other Growth Areas***

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

Table 2 – Components and distribution of housing supply as of 1<sup>st</sup> April 2018.

	Components of Housing Supply	Primary Growth Area	Other Growth Areas	Total
A	Total completions on sites allocated under Policy SW3 01.04.16 – 31.03.18	127	73	200*
B	Actual windfall completions (small and large) 01.04.16 – 31.03.18	45	8	53
C	Under construction	25	0	25
D	Units with planning permission or included in Category 2 of JHLAS (31.03.18)	86	293	379
E	Remaining supply from Housing Allocations	1340	252	1592
F	Large windfall sites allowance (13 years remaining)	219	93	312
G	Small windfall sites allowance (13 years remaining)	182	78	260
H	Total Housing Provision	2024 (71.7%)	797 (28.3%)	2821
*As at 31st March 2018, 200 completions had taken place on sites allocated in Policy SW3 and 53 windfall completions had taken place. Units in rows A, C, D and E are on sites allocated under Policy SW3, equating to a total allocation of 2,196 dwellings.				

### ***Flexibility in distribution***

- 6.4.23 Flexibility is built into the distribution of new homes by supporting a range of sites in both the Primary and Other Growth Areas. Whilst the 'Hoover Strategic Regeneration Area' (HSRA) will account for a significant proportion of housing in the Primary Growth Area, other sites for housebuilding, to attract volume, small and self-builders will also be supported in both Growth Areas.
- 6.4.24 The number of units proposed for each site is based on an assessment of appropriate density. Where sites already have the benefit of planning permission, the figures reflect actual permissions, while on some sites densities

have been adjusted to reflect site specific circumstances, such as topography, in order to ensure that the number of dwellings proposed is realistic and deliverable. Generally, a gross density figure of 30 dwellings per hectare has been used to reflect the Council's aspirations to make more efficient use of land in accordance with sustainability principles.

- 6.4.25 Development at the HSRA will be informed by the development of a master plan. The Council has worked with Welsh Government and Transport for Wales to prepare a Framework Masterplan (June 2018) for the area<sup>55</sup>. This has been informed by a proving layout that indicates densities of between 30 to 45 dwellings per hectare.
- 6.4.26 More detailed information in relation to individual allocations can be found in Appendix 1: Site Allocation Details and the Housing Land Supply and Trajectory background paper.

### **Settlement Boundaries**

#### **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;

<sup>55</sup> Hoover Strategic Regeneration Area - Framework Masterplan Document, June 2018.





- **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.**

- 6.4.27 Containing development within the urban area promotes sustainably located development which can assimilate with existing services and facilities and also encourages the re-use of previously developed land in accordance with Planning Policy Wales<sup>56</sup>. To provide 'planning' certainty, the 'Countryside' needs to be clearly and precisely defined. Land values are generally lower in the Countryside which enables the proper functioning of our key rural sectors: agriculture and forestry and provides some protection for the character of our rural areas.
- 6.4.28 The Plan does not include 'green wedge' designations (unlike the 2006-2021 LDP). Strong settlement boundaries are considered a sufficient mechanism to avoid urban coalescence<sup>57</sup>.
- 6.4.29 Settlement boundaries are generally based on the extent of the built area, apart from where formerly productive agricultural land is severed and made unviable by infrastructure development or where development is allocated as an urban extension. In these instances, the settlement boundary may be drawn beyond the existing extent of urban development.

### ***Supporting Sustainable Rural Communities***

- 6.4.30 Whilst recognising the general presumption of protection of the Countryside, we also understand that a working countryside can provide a thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of economic development. This could include tourism, recreation, leisure facilities or complementary development where the need for the countryside location has been fully justified and it has been demonstrated that the proposal would satisfy all other policy requirements. Complementary tourism, leisure and recreation development could include, for example, visitor accommodation and new access.
- 6.4.31 Proposals for One Planet Development must meet the essential characteristics set out in Technical Advice Note (TAN) 6 – Planning for

<sup>56</sup> Planning Policy Wales - Edition 10, paragraphs 3.37 – 3.44.

<sup>57</sup> Merthyr Tydfil County Borough Council, Green Wedge Review - background paper, 2018.



Sustainable Rural Communities<sup>58</sup>, and the One Planet Development Practice Guidance<sup>59</sup>.

- 6.4.32 For planning purposes, land outside any settlement boundary will be regarded as the 'countryside', where development will be carefully managed in accordance with other relevant policies of the LDP and national development management policy<sup>60</sup> and advice supporting sustainable rural communities<sup>61</sup>.

#### **Policy SW5: Affordable Housing 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.**

- 6.4.33 In seeking to deliver sustainable population growth across the County Borough, the LDP directs new housing to settlements which have good access to a wide range of services and facilities. However, there may be instances where housing need arises that cannot be accommodated within existing settlement boundaries. This is likely to be the case in respect of the need for affordable housing, as the number of affordable dwellings required per annum across the County Borough is more than double the total housing provision.

- 6.4.34 Policy SW5 makes provision to allow affordable housing outside settlement boundaries identified in the LDP settlement hierarchy. Such proposals will be considered as "exceptions" to the general housing policies of the Plan, and development will still need to have reasonable access to local community services and facilities in nearby settlements, and meet the specified criteria and other relevant policies of the Plan.

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<sup>58</sup> Technical Advice Note 6 – Planning for Sustainable Rural Communities.

<sup>59</sup> One Planet Development – Technical Advice Note 6: Planning for Sustainable Rural Communities, October 2012.

<sup>60</sup> PPW Edition 10 – paragraphs 3.34-40, 3.56-66, 4.2.24, 4.36-39 & 5.6.

<sup>61</sup> Technical Advice Note 6 – Planning for Sustainable Rural Communities.



- 6.4.35 In general, the Council will require the affordable housing to be delivered by a Registered Social Landlord (RSL). For developments proposed by a private developer the Council will require the dwelling(s) to remain affordable in perpetuity. This will be secured through a planning condition or legal agreement. This will require the re-sale of the property to be capped at an affordable level. In doing so this will ensure that the dwelling is of a design and scale which is affordable to the wider community. The only exception to this will be in instances where the mortgagee is in possession.
- 6.4.36 In cases where a private developer proposes to develop and manage the affordable housing without the involvement of a RSL, a Section 106 agreement will be used to ensure that the homes are only occupied by people in local housing need, both initially and on successive changes of occupier.
- 6.4.37 Where potential occupants have yet to be identified, dwellings should be provided that meet the requirements outlined in the Council's Local Housing Market Assessment (LHMA). For the purpose of this Policy 'local housing need' refers to households with a local connection to the area that require affordable housing. The person/household in need of affordable housing must also live within and/or have a family connection to the relevant Growth Area of the LDP.

### **Regeneration Sites**

#### **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.





- 6.4.38 The 'Hoover Strategic Regeneration Area' (HSRA) is a key regeneration site for the County Borough. Merthyr Tydfil's growing reputation as an attractive, sustainable and well-connected place will be enhanced by the significant regeneration project with sustainable transport at its heart.
- 6.4.39 The South Wales Metro, with high frequency light-rail connections, will be the catalyst for the development of a sustainable, mixed-use, neighbourhood in which new businesses, homes, shops and parkland will flourish in a riverside environment with excellent links to the green hillsides, the Taff and Trevithick Trails and the amenities of Merthyr Tydfil Town Centre. Redevelopment of the area has the potential to maximise opportunities provided from planned transport infrastructure investment (increases in service capacity, Pentrebach station, park and ride improvements and a potential future new metro station) and provide a small element of retail provision to support 440 homes and employment land.
- 6.4.40 Development at the HSRA will be informed by the development of a masterplan. The Council has worked with Welsh Government and Transport for Wales to prepare a draft Framework Masterplan (June 2018)<sup>62</sup> for the area. This has been informed by a proving layout that indicates densities of between 30 to 45 dwellings per hectare. It has also identified 1.5 hectares of vacant land for new employment use at the former Hoover Factory car park and future opportunities at the Willows/Abercanaid Industrial Estate. The Framework Masterplan also seeks to reflect sustainable placemaking principles and reflect the legacy of the Hoover Factory site.
- 6.4.41 The Vision for the HSRA set out in the Framework Masterplan is:
- "To create Pentrebach Village; a mixed use neighbourhood of new homes and businesses in a strong waterside environment and with excellent connectivity to the rest of the Capital City Region".*
- 6.4.42 In realising this Vision, development proposals for the HSRA should incorporate the sustainable placemaking and design requirements set out in this policy. These issues are covered in more detail in the HSRA framework masterplan.
- 6.4.43 The Strategic Flood Consequence Assessment (SFCA) prepared to inform the Plan has identified redevelopment sites at Dragon Parc and Land West of Gethin Street are located within or accessed from areas of flood zone C2 of the NRW Development Advice Map. In accordance with national policy, areas of highly vulnerable development (including residential) should not be allocated.

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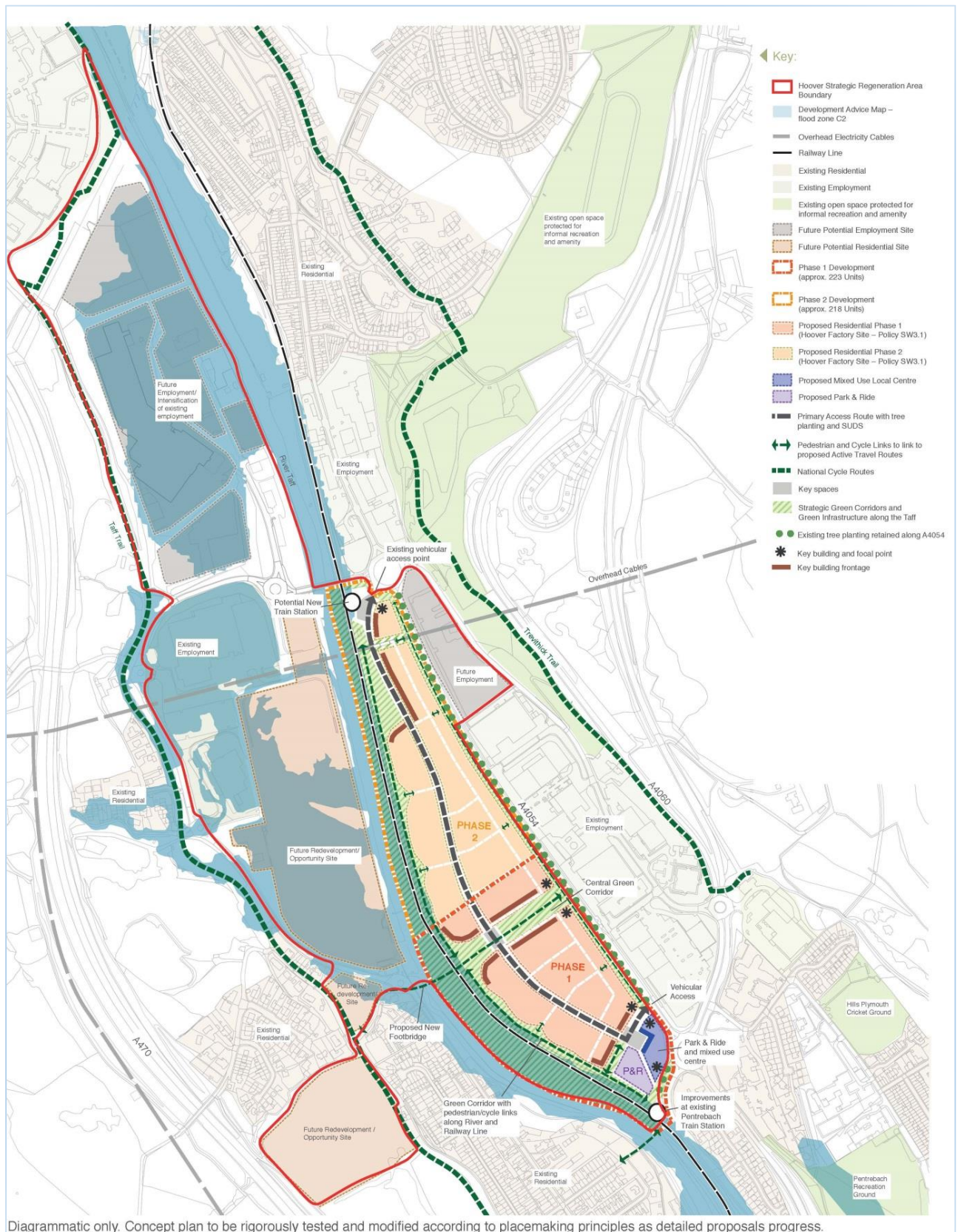
<sup>62</sup> Hoover Strategic Regeneration Area- Framework Master Plan, June 2018.



- 6.4.44 Hydraulic modelling for the Nant Canaid prepared by the current land owners of the Dragon Parc site has indicated that physical mitigation measures are likely to be required to bring forward acceptable proposals for residential development on parts of the site. Any mitigation works would need to be undertaken and a flood map challenge sought prior to any proposals for highly vulnerable development being considered. Consequently, the redevelopment sites west of the River Taff are not identified for residential development in the Plan, however it is hoped that acceptable development proposals would come forward during the Plan period. The Council will work with the land owners of these sites to bring forward acceptable development proposals. Further refinements to the HSRA framework masterplan may be necessary to account for flood mitigation measures, and any other appropriate issues that arise as part of future regeneration proposals.
- 6.4.45 The HSRA framework masterplan has also identified approximately 6.5 hectares of vacant and underused land for new employment uses at the Willows/Abercanaid Industrial Estate. These areas are located to the north of the HSRA and are within, or partly in, flood zone C2. The SFCA has indicated that there may be opportunity for new employment uses in these areas where these are for less vulnerable development. Proposals for less vulnerable development in flood zone C2 must demonstrate that they satisfy the justification and acceptability tests set out in Technical Advice Note (TAN) 15. The SFCA has indicated that this may be possible and in areas where flood depths exceed acceptable thresholds, ground raising can be considered where there are no third party impacts on flood risk. Development proposals for less vulnerable development in these areas should therefore be accompanied by a Flood Consequence Assessment (FCA) demonstrating the acceptability of the proposal.
- 6.4.46 An indicative Concept Plan for the HSRA has been prepared which sets out the vision for the future redevelopment of the regeneration area based on the HSRA Framework Masterplan (June 2018). The Concept Plan is diagrammatic only and development proposals will be rigorously tested and modified with reference to the Placemaking principles set out in Policy SW6. Key environmental and physical constraints have been illustrated on the Concept Plan for indicative purposes only and it should be noted that these may change in the future. For example, regular updates are made to the NRW Development Advice Map relating to flood risk. Detailed development proposals should be informed by up-to-date constraints information that can be obtained from the relevant responsible designating authority.



## Map 2: The Hoover Strategic Regeneration – Concept Plan





### **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.**

- 6.4.47 The former Ivor Steel Works site in Dowlais offers the potential to stimulate regeneration, economic growth and environmental improvements in the Primary Growth Area. Although a detailed masterplan exists for a mixed-use development known as 'Project Heartland', the current viability deficit (due to issues such as land contamination and addressing the listed building on the site), is such that the plan cannot reasonably rely on the site to deliver development within the plan period. Nevertheless, should proposals for appropriate development or funding proposals be forthcoming, they could be supported, subject to adherence to other relevant policies.

### ***Gypsy and Travellers***

### **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.**

- 6.4.48 National guidance recognises the need for a criteria based Policy in order to assess proposed private or other gypsy and traveller sites, in order to meet future or unexpected demand. Policies must be fair, reasonable, realistic and effective in delivering sites. Accordingly, Policy SW8 sets out the criteria for new gypsy and traveller accommodation. The demand for Gypsy Traveller pitches to 2031 can be accommodated on the Glynmill Site<sup>63</sup>. Policy SW8 is included for the consideration of unanticipated residential or transit site demand.

- 6.4.49 Where the proposal is considered to be justified under the policy, planning permission will be restricted to the applicant and their dependent resident family. The suitability of the site in terms of access to essential services and facilities and potential highway safety will be an important factor in

<sup>63</sup> Merthyr Tydfil County Borough Council Gypsy Traveller Accommodation Assessment Update, 2018.



considering proposals. Proposals will also be expected to be able to provide utility services and infrastructure without causing unacceptable environmental impacts.

- 6.4.50 The Council may impose planning conditions to control business uses and associated buildings on the site to ensure that they remain ancillary to residential use. In this regard and where relevant, planning applications should be accompanied by details of any proposals for the storage of plant and equipment associated with the business activities of those living on the site.
- 6.4.51 In all cases, the standards and design must have regard to the Mobile Homes (Wales) Act 2013 and the Welsh Government Good Practice Guide in Designing Gypsy Traveller Sites 2014.

### ***Planning Obligations***

- 6.4.52 To support a growing population, a full range of social, health, leisure and education facilities, including affordable housing, are necessary. As development sites have been selected for the Replacement Plan, critical infrastructure enabling development to be acceptably accommodated will be identified and secured through the use of Planning Obligations and the Community Infrastructure Levy (CIL). National development management policy explains the appropriate use of 'Planning Obligations and the Community Infrastructure Levy'<sup>64</sup>.

### **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.**

<sup>64</sup> Planning Policy Wales Edition 10, 2018.



- 6.4.53 Access to a range of good quality community infrastructure is essential in the creation of sustainable places. Policy SW9 aims to ensure that all new development in the County Borough is supported by infrastructure that helps to create such places. Community infrastructure will be secured either through conditions attached to planning permissions; planning obligations contained within a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended); or through levy receipts under the Community Infrastructure Levy Regulations (CIL) 2010 (as amended) as the Council adopted CIL in June 2014.
- 6.4.54 As CIL is in place in the County Borough, it is essential to ensure that there is no 'double counting' with regard to securing obligations. Given the types of infrastructure that are included in the Council's Regulation 123 List of Infrastructure, there is fairly limited scope what can be secured through S106 agreements, and Policy SW9 reflects this.
- 6.4.55 The MTCBC Regulation 123 List of Infrastructure (October 2019) states that the following types of infrastructure projects are eligible for CIL funding:
- Core Highway Network Improvements;
  - Strategic Drainage Network;
  - Education Provision (schools);
  - Strategic Waste Management Infrastructure;
  - Upgrade existing Leisure facilities provision;
  - Off-site formal leisure facilities (e.g. sports pitches and changing facilities, multi-use games areas, neighbourhood equipped area for play) and
  - Strategic Public Transport Infrastructure (does not include site specific links to strategic network such as new bus stops within a development to improve accessibility, or short length of cycleway to link a site to a national or local route).
- 6.4.56 Where an infrastructure project is identified as requiring CIL funding (for example, an extension to an existing school, or transport improvement identified in the Infrastructure Schedule at Appendix 5 of the LDP), the relevant Council department responsible for that infrastructure type will need to submit an application for funding to the Council's CIL Steering Group. The CIL Steering Group is responsible for assessing any applications for funding, and then making recommendations to Cabinet in regard to how CIL money is spent.
- 6.4.57 The primary obligations that the Council will seek to secure through S106 agreements are affordable housing (on-site or a financial contribution), and on-site open space provision on sites of 10 dwellings or more. However, in order to allow the Council to secure other obligations where necessary,





criterion 4 is included, and allows this, provided that any obligations are not included within the Council's Regulation 123 List of Infrastructure; and satisfy the tests outlined in Regulation 122 of the CIL Regulations (2010 (as amended)).

- 6.4.58 Development viability is always a key consideration when securing planning obligations. Where developers contend that Section 106 requirements, in combination with CIL liability, are too onerous and will potentially make a development unviable, they will be expected to submit a breakdown of the development costs and anticipated profits based on properly sourced evidence. Any subsequent reduction on this basis is only likely to be justified where there is planning merit and / or public interest in the site being developed e.g. the re-use of a listed building or the regeneration of an area; and the development is acceptable with regard to other planning considerations.
- 6.4.59 The levels of affordable housing sought in this policy reflect the findings of the 2018 Viability Assessment<sup>65</sup>, which recommends that levels of affordable housing (and CIL) currently being sought, remain appropriate across the County Borough.
- 6.4.60 With regard to planning obligations being sought for the provision of open space, together with appropriate maintenance contributions, these will include the creation of new on-site facilities where there is a quantitative or qualitative deficiency in open space provision in the area. The precise nature of new provision will be identified at planning application stage in accordance with standards that are included in the most up-to-date Open Space Strategy, and referred to in Appendix 6 of this Written Statement. Sustainable Drainage features could, where practicable, contribute towards the provision of open space.
- 6.4.61 The obligations listed in this policy are not listed in order of priority. Where it is necessary to prioritise planning obligations, the Council will do so on a site by site basis, having regard to the specifics of the development at that time and in light of the statutory tests. For further information on site specific infrastructure requirements, reference should be made to Appendix 1: Site Allocation Details.
- 6.4.62 For further information on thresholds, targets and the level of affordable housing need, reference should be made to the LDP background paper: Affordable Housing<sup>66</sup>, the LDP Viability Assessment (2018)<sup>67</sup> and the Local Housing Market Assessment (LHMA)<sup>68</sup>.

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<sup>65</sup> Viability Assessment: Local Development Plan/ Community Infrastructure Levy, 2018.

<sup>66</sup> Affordable Housing background paper, 2018.

<sup>67</sup> Viability Assessment: Local Development Plan/ Community Infrastructure Levy, 2018.

<sup>68</sup> Merthyr Tydfil Local Housing Market Assessment, 2014.

## ***Green Infrastructure and Sustainable Design***

### **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.**

6.4.63 Open spaces which are accessible, well-designed and maintained make a significant contribution to our local well-being objective for children and adults to have good physical and mental well-being. They can help to create a sense of place and mitigate the impacts of climate change. In addition, they may be of nature conservation value or have historic significance.

6.4.64 Accordingly, our Open Space Strategy and associated Action Plans <sup>69</sup> provide a long-term framework to protect and improve the quality and accessibility of our network of 139 open spaces recorded in the Open Space Strategy. These open spaces are shown on the LDP Proposals Map.

6.4.65 Our focus is on improving the quality of our existing open spaces and in particular improvements made to 21 'priority' open spaces. This will be monitored annually through the Open Space Strategy Annual Monitoring Report<sup>70</sup>.

6.4.66 The places that we create have a profound effect upon the quality of life of people who live and work in them. Good design ensures the built environment is accessible to communities as a whole and is critical to the acceptance of new development and, as such, is essential to meeting our local well-being objectives<sup>71</sup>.

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<sup>69</sup> Merthyr Tydfil County Borough Council Open Space Strategy Action Plans 2016.

<sup>70</sup> Merthyr Tydfil County Borough Council Open Space Strategy Annual Monitoring Reports.

<sup>71</sup> Merthyr Tydfil County Borough Council, Statement of Well-being 2019/20.

- 6.4.67 There are strong economic reasons for supporting well-planned environments and good design. Good design is also recognised as a factor in health and well-being, community cohesion, reducing crime and mitigating the predicted effects of climate change.
- 6.4.68 High quality, sustainable and inclusive design underpins 'Sustainable Development' and is defined in PPW and TAN 12: Design (2016). When making decisions on planning applications, the presumption in favour of sustainable development<sup>72</sup> applies ensuring social, economic and environmental issues are balanced and integrated including tackling poverty and inequality and ensuring access for all.

### **Policy SW11: Sustainable Design and Placemaking**

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

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

- 1. be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;**
- 2. integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape;**
- 3. not result in an unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design;**
- 4. contribute to the provision of green infrastructure, including open space in accordance with the Council's standards, sustainable drainage systems where appropriate, and ensure that the County Borough's network of green infrastructure is accessible and connected;**
- 5. allow access for the widest range of people possible, and demonstrate that any traffic movements will not have an unacceptable impact on local amenity or highway safety and satisfy the Council's parking standards;**
- 6. incorporate a range of inclusive/adaptable design specifications, a mix of house types, tenures and sizes to meet identified local needs;**
- 7. incorporate resource efficient/adaptable buildings and layouts using sustainable design and construction techniques;**
- 8. minimise the demand for energy and utilise renewable energy resources;**
- 9. provide and protect relevant utility services and infrastructure without causing any unacceptable environmental impacts;**
- 10. incorporate measures to improve ground and surface water quality wherever possible;**
- 11. provide adequate facilities and space for waste collections and recycling; and**
- 12. promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour.**

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<sup>72</sup> Planning Policy Wales, Page 9, Edition 10, 2018.



- 6.4.69 The Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies that they must carry out sustainable development. The planning system is central to achieving this as The Planning (Wales) Act 2015 introduced a statutory purpose for the planning system in Wales – that any statutory body carrying out a planning function must exercise those functions in accordance with the principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015. The Environment (Wales) Act 2016 also places a duty on all public bodies in Wales to maintain and enhance biodiversity including promoting the resilience of ecosystems through the exercise of their functions.
- 6.4.70 The LDP as a whole aims to ensure that Merthyr Tydfil County Borough is developed sustainably, with a strategy proposing a sustainable level of population growth. Policy SW11 will aim to guide proposals for development to create sustainable places through high quality design. In order to provide a range and choice of housing opportunities, and meet the need for older persons housing identified in the most recent Local Housing Market Assessment (LHMA), the Council will seek to secure delivery of inclusive and adaptable homes, which enable people to live independently and safely in their homes for a longer period of time.
- 6.4.71 This policy will be a key tool in meeting LDP objectives relating to open space, design and the environment. The policy will also ensure that the level of growth proposed in the LDP strategy comes forward in an appropriate manner, considering both the context of the existing landscape and townscape, whilst also aiming to achieve the highest possible standard of design.
- 6.4.72 Amongst the list of detailed considerations the policy requires the provision and integration of Green Infrastructure in new development proposals which may, for example, include open space and Sustainable Drainage System (SuDS) features. The integration of Green Infrastructure is important as it can realise other positive benefits to health and well-being. This can include for example, the provision of healthy and active environments, flood management, water and air quality improvements, reduced noise pollution, climate moderation, climate change mitigation and food production. Examples of features that can help address these wider objectives can include landscaping, green roofs, grass verges, sustainable urban drainage, open spaces and gardens.
- 6.4.73 Green infrastructure is the network of natural and semi-natural features that intersperse and connect places at various scales. At the landscape scale, green infrastructure can comprise entire ecosystems such as wetlands, waterways and mountain ranges. At a local scale, it can comprise the County Borough's Local Nature Reserves, parks, fields, woodlands, public



rights of way, allotments, cemeteries and gardens. At smaller scales, it can include individual features such as trees, hedgerows, roadside verges, and green roofs.

- 6.4.74 The Council's Biodiversity Action Plan and future Nature Recovery Action Plan will identify local biodiversity issues and opportunities for green infrastructure enhancement that can inform the planning and design of development proposals. Examples of landscape-scale green infrastructure within the County Borough that can provide enhancement opportunities and which are areas of high biodiversity value include former mineral and coal spoil tips and the Coedcae (Ffridd) mosaic habitats that exist on predominantly steep valley sides between the valley floor and upland areas. The Council's Open Space Strategy and Local Nature Reserve can also be used in the consideration of potentially suitable locations for off-site compensation where there is unavoidable loss of sites important for biodiversity.
- 6.4.75 It should be noted that Sustainable Drainage Approval Body (SAB) consent is separate from the requirement for planning permission. However, both may be considered as part of a combined application submitted to the Council in its role as both Local Planning Authority and Sustainable Drainage Approval Body. Under the separate SAB Approval process, all new development (of more than 1 dwelling or where the construction area is 100 sqm or more) is required to incorporate SuDS that meets the statutory sustainable drainage standards set by Welsh Government. SAB Approval will be required before construction takes place. Therefore, it will be beneficial to consider the provision of SuDS at the earliest possible stage and as an integral part of the design process. SAB Approval is not required for the change of use of existing buildings where the original footprint and building are retained (or where the original footprint is extended by less than 100 sqm). If the proposal includes a construction area (including preparation area), new hard standing or other structure of 100 sqm or more, SAB approval will be required.
- 6.4.76 Other policies contained within the Plan also cover issues relating to design and placemaking due to their links with environmental and wellbeing objectives. For example, Policy EnW4 contains key environmental protection considerations and Policy EnW1 sets out the Plan's nature conservation and ecosystem resilience requirements that will need to be taken into account alongside this policy when preparing development proposals.
- 6.4.77 Returns for the Development Management Quarterly Survey<sup>73</sup> will monitor the plans contribution to sustainable design and placemaking.

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<sup>73</sup> Welsh Government Development Management Quarterly Survey.

## **Transportation**

- 6.4.78 The County Borough's role and location within the Cardiff Capital Region means that commuting will inevitably continue to and from Cardiff, neighbouring areas and the wider region.
- 6.4.79 Our rail and bus service will be modernised and incorporated into the South Wales Metro network which will bring significant improvements in journey time and frequency between Merthyr Tydfil and Cardiff. Being more readily connected with other areas in the Cardiff Capital Region will improve access to employment, services, facilities, recreation, and social opportunities.
- 6.4.80 In order to reduce the need to travel, in particular by private motor vehicles, we will locate development in accessible locations with good connections to sustainable transport, including bus, train and active travel routes. We will also seek to ensure proposals are designed to promote the use of sustainable transport and support the provision of new and improved facilities.

### **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.**





- 6.4.81 The Plan recognises the Transport Hierarchy and national policy aims to reduce the need to travel, particularly by private motor vehicles, by supporting healthy and sustainable transport options and encouraging a modal shift. Moreover, the relative compactness of our settlements offers good opportunities for alternatives to local car trips. Consequently, development proposals that encourage a shift towards sustainable transport modes and build upon opportunities for better integration will be supported.
- 6.4.82 At the top of the transport hierarchy are efforts to promote walking and cycling. Our proposed Active Travel Routes identified for phased improvement over the plan period, are illustrated on the County Borough's Active Travel Integrated Network Map (INM). These routes have been identified on the Proposals Map. Significant socio-economic benefits would be brought by re-connecting Merthyr Tydfil and Aberdare through the disused Merthyr to Abernant railway tunnel, and as such is included on the Integrated Active Travel Network Map. Other important existing walking and cycling routes that provide opportunities, such as the National Cycle Network, including The Heads of the Valleys Route, The Celtic, The Taff, Trevithick and Taff Bargoed Trails, are as shown on the Constraints Map.
- 6.4.83 Strategic improvements to our transportation network are identified in the National Transport Finance Plan, the South East Wales Valleys Local Transport Plan, and the Cardiff Capital Region City Deal.
- 6.4.84 A modern, accessible, integrated and sustainable transport system is sought by the South-East Wales Valleys Local Transport Plan and this is supported through the identification of the proposed new bus station at Swan Street and South East Wales Metro (Merthyr Tydfil Valley line) improvements. The close proximity of a new central bus station and terminus for the 'South East Wales Metro' within the southern end of the Town Centre will help increase the use of public transport. Importantly, a new and electrified public transport fleet will improve air quality and reduce noise pollution experienced in this area.
- 6.4.85 The provision of transportation infrastructure at an early phase in the development at the 'Hoover Strategic Regeneration Area' (HSRA) will ensure that sustainable travel patterns can be embedded. The modal shift away from commuting by private car on the A470 between Merthyr Tydfil and Cardiff will be supported by including small-scale park and ride facilities in close proximity to the South Wales Metro network. As such park and ride facilities are proposed and land safeguarded for a new metro station at the HSRA.



- 6.4.86 Dependent upon viability there is potential to introduce passenger use along the Cwmbargoed mineral freight line from Trelewis to Ystrad Mynach and its future use is safeguarded. Land for the possible future extension of this line to Dowlais Top is also safeguarded.
- 6.4.87 The Plan also has regard to the on-going dualling of the A465, which will improve connections with the Ebbw Vale Enterprise Zone, the Swansea Bay City Region and the M50, and improvements to the A470 corridor (Taff's Well to Merthyr) supported by the National Transport Finance Plan. Consequently, land required for the duelling of the A465 (T) Heads of the Valleys Road is also safeguarded.

### **Community Facilities**

- 6.4.88 Access to community facilities, which provide day-to-day opportunities to meet and participate in community life, can help combat feelings of isolation and are important to creating cohesive communities.
- 6.4.89 A catalyst for community action, projects where the benefits and/or profit return to local residents are hugely important. We will work proactively with communities to ensure their acceptability.

### **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.**
- 6.4.90 Community facilities perform various functions which cover a broad range of activities and services that can be delivered by the public, private and third sectors. They are facilities used by local communities for social, leisure, educational, recreational, spiritual and cultural purposes. They include such amenities as community centres and meeting places, community halls,



places of worship, libraries, education and training facilities, leisure and recreation facilities, health care provision, social services, post offices, public houses, corner or village shops and any other facility that fulfils a role of serving the community.

- 6.4.91 The provision and retention of community facilities foster cohesive communities and contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable communities.
- 6.4.92 Proposals promoting alternative uses of community facilities will require robust evidence that demonstrates the facilities are no longer required or such a loss would not have a detrimental impact upon local service provision. Development proposals will therefore need to be supported by evidence which demonstrates that community buildings or facilities are either no longer required for their original purpose or are no longer economically viable. Statements of justification could include evidence that alternative provision is available within close proximity to the proposal site, and which satisfies local needs. Proposals will be required to demonstrate that the premises have been appropriately and actively marketed for a minimum of 6 months and that genuine effort to sell or let the property over that period have been unsuccessful. Evidence of active marketing of a property should include details of the sales literature, advertisement campaign and buyer interest over the period.

## **6.5 Improving our Cultural Well-being**

- 6.5.1 The sense of pride and pleasure a community feels in its surroundings and the attractiveness to visitors is significantly impacted by the maintenance and upkeep of buildings of historic value.
- 6.5.2 Having been the most productive centre of iron making in the world, Merthyr Tydfil has profound historic and cultural substance which is a significant asset for the County Borough's appeal and distinctiveness. Accordingly, our local well-being objective is to support our communities to protect, develop and promote our heritage and cultural assets.
- 6.5.3 The sense of pride and pleasure a community feels in its surroundings and the attractiveness to visitors is significantly impacted by the maintenance and upkeep of buildings of historic value.



- 6.5.4 Our heritage's conservation and our understanding of it are enhanced greatly by the Merthyr Tydfil Heritage Trust and our own proactive approach to the historic environment will be evident in the emerging 'Historic Environment Strategy'.<sup>74</sup>

### **Policy CW1: The 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.**

- 6.5.5 Although much of our historic environment is fragile and can easily be compromised by poor design, its careful conservation can help bring positive change, enterprise and regeneration.

- 6.5.6 Designated historic environment assets present in the County Borough include:

1. Cyfarthfa Park (Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales);
2. Aberfan: Cemetery, Garden of Remembrance and Former Tip and Slide Area (Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales);
3. Cefn Coed Cemetery (Register of Landscapes, Parks and Gardens of Special Historic interest in Wales);
4. Scheduled Ancient Monuments;
5. Conservation Areas and
6. Listed Buildings including the Grade I listed Cyfarthfa Castle.

Non-statutory 'undesignated' historic environment assets present in the County Borough include:

- Merthyr Tydfil Landscape of Outstanding Historic Interest in Wales;
- Gelli-gaer Common Landscape of Special Historic Interest in Wales;
- Urban Character Areas; and
- Archaeologically Sensitive Areas.

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<sup>74</sup> The Merthyr Tydfil Heritage Strategy.



- 6.5.7 Clear guidance with respect to the preservation or enhancement of the historic environment is contained within national planning policy and guidance.
- 6.5.8 When preparing development proposals that may affect the historic environment it is of primary importance to understand the value and significance of designated and undesignated historic assets<sup>75</sup>. This should be achieved through the preparation of a 'Statement of Significance', prepared as part of a Heritage Impact Assessment to accompany development proposals, which assesses the evidential, historical, aesthetic and communal value of assets in accordance with Cadw's 'Conservation Principles' publication (March 2011<sup>76</sup>). It should also be assessed through consulting the Historic Environment Records of Wales (HER)<sup>77</sup> provided by Cadw and through consultation with Glamorgan and Gwent Archaeological Trust (GGAT). Cof Cymru is Cadw's online records resource of scheduled monuments, listed buildings and registered landscapes of historic interest in Wales. The statutory historic environment records are managed and kept up-to-date by the four regional Welsh archaeological trusts<sup>78</sup>. A thorough understanding of the heritage assets will lead to better informed proposals for alterations and sustainable reuse. Proposals likely to affect designated historic environment assets should be accompanied by a Heritage Impact Assessment as advocated in TAN 24: Historic Environment (May 2017).
- 6.5.9 The Plan seeks to ensure that the conservation of the whole historic environment is taken into consideration in the determination of applications in relation to statutorily designated and non-statutory designated heritage and cultural assets. Although this will include consideration of the setting of an historic asset which might extend beyond its curtilage, it does not preclude carefully considered contemporary design. Development proposals will be judged for their effect on the architectural quality, historic and cultural significance, character, integrity and setting of those assets. In addition, the management of the individual historic assets and landscapes will require consultation with the Council and GGAT Archaeological Advisors.
- 6.5.10 In recognition of the cultural and historical importance of landscapes and their need for careful management, a Register of Landscapes of

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<sup>75</sup> Non-designated buildings and areas are noted in the Historic Environment Record (HER).

<sup>76</sup> Conservation Principles, for the sustainable management of the historic environment in Wales, March 2011, Welsh Assembly Government.

<sup>77</sup> [www.archwilio.org.uk/arch/](http://www.archwilio.org.uk/arch/) provides free, online access to the historic environment records (HERS) for each local authority area in Wales.

<sup>78</sup> Glamorgan and Gwent Archaeological Trust (GGAT) in South East Wales.

Outstanding and Special Historic Interest in Wales<sup>79</sup> identifying Historic Landscapes across Wales that are of national importance was produced. The Register is a non-statutory advisory register; its primary aim is to aid their protection and conservation. In particular, Welsh Government advises that the register should be taken into account in considering the implications of developments which meet the criteria for Environmental Impact Assessment (EIA) that would have more than local impact on the registered area. In addition, green infrastructure, historic, cultural and landscape character assessments should be used where appropriate to identify and better understand the historic landscape to ensure their qualities are protected and enhanced.

- 6.5.11 The Register of Parks and Gardens of Special Historic Interest in Wales<sup>80</sup> form an integral part of the historic and cultural fabric of Wales. Their importance is recognised in the Historic Environment (Wales) Act 2016 and a statutory register will come into force which will incorporate the previous non-statutory Register. Statutory registered parks and gardens will continue to be afforded protection in accordance with PPW<sup>81</sup> which advises that the effect of a proposed development on a registered park or garden, or its setting, should be a material consideration in the determination of planning applications.
- 6.5.12 Some parks, gardens and landscapes may not meet the special criteria required to merit inclusion on a national register. However, they may be nevertheless seen as making a particularly important contribution to the historic character of the landscape at a more local level, raising awareness and heightening a feeling of local distinctiveness. Whilst such landscapes should not prevent change they should be used to inform the process of change and appropriate consideration should be given to the conservation of their legacy.
- 6.5.13 The statutory register of Scheduled Ancient Monuments (SAM) is maintained by Cadw, the Welsh Government's Historic Environment Service. Scheduled Monument consent is required for all proposals that would (potentially) damage, demolish, remove, repair, alter, add to, flood or cover up a SAM. National policy presumes in favour of the physical protection *in situ* of nationally important archaeological remains where they or their settings are likely to be affected by proposed development.
- 6.5.14 Council Street and Urban Street, Cwmfelin, Cyfarthfa Park, Dowlais, Merthyr Tydfil Town Centre, Morgantown, Thomastown and Treharris are designated

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<sup>79</sup> Prepared by Cadw in partnership with the Countryside Council for Wales (now Natural Resources Wales) and the International Council on Monuments and Sites (ICOMOS UK).

<sup>80</sup> Prepared by Cadw/ICOMOS (International Council on Monuments and Sites).

<sup>81</sup> Paragraphs 6.1.18 & 19, Planning Policy Wales (PPW) Edition 10, December 2018.



Conservation Areas. National planning policy and guidance contains a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas. Such measures are identified and detailed in their respective Conservation Area Appraisals and Management Plans (CAMPs). These should be fully taken into account when considering development proposals within or adjacent to a designated conservation area. Where a heritage impact statement is required to accompany an application for conservation area consent it should clearly set out how the development preserves or enhances the conservation area in-line with its appraisal and associated management plan.

- 6.5.15 Listed buildings are designated by Cadw who maintain the statutory 'List of Buildings with Special Architectural or Historic Interest'. National planning policy and guidance contains a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration will be the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. Applications for Listed building consent will also require a heritage impact statement demonstrating why the proposal is desirable or necessary and the impact of any change on its significance. Along with this legislation, this LDP Policy affords appropriate protection to existing statutory listed buildings and others that may be added to the list by Cadw over the Plan period.
- 6.5.16 Many buildings, structures and archaeological remains that do not meet the very special criteria to merit inclusion on the statutory list or scheduling are nevertheless of value to the identity of the area for their contribution to local built character and/or cultural and historical importance. The Council's draft Built Environment Strategy and Action Plan contains objectives to identify local historic assets of special local interest and to consider formalising a 'local list' of buildings and structures which make an important contribution to local distinctiveness. While identification does not currently afford any additional statutory protection to such buildings, it is the intention of this Policy to ensure that full consideration is given to their conservation and continued use, either through individual conservation works or as part of wider regeneration schemes. In cases involving less significant archaeological remains, the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development will be considered.

6.5.17 Cadw have identified Urban Character Areas.<sup>82</sup> Urban character describes and explains the historic character of a town, giving a focus to local distinctiveness and appreciation of the full value of the historic environment. This includes the integrated and interdependent character of the pre-eminent urban industrial landscape, encompassing industrial sites, routes and residential and commercial districts. The aim of this LDP Policy is to support positive strategic planning, localised management initiatives, regeneration and conservation schemes. Nine Urban Character Areas are identified at:

1. Town Centre: High Street and Pontmorlais;
2. Thomastown and Penyard;
3. Twynyrodyn, including Ysgubor Newydd and Penyrheol;
4. South of the Town Centre: Plymouth Street Area;
5. Cyfarthfa: Park and Ironworks;
6. Williamstown, Cae Pant Tywll and Morgantown;
7. Penydarren;
8. Georgetown and Ynysfach and
9. West Merthyr, including Heolgerrig and Gellideg.

6.5.18 GGAT have identified Archaeologically Sensitive Areas<sup>83</sup> within the County Borough. The purpose of this non-statutory designation is to assist those who are planning development in areas where there is a known archaeological resource or where it is likely that remains may be sensitive to development pressures. It is not intended to restrict development, but to ensure that proposals are sensitive to the preservation of archaeological remains. National planning policy and guidance stresses the need to evaluate sites, record them and preserve those that are most important. Developers should therefore identify the likely archaeological resource within the proposed development area and consider introducing appropriate mitigation measures into the proposal to protect the identified resource. Nine Archaeologically Sensitive Areas are identified at:

1. Cyfarthfa Castle and Park;
2. Cyfarthfa Ironworks and Infrastructure;
3. Penydarren Roman Fort and Environs;
4. Penydarren Ironworks;
5. Prehistoric Enclosures; Morlais Castle; Morlais Castle Quarries;
6. Dowlais Ironworks; Supporting Infrastructure; Dowlais Gas;
7. Plymouth Ironworks; Trevithick's Tunnel; Associated Infrastructure;
8. Merthyr Tydfil West: Heolgerrig, Winch Fawr, Cwm Du, Cwm Glo and
9. Gelligaer Common.

<sup>82</sup> Merthyr Tydfil: Understanding Urban Character, Cadw, 2015.

<sup>83</sup> Archaeology and Archaeologically Sensitive Areas background paper, GGAT 2017.



## **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.**

- 6.5.19 The Cyfarthfa Heritage Area is based around the Grade 1 listed Cyfarthfa Castle, a large 19<sup>th</sup> century mansion with registered park and gardens, and the Cyfarthfa Iron Furnaces, a SAM, with extensive archaeological evidence of the former workings below the furnaces. The lake doubled as a holding pond for water supply to the works, carried on a Leat that crossed the river on the Pont-y-Cafnau. The area also includes elements of historic waste tips, industrial uses and the wooded corridor of the Taf Fawr and Taf Fechan rivers.
- 6.5.20 The area comprises the implementation of three separate projects and plans. Firstly a masterplan<sup>84</sup> was prepared to guide the future management of Cyfarthfa Castle, Park and Ironworks. The intension was to lead on the enhancement of the overall attraction, as well as its conservation for future generations which will have a significant impact on the area's value to the local community and visitors. Plans are also in place to redevelop a large proportion of the Castle to incorporate a new Museum Learning Zone, Collections Store, Research Centre and Enterprise Centre to the first floor.
- 6.5.21 In October 2017, the Council worked with partners and stakeholders to undertake a design Charrette that reviewed the industrial heritage assets and potential future development of the area. The 'Crucible' design Charrette report was prepared by the Design Commission for Wales and Geraint Talfan Davies and sets out recommendations for potential regeneration strategies. Subsequently, consultants have been commissioned to develop a 25 year masterplan to turn the Cyfarthfa Heritage Area into an industrial heritage centre of international significance.
- 6.5.22 Secondly, the grade II\* listed park and gardens has been subject to enhancement comprising restoration works to the park's key heritage features including improved interpretation, increased access, upgrading of its visitor facilities and landscaping works. The overall project has enabled the park to increase its current heritage tourism offer, visitor numbers and volunteering schemes.
- 6.5.23 Lastly, the area includes the Gurnos Quarry Tramway and Leat, a SAM, which has had restoration and renovation. The tramway which runs adjacent to the Leat was redeveloped using original sleepers and received over 30,000

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<sup>84</sup> Cyfarthfa Heritage Area Master Plan – Final Report.



visitors in its first year of opening. The Leat, an ancient watercourse structure, supplying water to the lake, is recognised as part of the Cwm Taf Site of Special Scientific Interest (SSSI) providing the habitat for a variety of flora and fauna.

## **6.6 Improving our Environmental Well-being**

- 6.6.1 Our natural environment provides important services essential to our well-being. Ecosystems, species, freshwater, land, minerals and the air all have inherent value. However they are not always accounted for in financial models which can lead to their over-exploitation for short term gains rather than their maintenance for long-term benefit.
- 6.6.2 Environmental information from the South-East Wales Biodiversity Recording Centre (SEWBRc) along with the State of Natural Resources Report<sup>85</sup> helps our understanding of the environment and confirms that overall our 'natural environmental capital' is in decline.
- 6.6.3 Our changing climate is also a significant threat to our biodiversity. Native species are predicted to suffer as they seek new migration routes and as alien and invasive species thrive. Warmer, drier summers will reduce river flows and water availability in the summer. People, property and infrastructure are likely to be affected by flooding from extreme weather events.
- 6.6.4 Our local well-being objective is for communities to protect, enhance and promote our natural environment and countryside. This comprises a network of multi-functional green infrastructure including undeveloped countryside, landscaped areas, geology, trees, woodlands, hedgerows, green spaces, growing spaces, play areas, gardens, recreational routes, rivers, streams and ponds as well as specific ecological interests such as priority habitats and species together with designated sites.
- 6.6.5 The Merthyr Tydfil Biodiversity Partnership brings together the many active environmental groups in the County Borough. Their aim is to reverse the fragmentation of our natural environment by restoring ecological networks and improving land management practices. The focus is on the implementation of the Merthyr Tydfil Biodiversity Action Plan 2014-2019<sup>85</sup> and the progression of the Merthyr Tydfil Nature Recovery Action Plan 2018-2023<sup>86</sup>.
- 6.6.6 Whilst protecting, managing and enhancing our environmental assets, the Plan seeks to accommodate growth. Most importantly, adverse impacts on

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<sup>85</sup> Natural Resources Wales State of Natural Resources Report September 2016.

<sup>86</sup> Merthyr Tydfil Nature Recovery Action Plan 2018-2023 fulfils MTCBC Statutory Obligations under the Environment (Wales) Act 2016.

Natura 2000 sites<sup>87</sup> must be avoided and this is considered in depth by the accompanying Habitats Regulations Assessment (HRA)<sup>88</sup>.

- 6.6.7 Our County Borough has a rich geology and a mixture of quality habitats influenced by our industrial past supporting habitats and species of principal importance for biodiversity conservation in Wales. The Environment (Wales) Act<sup>89</sup> introduces an enhanced biodiversity and resilience of ecosystems duty (the Section 6 duty), which highlights biodiversity as an essential component of ecosystem resilience. This includes having regard for the (Section 7) list of habitats and species of principal importance for Wales. To address nature conservation and enhancement objectives, the following Plan policies set out how new development proposals will be considered.

### **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.**

- 6.6.8 The Environment (Wales) Act 2016 places a duty on public bodies to maintain and enhance biodiversity in the exercise of their functions, and in so doing, to promote the resilience of ecosystems. A resilient ecosystem has the ability to respond to disturbance by resisting damage and recovering quickly. Ecosystem resilience involves considering the extent, diversity, connectivity and condition and adaptability of species and habitats as set out in the Environment (Wales) Act. The Council will seek to ensure new development contributes to these aims to maintain and enhance biodiversity, and therefore promote the resilience of ecosystems, through Policy EnW1 and the application of the prioritised 'step-wise' approach set out in national policy. Proposals should firstly demonstrate how they avoid harmful environmental effects by considering alternative sites where less harm/no harm or gain can be achieved. If harm cannot be avoided proposals should then set out how they *minimise* these adverse effects by ensuring that features of benefit to biodiversity are retained on-site. Proposals should then set out how they *mitigate* effects of the development which further reduces any harmful effects. Where harmful effects cannot be avoided, minimised or mitigated, *compensation* will be sought. Throughout

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<sup>87</sup> A network of core breeding and resting sites for rare and threatened species, and some rare natural habitat types which are protected in their own right.

<sup>88</sup> MTCBC Habitats Regulations Assessment - Appropriate Assessment (AA) 2019.

<sup>89</sup> Environment (Wales) Act 2016, Part 1 section 6.



this step-wise approach, *enhancement* must be achieved wherever possible.

- 6.6.9 The Council's Biodiversity Action Plan and future Nature Recovery Action Plan will identify local biodiversity issues and opportunities for enhancement and will supplement the information contained in NRW's Area Statements. As well as identifying opportunities to promote ecosystem resilience, the Council's Open Space Strategy and Local Nature Reserve can also be used to identify potentially suitable locations for securing off-site compensation. Further information regarding the consideration of Green Infrastructure in new development can be found under Policy SW11: Sustainable Design and Placemaking.
- 6.6.10 The biodiversity value of a proposed development site should be established at the earliest opportunity. This will typically be established through appropriate biodiversity surveys of the site and ecological impact assessments undertaken by a suitably qualified ecologist which will be proportionate to the nature of development proposals and potential impacts on biodiversity. Further guidance on undertaking biodiversity surveys is provided in the Council's Nature and Development Supplementary Planning Guidance. The biodiversity value of sites should be assessed in national and local contexts. By virtue of their designation, nationally designated sites have the highest conservation value. Other sites such as Sites of Importance for Nature Conservation (SINCs) or those sites that support a habitat or species of principle importance should be assessed individually. In particular, the biodiversity value of local sites may be increased by having any of the following attributes; diversity, rarity, naturalness, size, typicalness, fragility or irreplaceability.
- 6.6.11 Other features that may increase the importance of a site are, for example, where the site supports a specific species or assemblage, provides habitat connectivity or acts as a 'stepping stone' for species migration, dispersal or genetic exchange, or where the site acts as a buffer zone to a designated site. Sites with one or more of these attributes will typically have higher biodiversity value than those with less.
- 6.6.12 Where the development will be likely to have an adverse impact on biodiversity, the need for development must be weighed against the biodiversity value of the proposed development site. Where a development will have an adverse impact on the biodiversity value of a site, the development must demonstrate that the need for the development clearly outweighs the biodiversity value of the site. In line with national policy, where the harmful environmental effects of development clearly outweighs other material considerations planning permission will be refused.





- 6.6.13 Developers must demonstrate what measures have been taken to avoid an adverse impact on biodiversity and what mitigation measures will be undertaken to minimise the impact on biodiversity. Where reasonable avoidance measures and mitigation are not sufficient in minimising an adverse impact, any residual impact should be addressed by appropriate and proportionate compensation measures. Compensation should be located as close as possible to the original site and be on a 'like-for-like' basis with the aim to provide for ecological connectivity and resilience, and to maintain or enhance biodiversity interests. Mitigation measures and compensation sites should therefore be chosen so that they are located appropriately to provide for ecological connectivity, resilience and serve to maintain and enhance biodiversity features or resources. It should be chosen with reference to available Green Infrastructure Assessments, use a landscape-scale approach and take account of the five key ecosystem resilience attributes contained in the Section 6 Duty (Biodiversity and Resilience of Ecosystems Duty) of the Environment (Wales) Act. A long-term management plan detailing the agreed mitigation and/or compensation measures should be provided.
- 6.6.14 Biodiversity enhancement on development sites can be achieved by incorporating green infrastructure features into development proposals. As a minimum, the levels of enhancement should be commensurate with the level of adverse impact and proportionate to the scale of development although opportunities for greater enhancement should be considered wherever possible. Enhancement features that can be included could comprise: small animal underpasses, bird and bat boxes on new builds, vegetated dark flight corridors, ponds, hedgerows, new planting schemes, and wildlife-friendly sustainable drainage systems. These features not only mitigate and enhance, but also significantly contribute towards sustainability and natural resource planning; ensuring that new developments are 'future-proof' allowing for migration and colonisation in response to climate change. Baseline ecological data will be required to evaluate the level of enhancement achieved.
- 6.6.15 The Council's Nature and Development Supplementary Planning Guidance provides further advice and guidance for developers on the Council's approach to nature conservation and biodiversity issues, including for example guidance for undertaking suitable site surveys and ecological impact assessments.

**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.**

6.6.16 For the purposes of the policy, nationally designated sites include Sites of Special Scientific Interest (SSSI). Within Merthyr Tydfil, there are two Sites of Scientific Interest (SSSIs), the Cwm Taf Fechan Woodlands SSSI and the Cwm Glo a Glyndrys SSSI. These are examples of post-industrial landscapes accommodating a wide range of nationally important high quality habitats and associated species. These sites are protected by national legislation under the Wildlife and Countryside Act 1981 (as amended) where there is a presumption against development likely to damage a SSSI. These SSSI designations are shown on the Constraints Map.

6.6.17 Cwm Glo a Glyndrys is of special interest for its extensive areas of marshy grassland, species-rich neutral grassland and acid grassland, and for the association of these habitats with others including woodland and heath. It is also of special interest for its outstandingly diverse assemblage of grassland fungi, including 32 species of waxcap (*Hygrocybe* spp) fungi, making it one of the best sites in Britain.



- 6.6.18 Cwm Taf Fechan Woodlands is of special interest for its mixed deciduous woodlands that cover steep slopes and quarry spoils providing one of the few Glamorgan stations for limestone fern (*Gymnocarpium robertianum*). There are also plant communities in flushes around tufa springs and luxuriant growths of bryophytes in the splash zone of the river.
- 6.6.19 Protected species include those detailed within Schedules 2 and 4 of the Conservation of Habitats and Species Regulations 2017, Section 7 Environment (Wales) Act 2016, the Wildlife and Countryside Act 1981 (as amended) and species specific legislation e.g. the Protection of Badgers Act 1992. The Council is required to comply with legislation regarding the protection and conservation of protected species in the exercise of its duties and the presence of a protected species is a material consideration in the determination of planning applications.
- 6.6.20 There will always be a presumption against development which is likely to harm a protected site or species. However, there may be instances when the importance of a development proposal will outweigh the conservation value and there are no suitable alternatives. In such instances, the objective will always be to ensure that the nature conservation value of the site or protected species is preserved and enhanced wherever possible. Proposals will also be required to promote wider ecosystem resilience in accordance with Policy EnW1.
- 6.6.21 Where development is permitted, appropriate conditions or agreed planning obligations will be used to secure adequate compensation or mitigation measures.
- 6.6.22 There are no internationally designated sites within the County Borough area (e.g. European Sites) however, 10 Special Areas of Conservation (SACs) are situated within 15km of the County Borough. These are: Aberbargoed Grasslands SAC, Blaen Cynon SAC, Brecon Beacons SAC, Cardiff Beech Woods SAC, Coedydd Nedd a Mellt SAC, Cwm Cadlan SAC, Cwm Clydach Woodlands SAC, Llangorse Lake SAC, River Usk SAC and Usk Bat Sites SAC.
- 6.6.23 Development proposals that are likely to have a significant effect on internationally designated sites or European Protected Species will be determined in accordance with national planning policy set out in Planning Policy Wales, Technical Advice Note 5: Nature Conservation and Planning (2009), relevant legislation and case law.
- 6.6.24 The Habitats Regulations Assessment (Appropriate Assessment) undertaken during the preparation of the Replacement LDP indicated that the Plan's proposals were unlikely to have a significant adverse effect on internationally designated sites, either alone or 'in-combination' with other





plans. However, it should be noted that any future development proposal within the County Borough that has the potential for adverse impacts on the integrity of an internationally designated sites in neighbouring areas will be subject to a Habitats Regulations Assessment in accordance with the Conservation of Habitats and Species Regulations 2017.

**Policy EnW3: Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves 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.**

6.6.25 Sites of Importance for Nature Conservation (SINC) are identified to protect areas of high wildlife value at a local level. Regionally Important Geological and Geomorphological Sites are locally designated sites of local, national and regional importance for geodiversity (geology and geomorphology). Approximately 4,040 hectares of land in the County Borough are designated as SINC with 7.8 hectares designated as Regionally Important Geological Sites (RIGS) in both countryside and urban locations. The LDP Proposals Map includes 64 locally designated SINC<sup>90</sup>, listed at Appendix 3 and two RIGS known as Nant Ffrwd and Llan-Uchaf<sup>91</sup>. Appendix 3 also includes information regarding qualifying features and reference to relevant surveys undertaken at each site.

6.6.26 Local Nature Reserves (LNR) are local level non-statutory designations (PPW Edition 10, Figure 11) that are identified by the Local Authority in consultation with Natural Resources Wales and designated under the National Parks and Access to the Countryside Act (1949) as amended. They are areas of high value for nature conservation, local wildlife or geological interest and are of particular value in community and education terms. While LNRs are not designated under planning legislation, national planning policy advises that development Plans should provide adequate protection to such local designations and that due weight should be attached to them in

<sup>90</sup>Merthyr Tydfil CBC Review of Sites of Importance for Nature Conservation background paper (2018).

<sup>91</sup>As nominated in the British Geological Survey South Wales RIGS Audit Volume 1 (2012).



determining development proposals<sup>92</sup>. One such site has been designated at Cwm Taf Fechan and 11 other sites are being considered. The existing Cwm Taf Fechan LNR is shown on the Constraints Map and new designations will be added in future updates to the Constraints Map.

- 6.6.27 Priority Habitats and Species for nature conservation are identified in Section 7 of the Environment (Wales) Act 2016. Priority species or habitats are important wildlife features which are rare or declining and which may not be protected by primary legislation.
- 6.6.28 Development which is likely to have an adverse impact on SINC, RIGS, LNRs or Priority Habitats and Species will be required to demonstrate that every effort has been made to avoid and mitigate any adverse impacts and that the need for the development outweighs the nature conservation or geological value. Where on site mitigation is not possible or sufficient to prevent any adverse impacts, off-site compensation will be required. Off-site compensation will be secured through planning conditions or Section 106 agreements as appropriate.
- 6.6.29 As stated above biodiversity and/or geodiversity enhancement and the promotion of ecosystem resilience will be sought through the consideration of development proposals. Development proposals should therefore demonstrate how biodiversity and/or geodiversity interests will be maintained and where possible enhanced. Levels of mitigation and compensation should be appropriate and proportionate with the level of adverse impact and the scale of development.
- 6.6.30 Together with open space and good design, contributing to high quality landscaping, sustainable drainage solutions (SUDs), SSSIs, SINC, RIGS and Local Nature Reserves (LNRs) provide the foundation for ecosystem connectivity. In addition to considering these designations, development proposals will be expected to demonstrate how green infrastructure more broadly has been considered, including the incorporation of existing and provision of new features, in accordance with Policy SW11: Sustainable Design and Placemaking.

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<sup>92</sup> PPW Edition 10, paragraph 6.4.20.

#### **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.**

6.6.31 While many elements of pollution control are outside the remit of the planning system it is important that new development does not lead to unacceptable levels of pollution and aims to reduce average population exposure to air and noise pollution. New development proposals will be required to reduce, or at the very least minimise the impact identified to the lowest possible acceptable level. If, as a result of consultation with bodies such as Natural Resources Wales and Health and Safety Executive, the Council considers that a development proposal would lead to unacceptable pollution, then planning permission will not be granted.

6.6.32 Policy EnW4 follows the precautionary approach and the Council encourages developers to assess any impact at the earliest stage so that development proposals reduce any impact present to the lowest possible acceptable level, wherever it is practical and feasible to do so, in order to safeguard the environment, amenity, public health and well-being. Where development is permitted conditions will be attached to the approval to minimise any potential pollution levels and where appropriate, to monitor the effects of the development.





- 6.6.33 Air quality indicates how healthy the air we breathe is. Air pollution leads to poor air quality, which can have a detrimental impact on human, animal and plant health and the environment. The Council has identified that nitrogen dioxide, a pollutant associated with vehicle emissions, is of concern and therefore monitors it throughout the Council area.
- 6.6.34 In January 2017 the Council declared an Air Quality Management Area (AQMA) at Twynyrodyn Road (from the roundabout at the Western end of Twynyrodyn Road to the crossroads between Gilfach-Cynon and Arfryn Place to the east) and is shown on the Constraints Map. An Air Quality Action Plan was approved by the Council in June 2018, which proposes measures to improve air quality within the AQMA. Where further deterioration in air quality would be of significant concern within the AQMA, development proposals will need to demonstrate that appropriate mitigation measures can be implemented, or have been incorporated into the design of the development, to reduce or minimise the effects on existing and future population exposure.
- 6.6.35 Since monitoring may identify other areas of exceedances outside the designated AQMA, developers are advised to engage in early consultation with the Council where proposals have the potential to have a significant impact on air quality to confirm whether an Air Quality Assessment (AQA) would be required to support an application. Where the need for mitigation is identified, the AQA should demonstrate that appropriate measures have been incorporated or can be implemented to ensure that the development does not cause significant risk to air quality by virtue of emissions from the development itself or from additional new traffic movements.
- 6.6.36 The purpose of this Policy is to avert development from where it would be at risk from river, ordinary watercourse, surface water flooding or where it would increase the risk of flooding or additional run-off from development elsewhere. The Policy ensures the consideration of flood risk and consequences and reflects advice set out in PPW and Technical Advice Note 15: Development and Flood Risk (July 2004).
- 6.6.37 The flood risk implications of development proposals within areas susceptible to flooding will be strictly assessed and preventing development that unacceptably increases risk. In accordance with TAN 15: Development and Flood Risk, no highly vulnerable development will be permitted in development advice zone C2. Development will only be considered in areas at high risk of flooding where it can be demonstrated that the proposal can comply with the justification and assessment requirements of TAN 15 (2004 – Section 6, 7 and Appendix 1).
- 6.6.38 The Council recognise the role the planning system can play in helping realise the objective of the Water Framework Directive to improve water



quality. New development will be expected to incorporate measures to improve ground and surface water quality wherever opportunities exist. In addition to the provision of Sustainable Drainage Systems (SuDS) to reduce diffuse pollution, this could include measures such as the provision of fish passages, preventing the spread of non-native species, the provision of dedicated river access points or fencing to prevent damage from livestock, people, or pets, and river bank stabilisation works including tree and vegetation planting to reduce erosion and silt disturbance.

- 6.6.39 It should be noted that all new developments of more than 1 dwelling house, or where construction is 100 square meters or more, will require SUDs for surface water that meets the statutory sustainable drainage standards set by Welsh Government. Approval from the SuDs Approval Body (SAB) will be required before construction takes place. In accordance with Standard S3 (Water Quality), treatment for surface water run-off should be provided in order to prevent negative impacts on the receiving water quality and/or protect downstream drainage systems, including sewers. Under the standards, the aim should be to ensure the SuDS effectively manage sediment and other pollutants, ensuring discharges from the systems are of an acceptable quality and will not cause a pollution risk. Consideration should also be given to supporting current or future quality objectives for the water body over the lifetime of the development.

## ***Landscape and Special Landscape Areas***

### **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.

6.6.40 Contributing greatly to the attractiveness of our County Borough, our landscape is also essential to a sustainable future and can make a significant contribution to our local well-being objective for people to have good physical and mental health. In particular integrated landscape protection, management and planning are essential if the causes and effects of climate change are to be mitigated.

6.6.41 In line with the approach to landscape protection taken by our neighbouring authorities (Caerphilly and Rhondda Cynon Taf), we have identified landscapes of significant local value using Natural Resources Wales most recent methodology<sup>93</sup>. The character and local distinctiveness of these landscapes, and features providing their sense of place are

<sup>93</sup> LANDMAP Guidance Note 1: LANDMAP and Special Landscape Areas 2018.





explained in our 'Special Landscape Areas' background paper<sup>94</sup> and from this work five Special Landscape Areas (SLAs), are proposed and shown on the Proposals Map.

- 6.6.42 These designations are not intended to prevent development but to ensure that, where development is acceptable, careful consideration is given to the design and scale of the development including siting, orientation, layout and landscaping and the special qualities and characteristics for which the SLAs have been designated are protected. To guarantee Special Landscape Areas contribute to a sustainable future, Supplementary Planning Guidance will be developed.
- 6.6.43 Development and changes in land use/management should ensure that the distinctive environmental and cultural assets of the local landscape are protected and enhanced. Development proposals should reinforce landscape character through appropriate landscape schemes. Opportunities to conserve and enhance important landscapes and landscape characteristics, including minimising existing visual detractors, should be encouraged. These may include the settings of settlements, buildings, structures or other landmark features, important natural landscape features and topography, and areas judged to have a high level of tranquillity. Where appropriate, designations such as Landscapes of Outstanding and Special Historic Interest in Wales and Registered Landscapes, Parks and Gardens should also be considered in the assessment.
- 6.6.44 The visual impact of any development within its immediate and wider setting can be minimised through high quality design that reflects local landscape character. Depending on the scale, proposed use and location of the development, proposals should include an assessment of the likely visual impacts on the local landscape or townscape, and the site's immediate and wider setting. Where applicable this should form a key element of Design and Access Statements and the level of detail be commensurate with the scale of the proposal.
- 6.6.45 Proposals which are considered to be significant in terms of scale, character and/or visual impact may need to be accompanied by a full Landscape and Visual Impact Assessment (LVIA), prepared in accordance with the latest Landscape Institute and the Institute of Environmental Management and Assessment Guidelines. They should demonstrate that the proposals have been designed to remove or reduce any unacceptable impacts, including cumulative impacts on the quality of the surrounding landscape, particularly where they may impact on an SLA.

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<sup>94</sup> Merthyr Tydfil County Borough Council - Special Landscape Areas background paper 2018.

## **6.7 Improving our Economic Well-being**

- 6.7.1 PPW defines economic development broadly so that it can include forms of development that generates wealth, jobs and income. The Council's Employment Land Review (2018) provides the evidence base for the Plan's economic development policies and employment land provision. The study has considered the growth strategy for the plan period, employment land forecasts and has reviewed the County Boroughs' employment land portfolio, through a comprehensive property market assessment and audit of employment sites.
- 6.7.2 In terms of the local employment market, the Employment Land Review found that while the overall workforce is active, the County Borough had the highest unemployment rate in the Cardiff Capital Region, albeit a rate which has reduced significantly since the end of the national recession. Merthyr Tydfil has high levels of public sector employment, with 36.8% of the County Borough's workforce employed in public administration, education and health, in 2015. This employment is focused in the health sector, particularly the Prince Charles Hospital. The local manufacturing sector is an important contributor, with 14.9% of the working population in manufacturing jobs, although this is in line with the Cardiff Capital Region. In terms of service sectors, business administration and support services, along with ICT have are most typical roles.
- 6.7.3 The review found that there is a reasonable desire for growth amongst the County Borough's large businesses and, across the Welsh Valleys overall, with good prospects for inward investment, primarily from B2 uses. A strong shortage of industrial and warehouse units of all sizes was reported by stakeholders with local micro firms requiring units up to 250 sqm, while larger B2/B8 options of up to 5,000 sqm each are needed to allow large company growth and encourage inward investment. Demand is for both leasehold and freehold options.
- 6.7.4 Demand for office uses is more modest and local in nature. There are exceptions to this with the high quality serviced Orbit Business Centre at Rhydycar proving highly successful with local firms. On-going demand here suggests that a good quality, modern serviced scheme can be made to work in Merthyr Tydfil and there is potential need for grow-on options.

6.7.5 The Plan also has regard to the Council's draft Economic Growth Strategy 2018-2023<sup>95</sup> which considers important national, regional and local developments to develop a holistic approach to economic growth in the County Borough. It proposes the local Vision for Economic Growth as:

*"To create a diverse and vibrant economy with a skilled, flexible and well paid workforce and well-developed business infrastructure."*

6.7.6 One of the Council's local well-being objectives is to develop the workforce of the future<sup>96</sup>. The Council has committed to the Cardiff Capital Region and a £1.2 billion deal to unlock £4bn of private investment, drive significant economic growth and create 25,000 jobs. The most relevant elements of the Cardiff City Deal Growth and Competitiveness Commission's Report<sup>97</sup> (2016) are:

- Making the most of the South Wales Metro for fostering labour market participation;
- Investing in education (from early years to university), skills and employability as the primary way in which individuals can access opportunities and firms can improve productivity, and;
- Support all businesses – emerging and existing – to thrive over the long term through strategies to support innovation, ensuring the availability of finance.

6.7.7 The Plan supports our draft Economic Growth Strategy<sup>98</sup> to capitalise on the County Borough's central role in the Heads of the Valleys, thereby contributing towards the continued community regeneration and the prosperity of the wider Cardiff Capital Region. In doing so the Plan seeks to maximise the economic potential offered by improvements to the transportation network, improving connectivity both within the Cardiff Capital Region and to other UK regions. The Plan's policies also support the growth of indigenous businesses of various types and sizes and efforts to attract inward investment.

6.7.8 This is delivered by allocating and protecting a range and choice of employment land and premises at suitable locations which are well connected to the transportation network and which complements the Plans other objectives. In particular, this includes objectives to promote the suitable re-use of previously developed land and the continued regeneration of local communities, and to develop attractive vibrant and viable town and local centres.

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<sup>95</sup> Economic Growth Strategy for Merthyr Tydfil 2018-2023.

<sup>96</sup> Research into Employers Skills Needs and Training Gaps in Merthyr Tydfil Final Report and Skills and Training Strategy (Wavehill Ltd, November 2017).

<sup>97</sup> Cardiff City Deal Growth and Competitiveness Commission Report 2016.

<sup>98</sup> Economic Growth Strategy for Merthyr Tydfil 2018-2023.



**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
<b>Total</b>		<b>30.65 ha</b>

6.7.9 The Council's Employment Land Review (2018) indicated a quantitative requirement for 14.46 hectares of employment land to meet local needs over the Plan period, with need for approximately 5 hectares for B1 uses and 9 hectares for B2/B8 uses. This level represents the minimum land requirements based on past take up trends. The review has provided recommendations regarding employment land provision and protection that have been incorporated into the Plan. These have been informed by a property market assessment and audit of sites and take account of site availability, deliverability issues, the need to provide a range and choice of sites in suitable locations and regeneration objectives.

6.7.10 Policy EcW1 makes provision for a total of 30.65 hectares of employment land (net developable land) in order to provide for a sufficient range and choice of employment sites across the County Borough. This level of provision above the minimum quantity of land indicated provides sufficient flexibility in the supply of new sites and takes account of the planned regeneration of the Hoover Factory site at the Hoover Strategic Regeneration Area (HSRA). It also allows for local and large-scale development opportunities at Goatmill Road and an extension to the Merthyr Tydfil Industrial Estate at Troedyrhiw. In particular, this level of provision allows for the loss of previously productive employment land in the area and will enable the relocation or replacement of under used employment land and buildings that no longer meet modern business requirements. This includes for example, the loss of approximately 9 hectares at the Hoover Factory site following the end of production and its future redevelopment for other uses.

6.7.11 Whilst there is no identified regional land requirement for future waste management facilities, existing and allocated employment sites where B2/B8 class uses would be acceptable are identified as potentially suitable locations for waste management facilities. These sites have been identified to support the development of a network of integrated waste management facilities as set out in the Welsh Government Collections, Infrastructure and



Markets (CIM) Sector Plan (2012). Whilst these are likely to fall under employment type uses it is possible future large-scale single users serving a regional role could reduce the land available for the local employment market.

- 6.7.12 Land has also been allocated at Ffos-y-fran adjoining the A4060 as this area is anticipated to become available from 2024 following completion of open cast coal mining and restoration of the area. This will allow for the provision of future slip road access that is envisioned from the north and south of the site.
- 6.7.13 This level and distribution of allocation complements the areas existing strategic highways infrastructure and the Plan's transportation strategy which will see the County Borough better connected with the Cardiff Capital Region via planned South Wales Metro improvements, particularly in connection with future employment opportunities at the HSRA.
- 6.7.14 Further details regarding the employment site allocations can be found at Appendix 1: Site Allocations Details which provides information on the identified site constraints and other planning requirements.

#### **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.**

- 6.7.15 Existing business and industrial parks are ingrained in the existing urban form and contribute substantially to our economic base. As such the Plan seeks their protection from development which would erode their employment characteristics, which has evolved over many years to meet specific economic demands. The incremental loss of employment land and premises can lead to a gradual erosion of an employment area. Without management, fragmentation and pressure for alternative uses could result in a cumulative loss of employment land and premises to the detriment of the local economy.
- 6.7.16 Accordingly, the Plan seeks to protect existing office, employment and industrial warehousing land (B1, B2 and B8 uses) to ensure their continued role and function in providing accessible sources of employment, and encourages the intensification and refurbishment of sites and premises which are under used, vacant or in decline.
- 6.7.17 Rhydyar Business Park is protected for B1 class uses, reflecting the existing business park function and office uses, unless the development proposal provides an ancillary facility or service that supports the primary employment use. All other identified existing employment sites and employment allocations are protected for B1(b)/B1(c)/B2/B8 subject to a number of specified exceptions. In accordance with the sequential approach to complementary retail and commercial centre uses in national policy<sup>99</sup> proposals for new office floor space at out-of-centre locations will be subject to the application of the sequential test under Policy EcW3: Retail Hierarchy.
- 6.7.18 Policy EcW2 allows for the development of ancillary services or facilities that supports the primary employment use of the site. Due to their ancillary nature these will be of an appropriate nature and scale to the existing employment site and will have an obvious and clear benefit to the existing employment use. These will be clearly secondary in nature to the main

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<sup>99</sup> Planning Policy Wales, Edition 10, Paragraph 4.3.21.



employment use and could include for example, a small shop or trade counter selling produce from the unit or a small service or storage area.

- 6.7.19 Acceptable complementary commercial service outside B-class uses are also permitted under Policy EcW2. These are generally small-scale commercial activities outside of the B-class uses which provide a service to local employees or users of the existing employment site. These could include for example, small snack bars, cafés, local shops or trade uses, training centres, day nurseries or fitness gyms. As complementary uses should support the users of the industrial estate or business park, the scale and number of similar complementary uses will also be relevant.
- 6.7.20 Policy EcW2 also allows for waste management facilities on sites where B2/B8 class uses would be acceptable provided these are compatible with existing industrial and commercial activities. Such development proposals would also need to satisfy Policy EcW14: Waste Facilities and the Plan's other design and environmental protection policies.
- 6.7.21 Development proposals at existing or allocated sites for uses other than those specified that result in the loss of employment land or premises 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. This requires that alternative uses do not undermine or have an unacceptable effect on the employment sites characteristics in terms of its role and function. Such uses could include for example, children's soft play, activity centres, fitness/sports centres or retail units, where the intended customer base is further afield than the users of the existing employment site. Alternative uses will also need to satisfy other relevant policies of the Plan and ensure there are no unacceptable conflicts with existing users.
- 6.7.22 Proposals for alternative uses will also need to demonstrate that either the existing use is inappropriate, in terms of unacceptable impacts on amenity or the environment, or that the land or premises are surplus to the requirements of the employment market. Where existing uses are surplus to the requirements of the employment market viability and marketing evidence should be provided to justify the loss of employment land or premises. The type of evidence required will vary depending on the use and individual circumstances but may include details of why the land or premises is no longer in use and evidence to show that appropriate and reasonable efforts have been made to market it for sale or lease for its existing use. Information from the agent or applicant regarding demand could take the form of a marketing report or correspondence from a suitably qualified property agent or surveyor. The type of information could include the following:

- Details of existing occupiers, if any;



- If appropriate, the length of time a property or site has been vacant;
- The type of use which the property/site has been marketed for, and what the marketing strategy involved and its duration (typically there should be a minimum of 12 months appropriate marketing);
- The amount of interest in the site during the marketing period - this should detail the number of queries, the type of use sought, and if known, the reason for not pursuing the initial query;
- Whether the relocation of existing occupiers to other suitable accommodation will be facilitated; and,
- Evidence that demonstrates the existing use is inappropriate with regards to any unacceptable adverse impacts on amenity or the environment.

6.7.23 Policy EcW22 applies to both existing and allocated employment sites which are identified on the LDP Proposals Map. The policy also affords some protection to existing employment sites and premises outside the identified existing employment sites where development proposals for alternative uses will be permitted provided it is demonstrated the existing use is inappropriate or the site or premises is no longer viable. As recommended in the Council's Employment Land Review, this will protect an important supply of smaller sites and premises across the County Borough and office uses in the Town Centre whilst allowing sufficient flexibility where alternative uses can be justified.

### ***Retailing***

6.7.24 Our research shows the County Borough's importance as a retail destination both for residents and people from further afield. This reflects the County Borough's position as a primary key settlement in the Heads of the Valleys.

6.7.25 As our main hub for public transport and an accessible destination for retail, leisure and services, the town centre has an important role for our residents and is supported by the plan. Similarly, the key role of our local centres in providing community services, local shops, businesses, employment and access to public transport is supported.

### **Policy EcW3: Retail Hierarchy - Supporting 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.**

- 6.7.26 PPW requires planning policies to establish a local retail hierarchy that identifies the nature, type and strategic role to be performed by retail and commercial centres. This should include the identification of those centres which fulfil specialist functions.
- 6.7.27 Within the County Borough, Merthyr Tydfil town centre is the principal town centre supported by seven local centres of Dowlais, Gurnos, Cefn Coed, Brecon Road/Morgantown, Troedyrhiw, Aberfan and Treharris. Cyfarthfa Retail Park off Swansea Road provides an established out-of-centre retail park in close proximity to the Town Centre. There are also out-of-centre retailers at Trago, Swansea Road, Dowlais Top Retail Area, Dowlais and at the Triangle Business Park, Pentrebach. These out-of-centre retailing areas accommodate some bulky goods retailing, albeit that they do not fall within the defined hierarchy of retail centres. The Merthyr Tydfil Retail and Commercial Leisure Study (June 2017) provides the evidence base that supports the Plan's retail hierarchy and contains further information regarding the retailing context within and surrounding the County Borough.
- 6.7.28 Merthyr Tydfil town centre is the favoured location for retail development due to its status at the top of the hierarchy followed by the local centres.
- 6.7.29 In accordance with the sequential approach set out in PPW and TAN 4, the Plan proposes a sequential approach for locating retail and other complementary commercial development. The sequential approach supports the principle that retail and commercial centres are in the most readily accessible location, and promotes combined trips for shopping, business, leisure and services.
- 6.7.30 Consistent with the sequential approach, Merthyr Tydfil town centre as the largest centre would be expected to be the main focus for retail and leisure development given it has the best prospects for attracting in-centre investment from developers and multiple operators. It is also the most sustainable location for retail development, in terms of increasing access to services, facilities and public transport.
- 6.7.31 For instance, if a suitable site or building is not available for retail and other complementary commercial development within a centre, consideration should be given to edge of centre sites and if no such sites are suitable or available, only then should out-of-centre sites be considered.





- 6.7.32 Other complementary commercial development can include hotels, cafes, restaurants, banks, leisure and tourism, and entertainment and community facilities. The Merthyr Tydfil Retail and Commercial Leisure Study suggests there is:
- theoretical capacity for a medium sized (3-5 screens) cinema in MTCB;
  - scope for additional health and fitness facilities in MTCB of around 100 fitness stations;
  - theoretical scope for one further bingo facility in MTCB; and
  - capacity for additional food and beverage outlets in MTCB.
- 6.7.33 Where proposals are located outside a centre, need must be satisfactorily justified and a retail impact assessment will be required for all applications of 2,500 sqm or more gross floorspace. An impact assessment may also be required from smaller development proposals proportionate to the potential impacts.

#### **Policy EcW4: Retail Allocation**

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

- 6.7.34 PPW states that local planning authorities should assess the quantitative and qualitative needs for land or floorspace for retail and commercial leisure development over the plan period (up to 2031).
- 6.7.35 The Merthyr Tydfil Retail and Commercial Leisure Study demonstrates a need, over the plan period of up to 6,281 sqm gross floorspace, comprising 409 sqm for convenience goods, 3,736 sqm for comparison goods and 2,136 sqm for food and beverage.
- 6.7.36 An allocation for 400 sqm has been made at the Hoover Strategic Regeneration Area in order to meet future resident's basic local retailing needs (i.e. for convenience, comparison and food and drink retailing). Whilst this level of provision is above the projected needs arising from the HSRA development it is considered that this modest level of provision is necessary to ensure there is a critical mass of uses and viable unit sizes to establish a small local centre. This will reduce the need for future residents to travel to meet basic needs and will contribute towards the development of new community focused around the Pentrebach metro station 'hub'.



- 6.7.37 The quantitative assessment of the potential capacity for retail floorspace suggests that there is only limited scope (409 sqm gross) for new convenience goods development within MTCB up to 2031. In qualitative terms, food store and convenience retail provision is strong across the County Borough with most of the national food stores represented. There are no obvious areas of qualitative deficiency in food provision. No further allocations for the development of new convenience retail are required.
- 6.7.38 The Trago outlet creates a comparison goods expenditure deficit up to 2026. Longer term growth should generate a moderate expenditure surplus, which could support 2,802 sqm net of comparison sales floorspace (3,736 sqm gross) by 2031.
- 6.7.39 Merthyr Tydfil town centre is the principal centre, where new investment should be concentrated to meet wider regeneration objectives of the Plan. Cyfarthfa Retail Park is the dominant comparison goods shopping destination within the County Borough, with a market double that of Merthyr Tydfil town centre. Future growth should be concentrated in the town centre to address this imbalance. Future town centre redevelopment opportunities will exist once the Merthyr Tydfil Bus Station site is vacated. The Strategic Flood Consequence Assessment prepared to inform the Plan has identified the site is partly located in flood zone C2. Any future development proposals on this site would need to demonstrate the flood risks and consequences can be made acceptable.
- 6.7.40 The existing stock of premises should have a role in accommodating projected growth. Vacant shops within designated centres could accommodate the long-term retail and food/beverage floorspace projections. The re-occupation of vacant commercial units should be the priority in the town centre and local centres. The Merthyr Tydfil Retail and Commercial Leisure Study identified that the Merthyr Tydfil Bus Station site could provide opportunities to accommodate additional town centre retail floorspace especially now that plans to relocate the bus station benefit from planning permission. However, redevelopment of the site would be subject to proposals overcoming identified flood risks. The Council has received funding for the replacement bus station and preparatory works commenced in summer 2019. The new bus station is expected to be completed in autumn 2020.

### **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'.**

6.7.41 The LDP defines a Town Centre Boundary and a separate Primary Shopping Area (PSA) for Merthyr Tydfil town centre. These are shown on the Proposals Map.

6.7.42 The designation of a PSA and town centre boundary is important when applying the sequential approach, in order to direct retail and town centre uses to sustainable locations and determining whether a retail need/impact assessment is required.

6.7.43 The Merthyr Tydfil town centre boundary includes the main retail area and other areas where other town centre uses are concentrated e.g. civic offices and education establishments. It excludes most surrounding residential areas. The main purpose of the town centre boundary is to define the area where retail, leisure and other town centre uses should be concentrated, in accordance with the sequential approach and the uses that will be protected under the retail impact test.

6.7.44 The PSA covers a small part of the Town Centre, including both sides of High Street between John Street in the north and Swan Street in the south,





together with properties in Victoria Street, Market Square, Beacons Place and the St. Tydfil's Square Shopping Centre.

- 6.7.45 We recognise that retail uses must be carefully blended with cultural, leisure and other uses if the Town Centre is to continue to thrive. The Town Centre Partnership has led to projects stimulating activity, promoting a diversity of uses and increasing access and attractiveness most notably by creating the Big Heart of Merthyr Tydfil Business Improvement District.
- 6.7.46 Significant improvements to the public realm over recent years are symbolised by the award winning 'River Taff Central Link' and the redevelopment of Merthyr Tydfil College, 'Soar Chapel' and 'Penderyn Square'.
- 6.7.47 These are set to be complemented by the Pontmorlais Heritage Quarter Townscape Heritage project, a new central bus station and a terminus as part of the 'South Wales Metro' project.
- 6.7.48 In this context, it is essential that the character of the Town Centre's retailing core is protected and the plan proposes that the Primary Shopping Area is identified to retain its character as such.
- 6.7.49 In the Primary Shopping Area (PSA) and local centres, proposals promoting non-A class retailing uses will require robust evidence that demonstrates the facilities are no longer required or such a loss would not have a detrimental impact upon local service provision or local amenity. Development proposals will therefore need to be supported by evidence which demonstrates that commercial buildings or facilities are either no longer required for their original purpose or are no longer economically viable. Statements of justification could include evidence that alternative provision is available within close proximity to the proposal site, and which satisfies local needs. Proposals will be required to demonstrate that the premises have been appropriately and actively marketed for a minimum of 6 months (12 months for the PSA) and that genuine effort to sell or let the property over that period have been unsuccessful. Evidence of active marketing of a property should include details of the sales literature, advertisement campaign and buyer interest over the period.
- 6.7.50 PPW states that the agent of change principle requires that a business or person responsible for introducing a change is responsible for managing that change and any related impacts on, for example, the amenity or viability of an existing use. In practice, for example, this means a developer would have to ensure that solutions to address air quality or noise from nearby pre-existing infrastructure, businesses or venues can be found and implemented as part of ensuring development is acceptable.



### **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.**

6.7.51 The Merthyr Tydfil Retail hierarchy comprises the town and local centres identified within Policy EcW3, and excludes any existing out-of-town retail parks within the County Borough. Existing out-of-town retail areas have been identified at the following locations:

- Cyfarthfa Retail Park, Swansea Road;
- Trago, Swansea Road;
- Triangle Business Park, Pentrebach; and
- Dowlais Top Retail Area, Dowlais.

6.7.52 Policy EcW6 sets out the criteria by which proposals for new retail development on new or existing out- of-town locations will be assessed in line with national policy, in order to support existing established retail centres in the retail hierarchy. It applies to all proposals that create additional retail floor space, including changes of use, extensions, the subdivision / merger of existing units, mezzanine floors (beyond Permitted Development (PD) rights) and variations to relevant planning conditions. The aim of the policy is to preserve and enhance the vitality, viability and attractiveness of existing town and local centres as well as promoting sustainable communities and sustainable travel patterns.

6.7.53 Proposals for new retail development outside of the retail centres contained within the retail hierarchy will need to demonstrate that they have satisfied the tests of retail need and sequential test referred to in national planning policy. Developers will need to demonstrate that all potential town centre options have been thoroughly assessed using the sequential approach before edge and out-of-centre sites are considered for key town centre uses. This approach requires developers and retailers to be flexible and innovative about the format, design and scale of the proposed development and the amount of car parking provided, tailoring these to fit local circumstances.



- 6.7.54 Proposals will also be required to demonstrate that the proposal would not have an unacceptable impact on the trade, turnover, vitality and viability of the town and local centres. Such justification could be provided through a retail impact assessment where the proposal is for 2,500 sqm or more of gross floor space. Retail impact assessments that are proportionate to the potential impacts may also be required for smaller retailing proposals. Further guidance regarding the tests of retail need, the sequential test and retail impact assessments is provided in Technical Advice Note 4: Retail and Commercial Development.
- 6.7.55 Where planning permission is granted for new out-of-centre retail development conditions may be imposed to control the nature and scale of the retail activity and to minimise any potential impact on the existing retail centres within the retail hierarchy.
- 6.7.56 Some types of retail store, such as those selling bulky goods and requiring large showrooms, may not be able to find suitable sites or buildings within the County Borough's existing retail centres. Where this is the case such stores should in the first instance be located on existing out-of-centre sites close to existing centres where bulky goods and showroom retailing may be appropriate. These out-of-town retailing areas comprise Cyfarthfa Retail Park, Trago, Triangle Business Park and Dowlais Top Retail Park. Where such sites are not available or suitable, other sites at the edge of retail and commercial centres, followed by other out-of-centre locations may be considered, subject to application of the needs and impact tests.

### ***Sustainable Tourism, Leisure and Recreation***

#### **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.**

- 6.7.57 Tourism, leisure and recreation is vitally important to the economy of Merthyr Tydfil contributing to making it both productive and enterprising. Our location, its environment and distinctive natural and built heritage assets, together with the development of our activity tourism offer and traditional day visits, provide opportunities to build our reputation as a welcoming 365





day visitor<sup>100</sup> destination. The Plan supports the delivery of the Council's 'Destination Management Plan'<sup>101</sup> by supporting a variety of high quality tourist, leisure and recreation facilities and complementary leisure, tourism and recreation uses, such as visitor accommodation<sup>102</sup> and access where these satisfy the Plan's other policies.

- 6.7.58 The benefit of tourism to our economy is currently monitored using the Scarborough Tourism Economic Activity Monitor (STEAM) model. The majority of our visitors are day visitors, who come to experience our cultural heritage activities and attractions such as the Cyfarthfa Park & Museum and Merthyr Tydfil's extensive retail offer. These facilities are generally located within settlement boundaries and in order to conserve and future proof these attractions the Plan seeks to support the development of such facilities. In particular proposals will be supported if they help to bring about, sensitive refurbishment and re-use of historic buildings and the revitalisation and regeneration of the Town and Local Centres. In line with the Welsh Government's 'town centre first' principle a 'sequential approach' will be adopted when determining planning applications for complementary uses such as hotels and leisure facilities where these are proposed outside a Town Centre location.
- 6.7.59 Our overnight visitors tend to use our other primary attractions and make use of our great location as a base to explore the surrounding areas such as the Brecon Beacons National Park. Most of the attractions situated within the County Borough such as BikePark Wales, the Rock UK Summit Centre and the Brecon Mountain Railway are located outside settlement boundaries.
- 6.7.60 Low-impact tourism, leisure and recreation development is development that, through its low environmental impact, either enhances or does not significantly diminish environmental quality. It should directly benefit local communities and be respectful to wildlife. It includes tourism, leisure and recreation land-based activities that are capable of being removed without leaving a permanent trace or where impacts are small-scale or seasonal such as camping, orienteering, rock climbing and treks and trails for hiking, mountain biking and horse riding. The plan seeks to support low-impact tourism, leisure and recreation that minimises environmental impacts, in 'countryside locations'. Appropriate proposals should therefore minimise environmental and landscape impacts whilst maximising positive effects on the local community, economy, and environment. Where justified, proposals should be of an appropriate scale and design to their surroundings in accordance with LDP Policy SW11: Sustainable Design and Placemaking.

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<sup>100</sup> "365 tourism" and "365 visitor designations" are terms used to describe attractions and activities for everyday of the year.

<sup>101</sup> Merthyr Tydfil County Borough Council Destination Management Plan (2015 – 2018).

<sup>102</sup> The Destination Management Partnership oversees the programme of improvements to our tourism offer.

## **Renewable Energy**

- 6.7.61 Renewable energy and low carbon energy are prioritised in the energy hierarchy by Planning Policy Wales. Renewable energy includes wind, water, solar, geothermal energy and plant material (biomass). Low carbon energy covers technologies that are energy efficient (but does not include nuclear).
- 6.7.62 The Welsh Government has set targets for the generation of renewable energy, these include:
- For Wales to generate 70 per cent of its electricity consumption from renewable energy by 2030;
  - For one Gigawatt of renewable electricity capacity in Wales to be locally owned by 2030; and
  - By 2020 for new renewable energy projects to have at least an element of local ownership.
- 6.7.63 To establish the potential renewable energy resource available, the Council commissioned Regen SW (a not for profit expert organisation) to undertake a resource assessment in accordance with national guidance.
- 6.7.64 The findings explain large-scale commercial renewable electricity opportunities are currently constrained by the capacity of the grid to accept new connections. The main 132 kV electricity line into Merthyr Tydfil from the west has reached its thermal capacity with regards to generator connections and the 'bulk supply point' substation transformers have also reached their thermal capacity.
- 6.7.65 Whilst these constraints are significant for several years, they do not rule out new connections later in the plan period. There are a number of solutions that the District Network Operator, Western Power Distribution, is exploring to resolve the network constraints.
- 6.7.66 Due to the comparatively urban nature of Merthyr Tydfil, renewables associated with buildings will play a vital role as these do not, in general, have the same network constraints as commercial schemes and there is significant potential for domestic-scale solar.
- 6.7.67 To inform policy development, the Council commissioned Regen SW to undertake a renewable energy assessment (REA) in 2017, utilising the method set out in Welsh Government's 'Planning for Renewable and Low Carbon Energy – A Toolkit for Planners' (September 2015). Further refinement of the technical resource assessment identified has been undertaken in accordance with the recommendations of the study and the tasks set out in



the toolkit guidance. This has informed the identification of Local Search Areas for renewable energy and target setting.

- 6.7.68 The Council's REA undertook a high-level strategic assessment of the potential for different scales of renewable and low carbon energy generation across the Merthyr Tydfil County Borough. The REA found opportunities for the deployment of ground-mounted solar energy, at Local Authority-wide scale, for which it was possible to identify Local Search Areas (LSAs).
- 6.7.69 Outside search areas, more uncertainty was identified for larger scale proposals (e.g. for large-scale wind energy), however individual proposals may be acceptable subject to satisfying other criteria of the LDP.
- 6.7.70 As a largely urban area, the study also found that there is significant potential for rooftop PV on existing buildings. Small-scale renewable heat technologies (heat pumps and biomass boilers) also have potential in the area, however, the majority of the area is on gas, meaning the financial case for renewable heat is weaker.
- 6.7.71 The heat opportunities assessment undertaken found some potential district heat opportunities and these have been identified on the Proposals Map.

### **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.**



- 6.7.72 Merthyr Tydfil County Borough does not contain any Strategic Search Areas for renewable and low carbon energy development. Policy EcW8 sets out criteria against which proposals up to Local Authority-wide scale will be assessed.
- 6.7.73 The County Borough Council is responsible for determining planning applications for energy generating proposals of less than 10MW; Welsh Government for proposals between 10-50MW; and UK Government for larger proposals. Further guidance is set by PPW, Technical Advice Note 8 and National Policy Statements.
- 6.7.74 Policy EcW8 supports the delivery of national policy by encouraging renewable and low and zero carbon energy projects, subject to material planning considerations. Proposals which are likely to have a significant impact on the landscape and/or visual amenity will be required to undertake a Landscape and Visual Impact Assessment (LVIA).
- 6.7.75 All renewable energy proposals and associated infrastructure, such as power lines or battery storage facilities, must respect the existence and amenities of neighbouring residential and sensitive properties including approved development. This is particularly the case when it comes to “shadow flicker”; reflected light or noise from wind turbines; “glint and glare” from solar developments, and odour associated with anaerobic digestion. In this respect, renewable energy development proposals will need also to comply with the requirements of Policies SW11 and EnW4 in relation to impacts on amenity, noise, and odour.
- 6.7.76 There are currently significant connection constraints to the electricity network in the Merthyr Tydfil County Borough area. These constraints have arisen, in part, from the cumulative impact of new generation connecting to the distribution network. The growth of distributed generation has led to thermal and voltage limits being reached across much of the South Wales license area, as well as many other license areas across Great Britain.
- 6.7.77 The main 132 kV electricity line into Merthyr Tydfil from the west has reached its thermal capacity with regards to generator connections and is due an upgrade. In addition, the ‘bulk supply point’ substation transformers in Merthyr Tydfil have reached their thermal capacity. Furthermore, a Statement of Works must be submitted to National Grid to assess the potential impact of new connections to the national electricity transmission system. It is worth noting that although a Statement of Works request must be made for all new connections, they have currently had no impact on wind and solar projects.

- 6.7.78 While these constraints are significant for the next several years, they do not rule out new connections in the future. Despite the current network constraints, we do not believe it is necessary to temper future renewable energy targets based on such difficulties. There are a number of solutions that the District Network Operator WPD is currently exploring for how the network constraints could become less significant barriers to future projects.

### **Local Search Areas for Solar Energy**

- 6.7.79 The results of the REA, along with a further refinement exercise identified 3 locations with the potential to accommodate large-scale renewable energy developments. The definition of large-scale solar resource is over 250kW in scale, in line with the Feed-in Tariff bandings, and that due to the space required for projects of this size, these would be ground-mounted rather than building-mounted.

Table 3: Solar Energy Search Areas

Site no.	Site name	Area sq. km	Maximum potential capacity (MW)	Potential annual energy output (MWh)
1	Ffos-y-fran	2.5	104.2	91,279
2	Northeast of Trelewis	1.1	45.8	40,121
3	Southwest of Merthyr Vale	0.2	8.3	7271
	Total	3.8	158.36	138,671

- 6.7.80 Local search areas do not necessarily indicate the acceptability of solar energy development across the whole search area identified, due to the need to consider detailed proposals and the remaining levels of constraints (or viability/costs to connect to the electricity grid), however they provide the basis for realistic local search areas for potential large-scale solar energy developments where detailed proposals can be further refined. This is because the search areas have been identified by mapping the solar energy resource (based on land elevation, orientation and other relevant criteria) however there remains the need to consider the more specific impacts of detailed development proposals.
- 6.7.81 Consequently, within the identified 'local search areas' further refinement will be required to identify specific opportunities for detailed development proposals and to consider their acceptability and level of deliverable renewable energy capacity. Detailed proposals will need to demonstrate that they have no unacceptable effects on adjoining land in terms of their impact on amenity, heritage assets and the wider environment. Proposals

for solar energy development will also need to comply with the requirements of other relevant policies of the Plan. The impact of detailed proposals on environmental designations in close proximity will therefore require careful consideration. For example, a detailed Landscape and Visual Impact Assessment (LVIA) may be required to justify development proposals. The following paragraphs provide a brief description of each local search area and the potential constraints to solar energy development.

1. Ffos-y-fran

- 6.7.82 This search area measures approximately 250 hectares and is located to the east of Merthyr Tydfil and is part of the active Ffos-y-fran opencast mine. The land within which the search area is located is intended to be restored following the completion of the mining activity. The site lies within close proximity of two landscapes in the Register of Historic Landscapes in Wales; to the south west is the Merthyr Tydfil Landscape of Outstanding Historic Interest (LOHI) and to the south is Gelligaer Common Landscape of Special Historic Interest (LSHI). There would be potential direct inter visibility, particularly from Pengarn Bugail, which is a significant viewpoint from within both the nearby Gelligaer and Taf Bargoed-Special Landscape Area (SLA) and the South Wales Coalfield. These landscape and visual impacts will need consideration in the preparation and assessment of detailed development proposals.

2. Northeast of Trelewis

- 6.7.83 This search area measures approximately 110 hectares and is located to the east and north of the village of Trelewis. The search area is partially located within the Trelewis Woods and Nant Caiach SINC, and within the Gelligaer and Taf Bargoed SLA. There is potential inter visibility with residential areas in Treharris and Trelewis which would require further assessment. These potential constraints will need consideration in the preparation and assessment of detailed development proposals.

3. Southwest of Merthyr Vale

- 6.7.84 This search area measures approximately 19 hectares and is located to the southwest of the village of Merthyr Vale. The search area is partially located within the Cefn-y-fan and Craig-yr-efail SINC. This site is surrounded east and west by forestry plantations and lies outside the Pontygwaith Special Landscape Areas and relatively well concealed. It is highly likely that the screening benefits will be present in some form for the foreseeable future. Wider views of the development site are potentially available from both the Pontygwaith and Gelligaer and Taf Bargoed SLAs, particularly from elevated





locations. These potential constraints will need consideration in the preparation and assessment of detailed proposals.

### Renewable Energy Targets

6.7.85 The REA also identified the contribution that the County Borough is potentially able to make towards meeting the national renewable energy targets mentioned above (see Tables below). These targets have informed the Plan's renewable energy targets set out in the monitoring framework. The uptake of renewable energy will be monitored to help show how the LDP is assisting to deliver the contribution identified in the REA.

**Table 4: Resource summary and target scenarios for renewable electricity**

Renewable Energy Technology	Available (undeveloped) resource		Current installed capacity (erected, installed or permitted)		Target scenarios for renewable energy generation by 2031			
	MWe Capacity	GWh/yr (Annual energy output)	MWe	GWh/yr	Low		High	
Onshore wind	0	0	1.5	3.5	2	4.7	2.5	5.9
EfW	0.0	0.0	0.0	0.0	-	-	-	-
Landfill gas	N/A	N/A	6.2	23.4	3.5	13.2	3.5	13.2
AD	0.01	0.06	-	-	-	-	-	-
Hydropower	0.24	0.5	0.1	0.48	0.1	0.3	0.2	0.6
Building integrated solar	N/A	N/A	2.4	2.6	5.9	5.7	11.2	10.9
Stand-alone solar PV	158.3	138.7	-	-	10.0	9.7	20.0	19.4
<b>Total</b>	<b>158.55</b>	<b>13.26</b>	<b>10.2</b>	<b>6.0</b>	<b>21.5</b>	<b>33.6</b>	<b>37.4</b>	<b>50</b>
Merthyr Tydfil projected electricity demand 2031						208		228
Percentage electricity demand in 2031 potentially met by renewable energy resources						16%		22%

Table 5: Resource Summary and target scenarios for renewable heat

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

### **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.**

6.7.86 The REA identified a small number of areas in Merthyr Tydfil that may be suitable for a retrofitted heat network. 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, provided there is sufficient non-domestic load/ to balance the peak evening domestic demand. The REA shows that the scale of the potential development areas planned (over 400 new homes), along with some of the larger heat demands that already exist,

are potentially a suitable mixture for supporting a DHN, with the most carbon savings achieved when biomass is used to fuel the DHN.

6.7.87 Whilst the uptake of renewable heating technologies is being encouraged, it is recognised that delivery will ultimately depend on a number of factors (e.g. viability and legal/management arrangements), or other factors outside the planning process.

6.7.88 With regards to Heat Priority Areas, the REA found:

- Project Heartland could be a potential location for a heat network if existing non-domestic demand could be connected.
- Development at Goat Mill Road could be a potential location for a heat network if the local anchor loads prove to be sufficiently large.
- Hoover Strategic Regeneration Area (HSRA) could be a potential location for a heat network if sufficient new non-domestic demand is encouraged to connect at the potential development area (although existing physical barriers such as the River Taff and train line may impact on viability).

6.7.89 Major development proposals within Heat Priority Areas should be accompanied by an energy strategy. These should set out the consideration of energy efficiency and feasibility for incorporating of renewable energy technologies, in particular they should:

- Set out the projected annual energy demands for heat and power from the proposed development against the appropriate baseline (2006 Building Regulations Part L standards), along with the associated CO2 emissions;
- Demonstrate how these demands have been reduced via energy efficiency or low carbon energy sources such as CHP and district heating, and set out the CO2 emissions associated with the residual energy demand, and
- Consider the viability and technical feasibility of district heating and renewable energy technologies to reduce these demands.





### ***Sustainably Supplying Minerals***

- 6.7.90 The County Borough's underlying geology supplies minerals to the energy and aggregate markets. The major resources within the County Borough are coal, limestone and sandstone. Superficial sand and gravel resources are known to exist even though there is no recent history of their commercial exploitation.
- 6.7.91 In terms of Minerals the plan's role is:
1. To safeguard mineral resources and protect mineral reserves.
  2. To contribute to an adequate and sustainable regional supply of aggregates for the construction industry and to promote their efficient and appropriate usage, including the use of recycled aggregates where possible.
  3. To ensure the impacts of extraction are carefully managed.
- 6.7.92 We must contribute to the regional supply of land-won primary aggregates. Our regional apportionment is set out in the 'Regional Technical Statement (RTS)<sup>103</sup>' and is combined with that of the Brecon Beacon National Park Local Planning Authority. We must also safeguard mineral resources should they be needed in future generations. This is monitored in the South Wales Regional Aggregate Working Party Annual Report<sup>104</sup>.
- 6.7.93 Our joint annual apportionment for the future provision of land-won aggregates is 0.82 million tonnes of crushed rock. This equates to 20.5 million tonnes of crushed rock over the 25 year period (2011-2036) covered by the RTS.
- 6.7.94 Vaynor and Gelligaer quarries have significant permitted reserves for crushed rock which provides an adequate aggregates landbank of reserves for more than 50 years extraction. As this meets the MTAN1: Aggregates requirement to provide a minimum 10-years supply throughout the plan period no new allocations for crushed rock are required.
- 6.7.95 The progressive restoration of the East Merthyr land reclamation scheme (Ffos y fran), which involves the extraction of approximately 11 million tonnes of coal, has reached its maximum depth and is expected to be completed by 2025.
- 6.7.96 The impacts arising from extraction must be carefully managed. The Planning Officers Society for Wales good practice guide for minerals planning conditions identifies best practice on the management of minerals sites through the planning system.

<sup>103</sup> South Wales Regional Aggregates Working Party, Regional Technical Statement 1<sup>st</sup> Review 2014.

<sup>104</sup> South Wales Regional Aggregates Working Party, Annual Report 2014.



### **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.**

#### ***Mineral resources***

6.7.97 Since mineral resources are finite, it is necessary to ensure that resources which could be of future economic importance, are safeguarded from other types of permanent development. In accordance with national policy and using evidence from an analysis of British Geological Survey resource maps, the LDP safeguards Limestone and Sandstone resources which lie outside settlement limits. Whilst primary coal resources are not required to be safeguarded, national policy allows such resources to be safeguarded in LDPs depending on individual local circumstances. The primary coal resource in Merthyr Tydfil County Borough provides high quality bituminous coal that can be used in industrial markets other than energy generation. In order to protect this valuable natural resource, the Plan safeguards primary coal resources against any unnecessary sterilisation. This is considered to be justified given the high quality and specialist applications of the primary coal resource that occurs in the County Borough, which may be needed by future generations. For example, there are industrial and specialised uses for coal which may necessitate and justify its future unplanned extraction.

6.7.98 The act of safeguarding does not indicate an acceptance of future mineral working in these areas. The identified resources lie outside defined settlement limits where significant historic and environmental designations often exist. The impact on the safeguarded resource and appropriateness of prior extraction will need to be considered in accordance with the Plan's policies.

#### ***Mineral reserves***

6.7.99 The safeguarding of known mineral resources and need to consider pre-extraction in these areas is set out in national planning policy. The Plan includes a minerals safeguarding policy for the consideration of



development proposals in these areas in order to safeguard these resources for future use.

- 6.7.100 The Regional Technical Statement for the South Wales Regional Aggregates Working Parties (SWRAWP) – First Review (2014) indicates that based on the historical sales average for the 10 years between 2001 and 2010 Merthyr Tydfil County Borough has a sufficient landbank to last significantly beyond the plan period and more than the minimum 10 years required by MTAN 1. This takes into account the need to make alternative provision for aggregates currently being extracted in the Brecon Beacons National Park and is also supported by landbank figures in the SWRAWP Annual Report for 2016 which indicates that Merthyr Tydfil County Borough's landbank would provide for more than 50 years of extraction. Consequently, no new aggregate extraction sites are allocated in the LDP area.
- 6.7.101 The two existing sources of aggregates in the LDP area are:
- Vaynor Quarry, which is the only active (though temporarily mothballed) limestone quarry and is located to the north of the main Merthyr Tydfil settlement straddling the boundary with the Brecon Beacons National Park, and
  - Gelligaer Quarry, which is the only active sandstone quarry and is situated on the eastern periphery of the County Borough, south of Gelligaer Common.
- 6.7.102 The extent of the safeguarded permitted reserves at both quarries is shown on the Proposals Map. Despite a long history of association with the mining industry, there is only one active coal mining facility in operation within the Plan area. Nevertheless, this is of a significant scale and forms part of the 400 ha land reclamation scheme at Ffos-y-Fran that entails the extraction of approximately 11 million tonnes of coal by 2025. Two small underground mines also exist to the north of Bedlinog and though both have planning permission for the extraction of coal up to 2028, neither is currently operational or licensed. These coal reserves are also identified on the Proposals Map.
- 6.7.103 The Plan's minerals policies also seek to support the use of sustainable materials and development of the Circular Economy<sup>105</sup> by favouring proposals which promote the sustainable use of minerals and encouraging the use of secondary and recycled resources before the extraction of new

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<sup>105</sup> A circular economy can be considered as an economic system aimed at minimising waste and making the most of resources (see PPW Edition 10 Section 5.11).



primary material is considered. This approach to sustainable construction is also supported by the Plan's design Policy SW11.

- 6.7.104 In terms of minerals safeguarding, the Plan sets out proposals that safeguard important known mineral resources and facilities for future use. As well as safeguarding mineral resources outside permitted reserves this includes the safeguarding of the Cwmbargoed mineral railway line and rail head.

### **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.**

- 6.7.105 Mineral extraction can have significant consequences for the environment and the health and amenity of local communities. The need for a particular mineral must therefore be weighed against the impact of its extraction and associated operations. Account will be taken of the extent to which social and environmental impacts can be mitigated and of any positive benefits that can be achieved.

- 6.7.106 Whilst individual characteristics of mineral working may vary, there are many common factors that need to be considered in assessing proposals. The above policy is applicable to new or extended mineral workings and associated development, including aggregate recycling facilities; periodic review of existing operations; and onshore oil and gas exploration and development, including coal bed methane extraction.

## Coal

- 6.7.107 The demand for coal is difficult to predict and unexpected proposals for coal extraction may come forward over the plan period. National policy advises the use of coal for energy generation should not be permitted but recognises there are other specific non-energy uses for coal resources that may justify extraction in wholly exceptional circumstances<sup>106</sup>.
- 6.7.108 The primary coal resources safeguarded in the County Borough have other specific non-energy uses, as set out under LDP paragraph 6.7.97, that may justify its extraction. If, in wholly exceptional circumstances, planning applications come forward for industrial uses for coal then each case would need to be considered individually and the policies contained in MTAN 2: Coal applied, including the test outlined in paragraph 45 of MTAN 2. There may also be some public safety benefit in coal extraction in wholly exceptional circumstances where, for example, historic coal mining has created land instability<sup>107</sup>. Planning Policy Wales states that new proposals for opencast, deep-mine development or colliery spoil disposal should not be permitted. Should wholly exceptional proposals be put forward they would clearly need to demonstrate why they are needed in the context of climate change emissions reductions targets and for reasons of national energy security<sup>108</sup>.
- 6.7.109 Mineral resources commonly about the settlement boundary and any proposals to work such resources would be expected to maintain an appropriate separation distance from sensitive land uses. In respect of coal, the principle of coal working not generally being acceptable within 500 metres of settlements as set out in paragraph 29 of Mineral Technical Advice Note 2: Coal (2009) will be adhered to. Where exceptional circumstances are considered to exist, regard will also be had to paragraphs 49-51 of Mineral Technical Advice Note 2.
- 6.7.110 This policy should be read in conjunction with national minerals policy, particularly with regard to the need for Environmental Impact Assessments and Health Impact Assessments. The requirements of paragraph 5.10.16 of Planning Policy Wales (Edition 10) will be considered alongside the policy, and where coal working is not environmentally acceptable, a Social Impact Assessment should be prepared to enable an assessment of the benefits and disbenefits to the local community. Community benefits will be considered in line with the examples identified in paragraph 46 of Minerals Technical Advice Note 2.

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<sup>106</sup> PPW Edition 10, paragraph 5.14.32.

<sup>107</sup> PPW Edition 10, paragraph 5.10.15.

<sup>108</sup> PPW Edition 10, paragraph 5.10.14.

## **Aggregates**

- 6.7.111 The Council is satisfied that with the continued working at current production levels, the existing quarries in the County Borough will continue to meet Merthyr Tydfil's proportional level of contribution to the estimated regional need for aggregate minerals. As the aggregates landbank provides for more than 50 years of extraction, further extensions to existing sites or new extraction sites are only likely to be justified in rare and exceptional circumstances.

### **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.**

- 6.7.112 In order that sensitive development is not unacceptably affected by mineral extraction activity and vice-versa, it is necessary to preserve a buffer zone between them. In accord with national guidance, a distance of at least 200 metres has therefore been defined around currently permitted operations at Vaynor and Gelligaer Quarries. A similar 500-metre cordon has been established around the permitted land reclamation/coal extraction scheme at Ffos-y-Fran and the two inoperative small mines to the north of Bedlinog (Ffynonau Duon Nos. 3 and 4). The Ffos-y-Fran buffer zone is aligned along the A4060 which together with the areas topography provides a physical barrier to existing communities. The extent of each mineral buffer zone is shown on the LDP Proposals Map.
- 6.7.113 The identification of a buffer zone does not necessarily mean that no new development may take place. Rather, that proposals within these zones will need to be considered against their potential to affect or be affected by permitted working within the localities concerned.
- 6.7.114 Historically, a number of developments have occurred within the buffer zones of the County Borough and it will be noted that certain LDP allocations have also been made in such areas. These allocations either reflect existing but unimplemented planning consents, or alternatively, they reflect topography or the fact that planned operations within the mineral site will incrementally move away from the allocations concerned so as to make the principle of development acceptable over the longer term.





### **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.**

6.7.115 In view of the landbank of reserves with planning permission at existing mineral working sites, there is no requirement for the Plan to allocate additional areas for mineral extraction. Significant areas have, however, been identified as containing minerals resources that may be of value for mineral working in future in accordance with the BGS Aggregates Safeguarding Map for South East Wales and the Mineral Resource Map for South East Wales (with regards to Primary Shallow Coal resources). Those areas are identified on the Proposals Map and are protected from permanent development that could sterilise or hinder their future extraction.

6.7.116 In considering whether prior extraction of the resource is feasible, the reason for the safeguarded area (i.e. the potential long-term benefit of the resource in question) should be considered relative to the need for development and any short-term economic arguments. The environmental and amenity impact of extraction should also be considered. With regards to aggregates resources within 200 metres of settlement limits (in the case of hard rock) and 100 metres (in the case of sand and gravel) extraction of the resource will not generally be acceptable<sup>109</sup>. Proposals for the prior extraction of primary coal resources will need to clearly demonstrate the exceptional circumstances that justify the extraction of the resource under national policy as referenced under LDP paragraphs 6.7.107 and 6.7.108. Notwithstanding this, the extraction of coal resources within 500m of a settlement would not generally be acceptable on environmental and amenity impact grounds<sup>110</sup>.

<sup>109</sup> Minerals Technical Advice Note 1: Aggregates, paragraph 71.

<sup>110</sup> Minerals Technical Advice Note 2: Coal, paragraph 29.



- 6.7.117 Small-scale development proposals, for example limited infill, minor householder development or agricultural development, will often be permissible within safeguarded areas, although they will first need to demonstrate that they would not prejudice future exploitation of the safeguarded resource.
- 6.7.118 The existing Cwmbargoed mineral railway and rail head are also safeguarded in the Plan under Policy SW12: Improving our transport network, given these facilities could be used to transport sandstone material from Gelligaer quarry in the future as well as material or freight from the Ffos-y-fran or Dowlais areas.

### ***Sustainable Waste Management***

- 6.7.119 The Council's long-term waste management business plan sets out the vision, objectives, and activities for waste management up to 2025. It continues the work of the Waste Management Collaboration Project to create a greater opportunity for recycling household waste. As part of the Tomorrow's Valley consortium of local authorities the Council has signed for a period of 25 years from the 1st April 2016 to treat residual waste at the Viridor Trident Park energy from waste facility in Cardiff.
- 6.7.120 The need for further waste facilities will be informed by Welsh Government's waste management goals set out in 'Towards Zero Waste – One Wales: One Planet' (June 2010) – the overarching waste strategy document for Wales – and the Collections, Infrastructure and Market Sector Plan (July 2012). It is difficult to accurately predict future needs for the disposal of waste and recovery of mixed municipal waste, and accordingly, annual monitoring at a regional level is necessary in order to identify whether:
- sufficient landfill capacity is being maintained;
  - sufficient treatment capacity for the recovery of mixed municipal waste is coming forward;
  - the spatial pattern of provision is appropriate to fulfil identified needs; and
  - any further action is needed by local planning authorities to address unforeseen issues.
- 6.7.121 The latest Waste Planning Monitoring Report for South East Wales (2016)<sup>111</sup> concludes there is no further need for landfill capacity within the South-East Wales region and proposals for further residual waste treatment should be carefully assessed to ensure that the facility would not result in overprovision.

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<sup>111</sup> Waste Planning Monitoring Report South East Wales April 2016.

6.7.122 In terms of waste, the plan's role is twofold. In a manner that follows the waste hierarchy established in national policy (which seeks to maximise the reduction of waste in the first place and thereafter reusing, recovering and recycling options before the disposal of waste material is considered) the Plan must:

1. Support sustainable collection and recycling methods for Municipal Waste by maintaining and improving an integrated network of facilities in the County Borough.
2. Facilitate an integrated network of commercial and industrial sustainable waste management facilities consistent with the needs of the South-East Wales area.

#### **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.**

6.7.123 Whilst there is currently sufficient capacity in the region, the Plan includes Policy EcW14 to assess any applications that might come forward where these are necessary to support the development of a sustainable network of waste management facilities.

6.7.124 Waste Planning Assessments should be submitted with all applications for new waste facilities classified as a disposal, recovery or recycling facility. The purpose of the Waste Planning Assessment is to ensure that the information necessary for making a decision is provided by the applicant





when a planning application is submitted. Therefore, the assessment should respond to the considerations set out in Policy EcW14. The assessment should be appropriate and proportionate to the nature, size and scale of the development proposed. Further advice can be found in Annex B of Technical Advice Note 21: Waste (2014).

- 6.7.125 Proposals should demonstrate that the treatment process reflects the priority order of the waste hierarchy as far as possible (PPW Edition 10, paragraphs 5.13.4 - 5.13.5 and Figure 10: Waste Hierarchy). Consideration of the hierarchy will be set against the wider social, economic and environmental considerations which are relevant to the proposal. In accordance with national policy, regard will also be given to how proposals have considered and comply with the 'Nearest Appropriate Installation' and 'Self-Sufficiency' principles.
- 6.7.126 Advances in technology and the introduction of new legislation and practices mean that new waste management facilities could include in-building facilities that externally appear similar to other industrial building and internally contain industrial processes or energy generation that may be no different to other modern industrial activities in terms of their operation or impact. However, much will depend on the specifics of the proposal. Consequently, Policy EcW14 identifies areas of search as potentially suitable locations for new waste management facilities. This includes the following established industrial estates and allocations: Pengarnddu Industrial Estate, Pant Industrial Estate, Goatmill Road, Merthyr Tydfil Industrial Park and land adjoining the A4060 at Ffos-Y-Fran.
- 6.7.127 The impacts arising from waste development will be carefully managed. Proposals should be located away from sensitive environmental locations, including Sites of Special Scientific Interest, the Brecon Beacons National Park or Scheduled Ancient Monuments. Proposals will also be required to demonstrate that they do not have any unacceptable impacts, for example on residential amenity, in accordance with the Plan's other Design and Environmental Protection policies. In assessing such proposals, consultation will be undertaken with Natural Resources Wales and conditions may be attached to any permissions and/or legal agreements sought to ensure adequate environmental and amenity safeguards. The Planning Officers Society for Wales good practice guide for waste planning conditions identifies best practice on the management of waste sites through the planning system.
- 6.7.128 Policy EcW14 also safeguards the existing Trecatti landfill site, shown on the Proposals Map, for the necessary landfill of unavoidable residual wastes that are unable to be reused or recycled.







## 7. Monitoring Framework

7.1 In order to enable the effective delivery of the LDP the Council has developed a set of targets and indicators with trigger points against which the performance of the policies and development proposals can be measured, contained within a Monitoring Framework.

### 7.2. Indicators

7.2.1 This framework contains a variety of core and local indicators which will inform policy progress and achievement. The selection of these indicators has been guided by the need to identify output indicators which are able to measure quantifiable physical activities that are directly related to the implementation of the LDP policies.

7.2.2 LDP Regulation 37 prescribes two core indicators which are essential for assessing implementation of national policy as follows:

- The housing land supply, taken from the current Housing Land Availability Study. This is measured in years' supply, and
- The number of net additional affordable and general market dwellings built in the LPA's area (i.e. through the planning system). This should indicate the annual level of new housing constructed, minus any demolitions, from Plan adoption.

7.2.3 In addition, the latest edition of the LDP Manual suggests other Core Output Indicators for LDPs as follows:

- Total housing units permitted on allocated sites as a % of overall housing provision
- Employment land permitted (ha) on allocated sites as a % of all employment allocations
- Amount of major retail, office and leisure development (sqm) permitted within and outside established town and district centre boundaries
- The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN).





- 7.2.4 The monitoring framework also includes a range of local indicators which supplement the core indicators referred to above. The local indicators relate to the County Borough context and refer to the specific requirements of individual policies and proposals contained within the LDP. They are also based on the availability and quality of local data. Both the core and local indicators are linked to the LDP objectives and are considered to be important in monitoring the effectiveness of the LDP strategy and policies.

### 7.3 Targets

- 7.3.1 The policy indicators are associated with corresponding targets which provide a benchmark for measuring policy implementation. Given the length of the plan period, in some cases it is necessary to incorporate 'milestone' targets to determine whether the Plan is progressing towards meeting the overall strategy and objectives. The timeframe attributed to such targets primarily relates to the anticipated delivery of development. The target for the whole of the Plan is to achieve the implementation of the LDP strategy and as such the Council will investigate any policy that fails to meet its target.

### 7.4 Trigger Points

- 7.4.1 The indicators and targets are set against trigger points to assess the level to which a Policy is not achieving the desired outcomes or has diverged from the monitoring target to such an extent that it could identify that the Policy is failing to be implemented as intended or needs to be amended.



## 7.5 Monitoring Process

- 7.5.1 The following options will be used in the LDP Annual Monitoring Reports (AMR) in order to assess the severity of the situation associated when a target is reviewed and recommends an appropriate response.

<b>Continue Monitoring</b>	Where indicators are suggesting the LDP Policies are being implemented effectively.	There is no cause for review.
<b>Training Required.</b>	Where indicators are suggesting that LDP Policies are not being implemented as intended.	Further officer or Member training may be required.
<b>Supplementary Planning Guidance and or Development Briefs required.</b>	Indicators may suggest the need for further guidance to be provided.  Where key sites are not coming forward as envisaged.	In addition to those already identified in the Plan.  The Council will actively engage with developers / landowners to bring forward Development Briefs to kick start the development process.
<b>Policy Research required.</b>	Where indicators are suggesting the LDP Policies are not being as effective as they should.	Further research and investigation is required which may include the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate.
<b>Policy Review Required.</b>	Where indicators are suggesting the LDP Policies are failing to implement the strategy a formal review of the Policy is required.	Further investigation and research may be required before a decision to formally review is confirmed.
<b>Plan Review Required.</b>	Where indicators are suggesting the LDP strategy is failing and a formal review of the Plan is required.	This option to fully review the Plan will need to be fully investigated and undertaken following serious consideration.

- 7.5.2 The monitoring indicators are categorised below by LDP objectives and also are linked to relevant LDP policies / SA objectives. Where interim / target dates are included in the framework they will relate to the 31st April of that year and the publication of the AMR. However, the survey data upon which the information relates may have to be collected and analysed at other points during the previous year.

- 7.5.3 As part of the AMR process, the Council will also include a progress update on the implementation of allocated sites. This will highlight what activity has taken place on the site, the preparation of studies or the progression of development. If housing completions are not being progressed in accordance with the proposed target dates identified in the monitoring framework, this will be interpreted and appropriate action will be taken by the Council if needed.
- 7.5.4 The term 'major development' used in the framework is defined as per the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as: the winning and working of minerals or the use of land for mineral-working deposits; waste development; the provision of 10 or more houses (or on a site over 0.5 hectares); development of 1,000 square metres or more; or development of an area of 1 hectare or more.
- 7.5.5 The Policy Targets contained in the following sections are not considered to be mutually exclusive and in seeking to achieve the objectives multiple Policy Target indicators may be relevant. This will be made clear within AMRs where this is considered to be the case.



**Table 7.1: Monitoring Framework**

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

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

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

#### REGENERATION

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

Relevant LDP Policies/ SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u>  SW6: Hoover Strategic Regeneration Area.  SW7: The former Ivor Steel Works Regeneration Area.  SW8: Gypsy, Traveller and Showpeople Accommodation. <u>SA Objectives:</u>  5: To meet the housing needs of all through a mix of dwelling tenures and types.	4.1	<u>Local</u> Amount of development permitted on previously developed land as a percentage of all development permitted (Ha). (NB. excluding householder development and changes of use).	Maintain a percentage of at least 75% of new development permitted on previously developed land over the plan period.	Less than 75% over 2 consecutive years.	MTCBC Development Management Monitoring.
	4.2	<u>Local</u> Meeting short-term needs for authorised Gypsy, Traveller and Showpeople sites to 2024.	Adequate provision is made to meet short-term for Gypsy and Traveller accommodation needs.	Failure to meet the short-term Gypsy, Traveller and Showpeople accommodation needs to 2024.	MTCBC Planning & Countryside Department.  MTCBC Housing Department.



15: To protect and conserve soil and safeguard mineral resources.	4.3	<u>Local</u> Meeting longer-term need for authorised Gypsy, Traveller and Showpeople sites to 2031.	Adequate provision is made to meet longer-term Gypsy and Traveller accommodation needs.	Failure to meet the long-term Gypsy, Traveller and Showpeople accommodation needs by 2031.	MTCBC Planning & Countryside Department.  MTCBC Housing Department.
18: To protect and enhance the quality of designated areas of landscape value and good quality townscapes.					

#### INFRASTRUCTURE

**LDP Objective 5: To ensure that community infrastructure and open space supports the regeneration of local communities.**

Relevant LDP Policies/ SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u>  SW9: Planning Obligations.  SW10: Protecting and Improving Open Spaces.  <u>SA Objectives:</u>  1: To ensure that the community and social infrastructure needs of all residents and communities are met.  2: To maintain and enhance community and settlement identities.  4: To improve human health and well-being and reduce inequalities.  9: To ensure essential utilities and infrastructure	5.1	<u>Local</u> Number of on-site affordable housing provision secured through S106 in association with new development.	59 units by March 2021.  118 units by March 2026.  177 units by March 2031.	10% Requirement Area: delivering less than 7.5% or more than 12.5%.  5% Requirement Area: delivering less than 2.5% or more than 7.5%.	MTCBC Planning & Countryside Department.  CIL/S106 Monitoring.
	5.2	<u>Local</u> Amount of Public Open space provision secured through S106/CIL in association with new development.	Net increase in open space (Ha).	No net Bi-annual increase in open space (Ha).	Open Space Strategy Annual Monitoring Report. CIL/S106 Monitoring.
	5.3	<u>Local</u> Number of Priority Public Open Space sites benefitting from S106/CIL in association with new development.	5 sites by March 2021.  13 sites by March 2026.  21 sites by March 2031.	Failure to improve Priority Open Space in accordance with trigger level.	Open Space Strategy Annual Monitoring Report. CIL/S106 Monitoring.

are available to meet the needs of all.	5.4	<u>Local</u> Number of applications approved that would result in the loss of Open Space.	No permission granted for development contrary to Policy SW10.	1 or more planning permissions granted not in accordance with Policy SW10.	MTCBC Development Management Monitoring.
<b>SUSTAINABLE DESIGN</b>					
<b>LDP Objective 6: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.</b>					
Relevant LDP Policies / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u>  SW11: Sustainable Design and Placemaking.  EnW4: Environmental Protection.  <u>SA Objectives:</u>  4: To improve human health and well-being and reduce inequalities.  6: To improve the overall quality and energy efficiency of the housing stock.  7: To enhance the attractiveness of the County Borough to support economic development.  10: To minimise energy use and optimise opportunities for renewable energy generation.  11: To minimise the contribution to climate change whilst	6.1	<u>Local</u> Permissions granted not in accordance with Policy SW11 Sustainable Design and Placemaking.	No applications permitted contrary to Policy SW11.	1 application permitted contrary to Policy SW11.	MTCBC Development Management Monitoring.
	6.2	<u>Local</u> Amount of development permitted within C1 Floodplain areas that do not meet all TAN 15 tests.	No applications approved within C1 Floodplain areas unless all TAN 15 tests are met.	1 application permitted for development in any 1 year that does not meet all TAN 15 tests.	MTCBC Development Management Monitoring.
	6.3	<u>Local</u> Amount of development permitted for highly vulnerable development within C2 Floodplain area.	No relevant applications approved within C2 Floodplain areas.	1 application permitted for development in any 1 year for highly vulnerable development within C2 Floodplain.	MTCBC Development Management Monitoring.

<p>maximising resilience to it.</p> <p>13: To minimise the demand for water and improve the water environment.</p> <p>14: To minimise the risk of flooding.</p> <p>18: To protect and enhance the quality of designated areas of landscape value and good quality townscapes.</p>					
<b>TRANSPORT</b>					
<b>LDP Objective 7: To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.</b>					
<b>Relevant LDP Policies / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<p><u>LDP Policies:</u></p> <p>SW12: Improving the Transport Network.</p>	7.1	<p><u>Local</u></p> <p>Development of the New Merthyr Tydfil Central Bus Station.</p>	Start development by end of 2022.	Failure to meet monitoring target.	MTCBC Planning & Countryside Department.
<p><u>SA Objectives:</u></p> <p>4: To improve human health and well-being and reduce inequalities.</p> <p>8: To reduce the need to travel and encourage sustainable modes of transport.</p>	7.2	<p><u>Local</u></p> <p>Number of major applications accompanied by a Travel Plan, above the relevant Transport Assessment (TA) thresholds identified in TAN 18 (Annex D).</p>	All relevant planning applications to be accompanied by a Travel Plan.	1 or more relevant planning application not accompanied by a travel plan or secured by conditions.	MTCBC Development Management Monitoring.
<p>9: To ensure essential utilities and infrastructure are available to meet the needs of all.</p>	7.3	<p><u>Local</u></p> <p>Preparation of Supplementary Planning Guidance (SPG) relating to Parking Standards.</p>	To prepare a Parking Standards SPG within 2 years of adoption.	Failure to prepare a Parking Standards SPG within 2 years of adoption.	<p>MTCBC Highways &amp; Engineering Department.</p> <p>County Surveyors Society (CSS).</p>



11: To minimise the contribution to climate change whilst maximising resilience to it.	7.4	<u>Local</u> Number of Air Quality Management Areas (AQMA's).	No new or extended AQMA designations.	An extension to the existing AQMA or designation of a new AQMA.	MTCBC Environmental Health Monitoring.
	7.5	<u>Local</u> Nitrogen dioxide levels within the designated Twynnyrodyn Road AQMA.	Reduce the number of locations above the statutory level for nitrogen dioxide within the AQMA.	Two consecutive years with no reduction in the number of locations above statutory nitrogen dioxide levels within the AQMA.	MTCBC Environmental Health Monitoring.

#### COMMUNITY FACILITIES

#### LDP Objective 8 : To support existing community facilities and suitable community led development

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

HERITAGE AND CULTURAL ASSETS					
LDP Objective 9: To protect, enhance and promote all heritage, historic and cultural assets					
Relevant LDP Policies / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u>  CW1: Historic Environment.  CW2: Cyfarthfa Heritage Area.	9.1	<u>Local</u> Number of applications approved that do not preserve or enhance Registered Landscapes, Parks and Gardens, Scheduled Ancient Monuments (SAMs), Conservation Areas or Listed Buildings.	No permission granted for development contrary to Policy CW1 that has the potential to impact on Registered Landscapes, Parks and Gardens, Scheduled Ancient Monuments (SAMs), Conservation Areas or Listed Buildings.	1 or more applications permitted contrary to Policy CW1.	MTCBC Development Management Monitoring.
<u>SA Objectives:</u>  16: To protect and enhance heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.  18: To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	9.2	<u>Local</u> Number of applications approved that do not have regard to the special character and archaeological importance of Urban Character Areas and or Archaeologically Sensitive Areas.	No permission granted for development contrary to Policy CW1 that has the potential to impact on Urban Character Areas and or Archaeologically Sensitive Areas.	1 or more applications permitted contrary to Policy CW1.	MTCBC Development Management Monitoring.

<b>BIODIVERSITY</b>					
<b>LDP Objective 10: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.</b>					
<b>Relevant LDP Policies / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<u>LDP Policies:</u>  EnW1: Nature Conservation and Ecosystem Resilience.  EnW2: Nationally Protected Sites and Species.  EnW3: Regionally Important Sites and Priority Habitats and Species.  <u>SA Objectives:</u>  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.  15: To protect and conserve soil and safeguard mineral resources.	10.1	<u>Local</u> Number of applications approved that would cause harm to the overall conservation value of Sites of Importance for Nature Conservation (SINCs), Regionally Important Geological Sites (RIGS) and Local Nature Reserves (LNRs).	No permission granted for development contrary to Policy EnW3.	1 or more planning permissions granted not in accordance with Policy EnW3.	MTCBC Development Management Monitoring.
	10.2	<u>Local</u> Number of applications approved that would cause harm to legally protected Habitats or Species.	No permission granted for development contrary to Policies EnW2 or EnW3.	1 or more planning permissions granted not in accordance with Policies EnW2 or EnW3.	MTCBC Development Management Monitoring.
	10.3	<u>Local</u> Number of applications requiring enhancements to biodiversity interests through mitigation and compensation measures.	No permission granted contrary to Policy EnW1.	1 or more planning permissions granted not in accordance with Policy EnW1.	MTCBC Development Management Monitoring.



<b>COUNTRYSIDE AND LANDSCAPE</b>					
<b>LDP Objective 11: To protect and enhance the character and appearance of the landscape and the countryside.</b>					
<b>Relevant LDP Policies / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<u>LDP Policies:</u>  EnW4: Environmental Protection.  EnW5: Landscape Protection.  <u>SA Objectives:</u>	11.1	<u>Local</u>  Number of applications approved contrary to Policy EnW5 that would cause unacceptable harm to Special Landscape Areas.	No permission granted for development contrary to Policy EnW5 that would cause unacceptable harm to Special Landscape Areas.	1 or more planning permissions granted not in accordance with Policy EnW5.	MTCBC Development Management Monitoring.
2: To maintain and enhance community and settlement identities.  7: To enhance the attractiveness of the County Borough to support economic development.  18: To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	11.2	<u>Local</u>  Preparation of Supplementary Planning Guidance (SPG) in relation to Landscape Design, Management and Protection.	To prepare a Landscape Design, Management and protection SPG within two years of Plan adoption.	Failure to prepare A Landscape Design, Management and Protection SPG within two years of Plan adoption.	MTCBC Planning & Countryside Department.
<b>ECONOMIC DEVELOPMENT</b>					
<b>LDP Objective 12: To provide and safeguard appropriate land for economic and skills development.</b>					
<b>RURAL ECONOMY</b>					
<b>LDP Objective 13: To strengthen and diversify the rural economy.</b>					
<b>Relevant Policies / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<u>LDP Policies:</u>  EcW1: Provision of Employment Land.  EcW2: Protecting Employment Sites.	12.1	<u>Core</u>  Employment land development (ha) on allocated sites as a percentage of all employment allocations.	Development of 33% (4.82 Ha) of employment land by 2021.  Development of 67% (9.64 Ha) of employment land by 2026.	20% less or greater than the monitoring target over 2 consecutive years.	MTCBC Development Management Monitoring.

<u>SA Objectives:</u>  2: To maintain and enhance community and settlement identities.  3: To support a sustainable level of population growth.  4: To improve human health and well-being and reduce inequalities.  7: To enhance the attractiveness of the County Borough to support economic development.			Development of 100% (14.46 Ha) of employment land by 2031.		
	12.2	<u>Local</u> Number of applications approved that would result in the loss of employment land protected under Policy EcW2.	No permission granted contrary to Policy EcW2 that would result in the unjustified loss of land protected for employment.	1 or more applications permitted contrary to Policy EcW2.	MTCBC Development Management Monitoring.
	12.3	<u>Local</u> Minimum number of additional jobs delivered.	626 jobs by March 2021.  1251 jobs by March 2026.  1877 jobs by 2031.	20% less or greater than the monitoring target over 2 consecutive years.	MTCBC Planning & Countryside Department. NOMIS

#### TOWN AND LOCAL CENTRES

#### LDP Objective 14: To develop the town and local centres as accessible, attractive, viable and vibrant places.

Relevant Policies / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u>  EcW3: Retail Hierarchy – Supporting Retailing Provision.  EcW4: Retail Allocation.  EcW5: Town and Local Centre Development.	14.1	<u>Core</u> Amount of major retail and office development (sqm) permitted <i>within</i> established town and local centre boundaries.	All major retail and office applications submitted <i>within</i> established town and local centre boundaries.	Less than 90% of all major retail and office applications granted permission over 2 consecutive years <i>within</i> established town and local centre boundaries.	MTCBC Development Management Monitoring.
EcW6: Out of Town retailing areas.  <u>SA Objectives:</u>  1: To ensure that the community and social	14.2	<u>Core</u> Amount of major retail development (sqm) permitted <i>outside</i> established town and local centre boundaries.	No major retail, development (sqm) permitted <i>outside</i> established town and local centre boundaries.	1 or more applications permitted for major retail development contrary to Policy ECW3 in any 1 year.	MTCBC Development Management Monitoring.

<p>infrastructure needs of all residents and communities are met.</p> <p>2: To maintain and enhance community and settlement identities.</p> <p>7: To enhance the attractiveness of the County Borough to support economic development.</p> <p>8: To reduce the need to travel and encourage sustainable modes of transport.</p>	14.3	<p><u>Core</u></p> <p>Amount of major office development (sqm) permitted <i>outside</i> established town and local centre boundaries.</p>	No major office development (sqm) permitted <i>outside</i> established town/local centre and Protected Employment Sites.	1 or more applications permitted for major office development <i>outside</i> established town and local centre boundaries or contrary to Policies EcW1, EcW2 and ECW3 in any 1 year.	MTCBC Development Management Monitoring.
	14.4	<p><u>Local</u></p> <p>New retail floorspace (sqm) built in HSRA.</p>	400 sqm net floorspace completed by the end of 2031.	No application registered by the end of 2026.	MTCBC Planning Applications Register.
	14.5	<p><u>Local</u></p> <p><u>Town Centre Health Check:</u> Total annual amount of vacant units in the Town Centre.</p>	On par with Annual Welsh Town Centre Vacancy Rate.	Vacancy Rate above Annual Welsh Town Centre Vacancy Rate over 2 consecutive years.	MTCBC Planning & Countryside Department.
	14.6	<p><u>Local</u></p> <p><u>Town Centre Health Check:</u> Percentage of retail units in the Primary Shopping Area (PSA).</p>	Maintain at least 75% of the commercial units at street level within the PSA as A1 in accordance with Policy EcW5.	Percentage drops below 75% in any 1 year.	MTCBC Planning & Countryside Department.
	14.7	<p><u>Local</u></p> <p>Local Centre Health Check: Amount of non-retail uses in Local Centres.</p>	No permission granted for Non-retail development that is contrary to Policy EcW5.	1 or more non-retail developments permitted contrary to Policy EcW5 in any 1 year.	MTCBC Development Management Monitoring.



<b>TOURISM, LEISURE AND RECREATION</b>					
<b>LDP Objective 15: To support sustainable tourism, leisure and recreation developments and encourage an all year round tourism industry.</b>					
<b>Relevant Policies / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<p><u>LDP Policies:</u></p> <p>EcW7: Tourism, Leisure and Recreation Development.</p> <p>SW13: Protecting and Improving Local Community Facilities.</p> <p><u>SA Objectives:</u></p> <p>1: To ensure that the community and social infrastructure needs of all residents and communities are met.</p> <p>7: To enhance the attractiveness of the County Borough to support Economic Development.</p> <p>16: To protect and enhance heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.</p> <p>17: To facilitate services and facilities that support distinctive local culture and the Welsh language.</p>	15.1	<p><u>Core</u></p> <p>Amount of major leisure development (sqm) permitted <i>within</i> established town and local centre boundaries.</p>	All major leisure applications submitted <i>within</i> established town and local centre boundaries.	Less than 90% of all major leisure applications granted permission over 2 consecutive years within established town and local centre boundaries.	MTCBC Development Management Monitoring.
	15.2	<p><u>Core</u></p> <p>Amount of major leisure development (sqm) permitted <i>outside</i> established town and local centre boundaries.</p>	No major leisure development (Sqm) permitted <i>outside</i> established town and local centre boundaries.	1 or more applications permitted for major leisure development in any 1 year outside established town and local centre boundaries contrary to Policy EcW5.	MTCBC Development Management Monitoring.
	15.3	<p><u>Local</u></p> <p>Number of applications approved that would result in the loss of tourism or leisure or recreation facilities.</p>	No permission granted contrary to Policy SW13 that would result in the unjustified loss of tourism, or leisure or recreation facilities.	1 or more applications permitted contrary to Policy SW13.	MTCBC Development Management Monitoring.

RENEWABLE ENERGY																	
LDP Objective 16: To promote renewable and low carbon energy.																	
Relevant Polices / SA Objectives	Ref No.	Indicator Core / Local		Monitoring Target		Trigger Point		Data Source									
<p><u>LDP Policies:</u></p> <p>EcW8: Renewable Energy.</p> <p>EcW9: District Heating.</p> <p><u>SA Objectives:</u></p> <p>4: To improve human health and well-being and reduce inequalities.</p> <p>6: To improve the overall quality and energy efficiency of the housing stock.</p> <p>9: To ensure essential utilities and infrastructure are available to meet the needs of all.</p> <p>10: To minimise energy use and optimise opportunities for renewable energy generation.</p> <p>11: To minimise the contribution to climate change whilst maximising resilience to it.</p>	16.1	<p><u>Local</u></p> <p>The capacity of renewable energy developments (electricity) permitted (MWe).</p>		<p>To secure planning permissions for 12.5 MWe of electricity generation by 2021.</p> <p>To secure planning permissions for 25 MWe of electricity generation by 2026.</p> <p>To secure planning permissions for 37.4 MWe of electricity generation by 2031.</p>		<p>Failure to secure planning permissions for 7.17 MWe of electricity generation by 2021 by 10%.</p> <p>To secure planning permissions for 14.33 MWe of electricity generation by 2026 by 10%.</p> <p>To secure planning permissions for 21.5 MWe of electricity generation by 2031 by 10%.</p>		MTCBC Development Management Monitoring.									
									Resource summary and target scenarios for renewable electricity								
									Renewable Energy Technology	Available (undeveloped) resource		Current installed capacity (erected, installed or permitted)		Target scenarios for renewable energy generation by 2031			
										MWe (Capacity)	GWh/yr (Annual energy output)	MWe	GWh/yr	Low		High	
									Onshore wind	0	0	1.5	3.5	2	4.7	2.5	5.9
									EfW	0.0	0.0	0.0	0.0	-	-	-	-
									Landfill gas	N/A	N/A	6.2	23.4	3.5	13.2	3.5	13.2
									AD	0.01	0.06	-	-	-	-	-	-
									Hydropower	0.24	0.5	0.1	0.48	0.1	0.3	0.2	0.6
									Building integrated solar	N/A	N/A	2.4	2.6	5.9	5.7	11.2	10.9
									Stand-alone solar PV	158.3	138.7	-	-	10.0	9.7	20.0	19.4
									Total	158.55	13.26	10.2	6.0	21.5	33.6	37.4	50
									Merthyr Tydfil projected electricity demand 2031						208		228
									Percentage electricity demand in 2031 potentially met by renewable energy resources						16%		22%

	16.2	<u>Local</u> The capacity of renewable energy developments (heat) permitted (MWth).	To secure planning permissions for 13.27 MWth of heat generation by 2021.  To secure planning permissions for 26.53 MWth of heat generation by 2026.  To secure planning permissions for 39.8 MWth of heat generation by 2031.	To secure planning permissions for 6.5 MWth of heat generation by 2021 by 10%.  To secure planning permissions for 13 MWth of heat generation by 2026 by 10%.  To secure planning permissions for 19.4 MWth of heat generation by 2031 by 10%.	MTCBC Planning & Countryside Department.			
Resource Summary and target scenarios for renewable heat								
Renewable Energy Technology	Available (undeveloped) resource		Current installed capacity (installed or permitted)		Target scenarios for renewable energy generation by 2031			
	MWth (Capacity)	GWh/yr (Annual energy output)	MWth	GWh/yr	Low		High	
Biomass CHP or large-scale heat only	6.2 MWth (heat only application ) Or 1.4 MWth & 0.69 MWe (CHP)	19.1 (heat only) Or 8.4 (CHP)	0.4	1.2	3.0	9.2	8.5	26.1
Biomass boilers			0.03	0.09	7.9	24.1	16.4	50.4
Anaerobic Digestion	0.036 (heat only) Or 0.011 MWth & 0.01 MWe (CHP)	0.22 (heat only) OR 0.135 (CHP)	-	-	-	-	-	-
EfW	-	-	-	-	-	-	-	-
Heat pumps	N/A	N/A	0.2	0.4	8.6	16.5	14.9	28.7
Solar thermal	N/A	N/A	0.03	0.02	-	-	-	-
Total	N/A	N/A	0.7	444.5	19.4	49.8	39.8	105.2
Merthyr Tydfil projected heat demand 2031						364		368
Percentage heat demand in 2031 potentially met by renewable energy resources						14%		29%



<b>MINERALS</b>					
<b>LDP Objective 17: To ensure a sustainable supply of minerals.</b>					
<b>Relevant Policies / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<u>LDP Policies:</u>  EcW10: Sustainably Supplying Minerals.  EcW11: Minerals Development.  EcW12: Mineral Buffer Zones.  EcW13: Mineral Safeguarding.  <u>SA Objectives:</u>  9: To ensure essential utilities and infrastructure are available to meet the needs of all.  15: To protect and conserve soil and safeguard mineral resources.	17.1	<u>Core</u> The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN).	Maintain a minimum 10 year land bank of permitted aggregate reserves over the entire plan period.	Less than a 10 year land bank of permitted aggregate reserves in any 1 year.	South Wales Regional Aggregates Working Party (SWRAWP).  MTCBC Development Management Monitoring.
	17.2	<u>Local</u> Amount of development permitted within a Minerals Buffer Zone.	No permission granted for development within a Minerals Buffer Zone contrary to Policy EcW12.	1 or more applications permitted for development within a Minerals Buffer Zone contrary to Policy EcW12 in any 1 year.	South Wales Regional Aggregates Working Party (SWRAWP). MTCBC Development Management Monitoring.
	17.3	<u>Local</u> Amount of permanent sterilising development permitted within a Minerals Safeguarding Area.	No permission granted for development within Minerals Safeguarding Areas contrary to Policy EcW13.	1 or more applications permitted for development within a Minerals Safeguarding Area contrary to Policy EcW13 in any 1 year.	South Wales Regional Aggregates Working Party (SWRAWP).  MTCBC Development Management Monitoring.

<b>WASTE MANAGEMENT</b>					
<b>LDP Objective 18: To promote the efficient use of materials and resources and ensure an integrated network of waste management facilities.</b>					
<b>Relevant Policies / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator – Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<p><u>LDP Policies:</u></p> <p>EcW14: Waste Facilities.</p> <p><u>SA Objectives:</u></p> <p>4: To improve human health and well-being and reduce inequalities.</p> <p>9: To ensure essential utilities and infrastructure are available to meet the needs of all.</p> <p>11: To minimise the contribution to climate change whilst maximising resilience to it.</p>	18.1	<p><u>Local</u></p> <p>Capacity to cater for the County Borough's waste.</p>	<p>Maintain sufficient capacity to cater for the County Boroughs waste (To be confirmed at a regional level) in accordance with TAN 21.</p>	<p>Triggers to be established at a regional level in accordance with TAN 21.</p>	<p>MTCBC Waste Services Department.</p>

## **APPENDIX 1: SITE ALLOCATION DETAILS**

### **Housing Allocations (Policy SW3)**

#### **General Infrastructure Requirements**

In support of the housing allocations contained within the Replacement Local Development Plan, the Council has prepared site assessments that have highlighted where improvements to infrastructure are required to ensure that development does not place undue strain on existing resources and facilities. Strategic infrastructure requirements have been included within the Policies of the Plan and/or detailed in the site descriptions below (where delivery is required on site). All sites will be required to contribute to local infrastructure and facilities where appropriate.

In regard to water and sewerage infrastructure, Merthyr Tydfil County Borough Council and Welsh Water have worked collaboratively throughout the LDP process, and as such the capacity of infrastructure has fed into each stage of the process. Welsh Water consider that there are no insurmountable infrastructure constraints that would affect the anticipated site deliverability and delivery of the Plan's overall growth strategy. Some of the allocations will require off-site works in order to connect to the existing networks, however this is a standard pre-requisite of development, and as such should not hinder site deliverability.

For some allocations, hydraulic modelling assessments of the water/sewerage network will be required where appropriate with the developer then funding the necessary reinforcement works to accommodate their site. Again, for the allocations where these reinforcement works are required, their undertaking should not affect the anticipated timescales for site deliverability.

Welsh Water will provide updates to Merthyr Tydfil County Borough Council, throughout the period of the Replacement LDP, with regard to the capabilities of their infrastructure. Through a combination of reinforcement works through Welsh Waters' own capital investment programmes, developer contributions via section 106 agreements where appropriate, and the requisition process, Welsh Water are satisfied that the allocations can be delivered within the plan period.

Further information on these requirements is also available in the Site Assessment background paper.

#### **General Supporting Information and Assessments**

In addition to the site-specific matters raised under each allocation, a range of supporting information may be necessary to accompany proposals for development, including: -

- Environmental Statements (subject to EIA Screening);
- Transport Assessments;
- Design and Access Statements



- Masterplans;
- Landscape Assessments;
- Travel Plans and, where necessary, improvements to encourage sustainable transport e.g. supported bus services, new or improved footways;
- Ecological Assessments – while site specific comments have been made on some sites regarding possible features of biodiversity importance, an ecological assessment agreed with the Council's ecologist or where appropriate Natural Resources Wales, will be required for all sites.

The undertaking of a Habitats Regulation Assessment (Appropriate Assessment) for the Replacement Local Development Plan does not remove the need for project level Habitats Regulation assessments of individual development sites where they could have an adverse effect on the integrity of a European Protected site.

The various site allocations in the plan may have the potential to impact upon sites with varying degrees of biodiversity importance. In allocating these sites a precautionary approach has been adopted by the Council and appropriate species surveys, and where relevant appropriate mitigation, will be required to accompany any planning application for the development of the sites in order to comply with the requirements as set out in the Conservation of Habitats and Species Regulations 2017.

Having regard to the detailed site appraisal, consultations and infrastructure planning detailed above, the following section provides a general summary of the key issues associated with each of the 36 sites allocated by Policy SW3.

In allocating the LDP sites the Council has had regard to the requirements of TAN15 and specifically the justification tests set out under Section 6.2. The Council is satisfied that the sites allocated can be justified and are capable of being delivered during the plan period and that any mitigation measures required will not affect the level of growth proposed at the site or the sites deliverability.

	No of units
<b>SW3.1 – Hoover Factory Site</b>	<b>440</b>
<p>As part of the allocation of the Hoover Strategic Regeneration Area (HSRA), 9 hectares of land is allocated to contribute 440 dwellings towards the LDP strategy. This 9 hectares forms part of the larger Hoover Factory Site (approximately 16 hectares), bounded to the West by the River Taff, and the East by the A4054. The site lies between the communities of Abercarnaid and Pentrebach and is approximately 1 mile South of Merthyr Tydfil Town Centre. The development of this site is anticipated to bring forward affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The site forms a key part of the LDP Strategy, accounting for 20% of the total housing requirement of the Plan; delivering additional benefits in the form of an improved Metro station at Pentrebach; and meeting plan objectives in regard to promoting the reuse of suitable previously developed land and supporting an integrated transport system.</p> <p>Master planning work has been undertaken to demonstrate that the 440 dwellings proposed are deliverable on the site; alongside other proposed uses including public transport improvements associated with the South Wales Metro scheme; substantial open space provision; and new convenience retail floorspace.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Access is likely to be gained from Merthyr Road (A4054) and the roundabout at the North of the site.</p> <p>The presence of the river, and access to the rail infrastructure, should be focussed elements of the design layout, with east - west connectivity being of particular importance. The Afon Taf SINC is important regional scale ecological connective habitat and contains historic records of UK and European Protected Species, and a 10 metre buffer zone from the main river should be maintained. The river corridor should be used to provide a green corridor for both open space and ecological connectivity. Extensive stands of Japanese Knotweed extend alongside the River Taff on both banks.</p> <ul style="list-style-type: none"> <li>• A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water and sewerage infrastructure network in order to accommodate the site. There are numerous water mains and sewers crossing the site for which protection measures will be required in the form of easement widths or diversions.</li> <li>• A comprehensive Transport Assessment should be carried out to identify the required local and wider highway network improvements.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• Significant areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> <li>• A Desk Based Assessment of the archaeology of the site would be required.</li> </ul> <p>Redevelopment of the Hoover Factory Site is a key part of the wider HSRA, and is integral to success of the LDP strategy. It is anticipated that completions will start to come forward during 2023/24, and given the strategic nature of the development and its proximity to public transport improvements, approximately 50 dwellings will then be delivered per annum over the remainder of the Plan period.</p>	

	No of units
<b>SW3.2– Sweetwater Park, Trefechan</b>	<b>10</b>
This 0.47 hectare site is located adjacent to existing residential development in Trefechan. Planning permission for the final 10 dwellings was granted in 2016 (P/15/0412) and development of the site is now complete	

	No of units
<b>SW3.3 – Upper Georgetown Plateau</b>	<b>50</b>
<p>This 2.47 hectare brownfield site is a former industrial site comprising of waste tips that were reclaimed in the 1990s. The site is allocated for 50 units and is anticipated to bring forward affordable housing and other planning obligations in accordance with Policy SW9. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however this does not represent an insurmountable constraint. The site could be split into two parcels due to the topography and two access points may be beneficial.</p> <p>The site is traversed by a 600mm trunk water main for which protection measures will be required in the form of an easement width or diversion.</p> <p>Neutral grassland of SINC value at the South East of the site needs to be considered alongside hedgerow retention or replacement. Japanese Knotweed exists within the vicinity of this site and therefore survey and assessment will be required. Loss of tree cover could lead to increased run off rates and an integral SUDS scheme should be an integral component of the development</p> <ul style="list-style-type: none"> <li>• A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• Areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> <li>• A Desk Based Assessment would be required which sets out how archaeology on the site will be considered.</li> </ul> <p>The site is anticipated to deliver completions over a three year period in the middle of the plan period.</p>	

	No of units
<b>SW3.4 – Brondeg, Heolgerrig</b>	<b>50</b>
<p>This 2.75 hectare Greenfield site lies within the settlement of Heolgerrig. Part of the site is in the ownership of MTCBC, however the sale of the land to a private owner is underway. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy and deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The western and southern parts of the site (approx. 1.76 Ha) have outline planning permission for 33 dwellings (P/16/0344) and would be accessed from Upper Colliers Row to the east. The development of the remaining part of the site (approx. 0.89Ha) is expected to deliver</p>	



17 dwellings. Access could be provided from the adopted highway of Upper Colliers Row. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.

The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required, for example, the junction with Heolgerrig Road, where there are visibility concerns.

Glamorgan Gwent Archaeological Trust has advised that the site lies within the Historic Landscape Merthyr Tydfil HLCA070 area where there is evidence of extractive tips and tramways.

- A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site. The site is also in close proximity to the A470 trunk road, and therefore noise will need to be considered.
- Areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.
- A Written Scheme of Investigation for Archaeology would be required which sets out how archaeology on the site will be considered.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required, including potential impacts on the adjacent SSSI.

The site is projected to deliver 10 units a year from 2019/2020 onwards.

	No of units
<b>SW3.5 – Beacon Heights, Swansea Road</b>	<b>20</b>
This is a substantially completed residential development site within the settlement of Castle Park. The site is in private ownership, and, given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.	
Six units have been completed on the site, within the first two years of the plan period. A 0.54 hectare part of the site has been granted planning permission (P/16/0165) and is expected to deliver a further 14 dwellings over the plan period. Four units are expected to be completed in 2019/20 and 10 units in 2020/21.	

	No of units
<b>SW3.6 – Winchfawr, Heolgerrig</b>	<b>20</b>
This 3.13 hectare Greenfield site lies within the settlement of Heolgerrig and is within private ownership. The development of the site is expected to deliver 20 dwellings. Access could be provided from the adopted highway of Winch Fawr Road to the south. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.	
The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however this does not represent an insurmountable constraint.	

The incorporation of a small woodland copse would benefit and fragment development of this site and access to natural / semi natural green space should be improved as part of development.

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

Given the topography of the site, and the existing dwelling on the site, the net developable area is approximately 1.5 hectares. Discussions with the landowner have indicated that the site is likely to come forward for 20 self-build plots, with initial completions due for 2023/24.

	No of units
<b>SW3.7 – South of Castle Park</b>	<b>160</b>
<p>This 5.79 hectare Greenfield site lies within the settlement of Swansea Road. The site is in private ownership. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</p> <p>The development of the site is expected to deliver 160 dwellings. Access could be provided from the adopted highway of Winch Fawr Road to the southeast. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p>The site is adjacent to a Scheduled Ancient Monument, and in close proximity (50m) to the Winchfawr East &amp; Clwydyfagwr SINC. A parcel of land measuring approximately 0.4ha at the North West of the site is situated within the Winchfawr West SINC. The site acts as an important east-west ecological connective corridor for Great Crested Newts (population to the east at Winchfawr &amp; Clwydyfagwr SINC) and an east-west ecological connective corridor for Great Crested Newts is required to be designed in to development proposals (this may also be an effective 'linear' SuDS scheme). An exclusion scheme for Great Crested Newts is likely to be required to the west and south during construction. A protective ecological buffer may be required between the proposed development and Winchfawr West SINC/Open Countryside.</p> <ul style="list-style-type: none"> <li>• A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the local highway network improvements required.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• Significant areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> </ul>	

- An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) & a Desk Based Assessment will be required.

The site is projected to deliver an initial 10 units in 2026, with a further 30 units per year being delivered between 2027 and 2031.

	No of units
<b>SW3.8 – Cyfarthfa Mews, Swansea Road</b>	<b>19</b>
<p>This is a substantially completed residential development site within the settlement of Swansea Road. The site is in private ownership, and, given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</p> <p>The total size of the site is 1.2 hectares, however, a substantial number of units were completed prior to the plan period. Of the 19 units contributing to the replacement LDP, 15 units have been completed within the first two year of the plan period. The remaining four units are expected to be in completed in 2018/19.</p> <p>The four remaining units will be accessed via the existing site. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</p>	

	No of units
<b>SW3.9 – Trevor Close, Pant</b>	<b>20</b>
<p>This 1.15 hectare Brownfield site lies within the settlement of Pant. The site is in private ownership. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</p> <p>The site is expected to deliver 20 dwellings. Access could be provided from the adopted highway of Trevor Close to the southwest. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.</p> <ul style="list-style-type: none"> <li>• A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> </ul> <p>There are no significant constraints or barriers to the development of the site. However, an open watercourse exists within the site and will need to be accounted for as part of the development.</p> <p>The site is projected to deliver 5 units during 2019/20, 10 units during 2020/21 and a further 5 units during 2021/22.</p>	



	No of units
<b>SW3.10 – East St, Dowlais</b>	<b>10</b>
<p>This 0.29 hectare Brownfield site lies within the settlement of Dowlais. The site is in the ownership of a Registered Social Landlord (RSL) – Merthyr Tydfil Housing Association. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</p> <p>The site is expected to deliver 10 dwellings. Access could be provided from the adopted highway of East Street to the south or Church Street to the west. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. Acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.</p> <p>The site is traversed by a 4" and 160mm distribution water main for which protection measures will be required in the form of easement widths or diversions. The site is traversed by a 6" foul sewer for which protection measures will be required in the form of an easement width or diversion.</p> <p>There are no significant constraints or barriers to the development of the site. However the site is within Dowlais Conservation Area, and the Listed Buildings of Dowlais Library &amp; St Johns Church are in close proximity (approx. 39m). Development of the site has been given an 'Amber' rating in terms of archaeological impact due to being situated within a character area of the Merthyr Tydfil Historic Landscape related to workers housing associated with Dowlais works.</p> <ul style="list-style-type: none"> <li>A Desk Based Assessment would be required which sets out how archaeology on the site will be considered.</li> </ul> <p>The site is projected to deliver 10 units during 2019/20.</p>	

	No of units
<b>SW3.11 – St Johns Church, Dowlais</b>	<b>20</b>
<p>This 0.2 hectare site is located in Dowlais and involves the conversion of a church. Full permission for 20 flats was granted in 2012 (P/11/0031), and the site is due for completion during 2019.</p>	

	No of units
<b>SW3.12 – Victoria House, Dowlais</b>	<b>19</b>
<p>This 0.24 hectare site is located off Victoria Street in Dowlais. Full permission for 25 flats was granted in 2015 (P/15/0042) with 6 units completed prior to this plan period. The remaining 19 units were completed during 2016/17</p>	

	No of units
<b>SW3.13 - Pen y Dre Fields, Gurnos</b>	<b>40</b>
<p>This 1.55 hectare site is located in the community of Gurnos. The site is allocated for 40 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however this does not represent an insurmountable constraint.</p>	

The site is traversed by a 450mm trunk water main for which protection measures will be required in the form of an easement width or diversion. Off-site sewers will be required in order to connect to the existing network.

The site is adjacent to an existing open space which has recently received investment. The interface between the two developments should be respected and adequate buffer planting considered. This open space contains known occurrences of Japanese Knotweed on its boundary.

- A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- Areas of the site lie in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) and a Desk Based Assessment would be required which sets out how archaeology on the site will be considered. Cadw should also be consulted.

The site is projected to deliver 40 units over a two year period during the middle of the Plan period.

	No of units
<b>SW3.14 - Goetre Primary School, Gurnos</b>	<b>120</b>
<p>This 3.82 hectare site is located in the community of Gurnos. The site is allocated for 120 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p>The site is traversed by a 225m combined public sewer for which protection measures will be required in the form of an easement widths or diversions.</p> <p>Cyfarthfa Park is a major open space and development will affect its setting; it is therefore deserving of sympathetic design. A heritage buffer is required to protect and enhance the setting of the park which will include assessment and protection of existing trees. Similar attention should be focused on the protection and enhancement of tree cover to the roadside frontage. Additional tree cover should be provided as a continuation of the existing roadside trees.</p> <ul style="list-style-type: none"> <li>• A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</li> <li>• Areas of the site lie in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> <li>• A Desk Based Assessment of the archaeology of the site would be required.</li> </ul> <p>The site is projected to deliver 40 units per annum at the end of the Plan period.</p>	

	No of units
<b>SW3.15 - Former General Hospital</b>	<b>20</b>
<p>This 0.2 hectare site is located in Merthyr Tydfil Town Centre. The site is allocated for 20 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The allocation for 20 dwellings reflects an existing planning permission on site (P/16/0033).</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable and an acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.</p> <p>The site is traversed by a 3" distribution water main for which protection measures will be required in the form of an easement width or diversion. Protection measures will be required in the form of an easement width or diversion in order to maintain the integrity of the asset and allow for access if required.</p> <p>The use of green infrastructure in the form of street trees should be an important part of the development. There is a concern regarding the culverted watercourse passing under existing/remaining structures, from the rear of Gwaelodygarth Road. This needs to be accurately located and its condition surveyed. The site is situated in the Merthyr Tydfil Town Centre Conservation Area, and this issue should be considered as part of any development.</p> <ul style="list-style-type: none"> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• Areas of the site lie in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• An Ecological Impact Assessment (including a bat/bird survey) will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> </ul> <p>The site is projected to deliver 20 units in the middle of the plan period.</p>	

	No of units
<b>SW3.16 - Haydn Terrace, Penydarren</b>	<b>40</b>
<p>This 2.24 hectare site is located in the community of Penydarren. The site is allocated for 40 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The allocation for 40 dwellings reflects the net developable area of the site which is approximately 1.4 hectares. The majority of the remaining area of the site is either undevelopable due to topography or required for access arrangements.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however this does not represent an insurmountable constraint.</p> <p>The site is traversed by a 150mm combined sewer for which protection measures will be required in the form of an easement width or diversion.</p> <p>This is a highly visible space that provides a useful intervening green space between the more intensively developed estates which surround it. The significance of tree cover as a component of the development should not be underestimated, and a well-connected area of open space that provides safe pedestrian access to other nearby spaces should be a component of the development. The site is heavily infested with Japanese Knotweed.</p>	



- A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) and a Desk Based Assessment would be required which sets out how archaeology on the site will be considered. Cadw should also be consulted.

The site is projected to deliver 40 units over a 3 year period in the middle of the plan period.

	No of units
<b>SW3.17 - Former St Peter and Paul Church, Abercanaid</b>	<b>13</b>
This 0.3 hectare site is located off Chapel Street, Abercanaid. Full permission for 13 affordable units was granted in 2015 (P/14/0193), and the site was completed in 2017.	

	No of units
<b>SW3.18 - Twynyrodyn</b>	<b>120</b>
This 5.76 hectare site is located between the A4060 trunk road and the existing community of Twynyrodyn. The site is allocated for 120 dwellings which reflects an approximate net developable area of 4.2 hectares and is anticipated to bring forward affordable housing and other planning obligations in accordance with Policy SW9. The land was reclaimed as part of the East Merthyr Land Reclamation scheme in the late 1980s/early 1990s.	
The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint. Access is likely to be gained from an existing roundabout that was constructed to enable development of adjacent site for 100 dwellings.	
The site is traversed by an 8" distribution main, a 150mm foul sewer, a 150mm foul rising main, and the Mountain Hare Sewage Pumping Station (SPS) for which protection measures will be required in the form of easement widths or diversion.	
A development of this scale should support new or expanded play provision as a component of the development potentially with a significant open space central to the development.	
<ul style="list-style-type: none"> <li>• A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water infrastructure network in order to accommodate the site. There are numerous water mains crossing the site for which protection measures will be required in the form of easement widths or diversions.</li> <li>• A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• The site lies in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> </ul>	

- A Desk Based Assessment of the archaeology of the site would be required.

The site is projected to deliver 30 units per annum between 2021 and 2024.

	No of units
<b>SW3.19 - Former Mardy Hospital, Twynyrodyn</b>	<b>114</b>
<p>This 3.41 hectare site is located in the community of Twynyrodyn. The site is allocated for 114 dwellings which reflects a scheme that has recently been completed on the area of the site that was formerly a hospital (64 dwellings during the Plan period), and an additional area of land to the North West that is anticipated to bring forward 50 dwellings including affordable housing and other planning obligations in accordance with Policy SW9. This area includes an existing children's play area that will need to be moved or incorporated into future development proposals.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p>The site is predominantly of relatively low biodiversity value with the exception of a native hedgerow to the south-eastern boundary which qualifies as an "important hedgerow" under the Hedgerow Regulations 1997 and UK/Wales BAP Habitat. To compensate for the loss of green space as a consequence of development, investment within the local area into further play space provision should be made. Japanese Knotweed is known to exist adjacent to the existing playground and will require complete eradication prior to any earth moving operation commencing</p> <ul style="list-style-type: none"> <li>• A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• The site lies in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.</li> </ul> <p>The remaining 50 dwellings are anticipated to come forward during the middle of the Plan period.</p>	

	No of units
<b>SW3.20 - Bradley Gardens 2, Penyard</b>	<b>90</b>
<p>This 5.54 hectare site is located in the community of Penyard. The site is allocated for 90 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9. The allocation for 90 dwellings reflects the net developable area of the site which is approximately 3 hectares. The majority of the remaining area of the site is either undevelopable due to topography, required for access arrangements or for potential drainage attenuation.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.</p> <p>Due to the size of the development, a hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing network to accommodate the site. The site is traversed by a 150mm foul sewer for which protection measures will be required in the form of an easement width or diversion.</p>	

The majority of the site can be developed without significant impact upon features of protected or recognised biodiversity importance. The juvenile woodland setting of the development should be maintained. Existing watercourses within the site should be celebrated as a component of the design and modified to form natural green corridors for wildlife.

- A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water infrastructure network in order to accommodate the site.
- A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- The site lies in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- A Desk Based Assessment of the archaeology of the site would be required.

The site is anticipated to deliver approximately 30 dwellings a year between 2025 and 2027.

	No of units
<b>SW3.21 - Former St Tydfils Hospital</b>	<b>50</b>
<p>This 2.42 hectare site is located adjacent to Merthyr Tydfil Town Centre. The site is allocated for 50 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9. The allocation for 50 dwellings reflects the net developable area of approximately 1.8 hectares which takes in to account constraints at the entrance of the site, and excludes the park to the West of the site.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p>The site is traversed by a 5" distribution and two 150mm combined sewers for which protection measures will be required in the form of easement widths or diversion.</p> <p>Bat species have been recorded on site and in several locations within the surrounding vicinity, accordingly, protected species surveys are required. Tree Preservation Orders are located on site, and the site lies adjacent to Merthyr Tydfil Town Centre Conservation Area.</p> <p>Investment within the open space that forms a part of the site should take place. Provision of play opportunities would address shortfalls within the nearby area. The site has sufficient scope to provide a good sized play space. Tree cover contributes to urban character and sense of place and should be retained as a component of the development.</p> <ul style="list-style-type: none"> <li>• A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> <li>• A Desk Based Assessment of the archaeology of the site would be required.</li> </ul>	



The site is anticipated to deliver 50 units over a 3 year period in the middle of the Plan period.

	No of units
<b>SW3.22 – Former Miners Hall</b>	<b>12</b>
<p>This 0.07 hectare site is located in Merthyr Tydfil Town Centre. The site is allocated for 12 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9. The Miners Hall is a listed building that was significantly damaged by a fire approximately 25 years ago. The building in its current form can feasibly be redeveloped for a development of flats/apartments.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. Acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.</p> <p>The site is traversed by a 225mm combined sewer for which protection measures will be required in the form of easement widths or diversion.</p> <p>Japanese Knotweed exists within the vicinity of this site and a full survey and assessment will be required. Access to the Trevithick Trail should also be retained. The site is situated in the Merthyr Tydfil Town Centre Conservation Area, and this issue should be considered as part of any development.</p> <ul style="list-style-type: none"> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> <li>• Any archaeological features of cultural significance should be recorded as part of development.</li> </ul> <p>The site is anticipated to deliver 12 units during a single year in the middle of the Plan period.</p>	

	No of units
<b>SW3.23 – Former Ysgol Santes Tudful</b>	<b>10</b>
<p>This 0.78 hectare site is located on Queens Road, to the East of Merthyr Tydfil Town Centre. The site is allocated for 20 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. Existing highway access is available from Queens Road adopted highway, although local improvements are likely to be required as there is a 5m difference in level to the site.</p> <p>Maintaining landscape character to the road frontage through the retention / planting of trees along the roadside will be an important part of the development of the site. The site has very low biodiversity value but good north-south ecological connectivity bordering the site (trees and hedges) should be maintained.</p> <ul style="list-style-type: none"> <li>• A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> </ul>	

- The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.

The site is anticipated to deliver 20 units over a two year period in the middle of the Plan period.

	No of units
<b>SW3.24 - Sandbrook Place</b>	<b>12</b>
This 1.12 hectare site is located near to Merthyr Tydfil town centre. The entire site benefits from outline permission (P/14/0256) with the development consisting of 12 self-build plots. One dwelling has been completed, with 10 units under construction. One plot remains unsold, and the site is anticipated for completion by 2021.	

	No of units
<b>SW3.25 – Clwydyfagwr, Swansea Road</b>	<b>40</b>
<p>This 1.79 hectare greenfield site lies within the settlement of Swansea Road. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy and deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required, for example, the junction with Swansea Road/Winchfawr Road where there are visibility concerns.</p> <p>Glamorgan Gwent Archaeological Trust has advised that the site lies within the Historic Landscape Merthyr Tydfil HLCA063 area where there is evidence of previous coal mining activity.</p> <ul style="list-style-type: none"> <li>• A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• Areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• A Written Scheme of Investigation for Archaeology would be required which sets out how archaeology on the site will be considered.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> </ul> <p>The site is projected to deliver 20 units a year from 2024/2025 onwards.</p>	

	No of units
<b>SW3.26 – P and R Motors Pentrebach</b>	<b>22</b>
<p>This 0.63 hectare site is located in the community of Pentrebach. The site is allocated for 22 dwellings and is anticipated deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.</p> <p>A wooded area to the south-east of the site should be retained, and access to wider open spaces in the locality should be improved.</p>	

- A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- A Desk Based Assessment of the archaeology of the site would be required.

The site is anticipated to deliver approximately 11 dwellings a year during 2027 and 2028.

	No of units
<b>SW3.27 – Land South of Bryniau Road, Pant</b>	<b>26</b>
<p>This 0.96 hectare greenfield site lies within the settlement of Pant. The site is in private ownership. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</p> <p>The development of the site is expected to deliver 26 dwellings. Access could be provided from the adopted highway of Bryniau Road to the North of the site. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p>The site is situated in close proximity to the Bryniau SINC and lies within the Merthyr Tydfil Landscape of Outstanding Historic Interest.</p> <ul style="list-style-type: none"> <li>• A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the local highway network improvements required.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> </ul> <p>The site is projected to deliver an initial 7 units in 2024, with completion of the development taking place in 2027.</p>	

	No of units
<b>SW3.28 – Land North of Ty Llwyd, Incline Top</b>	<b>11</b>
<p>This 0.42 hectare brownfield site lies within the settlement of Incline Top. The site is in private ownership. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</p> <p>The development of the site is expected to deliver 11 dwellings. Access could be provided from the highway at Incline Top to the South. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p>The site is situated within the Merthyr Tydfil Landscape of Outstanding Historic Interest and GGAT have advised that there is the potential for industrial remains on site.</p>	



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

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

	No of units
<b>SW3.29 – Project Riverside, Merthyr Vale</b>	<b>153</b>
This 6.8 hectare site is located between the recently constructed Golwg-yr-Afon main road and the main Taff Valley railway line in Merthyr Vale. Planning permission for 153 dwellings (including 43 affordable dwellings) was granted in 2018 (P/17/0345) and development of the site has commenced in Summer 2018, with the site anticipated for completion in 2023.	

	No of units
<b>SW3.30 – Walters Terrace, Aberfan</b>	<b>23</b>
This 0.89 hectare site is located on a former railway yard in Aberfan. Planning permission for 23 affordable dwellings was finalised in 2017 (P/15/0324) and development of the site was completed in early 2018	

	No of units
<b>SW3.31 - Opposite Kingsley Terrace, Aberfan</b>	<b>12</b>
This 0.34 hectare site is located to the West of the Taff Trail in Aberfan. The entire site benefits from outline permission (P/15/0259), with full planning permission for 8 dwellings granted on part of the site in January 2018 (P/17/0245). Development will commence in Summer 2018 and completion is anticipated in 2020.	
The remaining 4 plots are anticipated to come forward as self-build plots, completions due in the following two years.	

	No of units
<b>SW3.32 – Adjacent to Manor View, Trelewis</b>	<b>248</b>
This 12.73 hectare site is located off Gelligaer Road in Trelewis. The site is allocated for 248 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.	
50 dwellings were completed on the site during 2016/17 and 2017/18 as part of a scheme of 173 dwellings completed by Redrow Homes.	
The Council's Engineers have advised that the principle of development is considered acceptable. Highway access is available from the roundabout constructed as part of the first phase of the recently constructed residential scheme. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.	
The existing field pattern framework of distinctive stone walls /hedges should be maintained and enhanced and access to wider landscape and major green spaces should be maintained. No known invasive species are associated with this site although a watching brief should be kept for Himalayan Balsam.	

The site includes the Nant Caeach SINC with habitats that meet SINC Criteria for woodland (including ancient woodland), watercourses and neutral grassland. All of which are UK & Wales BAP Habitat, and Habitat of Principal Importance for the Conservation of Biological Diversity in Wales, under the Environment Wales Act 2016. A minimum 5m buffer between development and the Nant Caeach watercourse should be maintained.

- A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water infrastructure network in order to accommodate the site. The site is in an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP6 (years 2015 to 2020).)
- A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify whether local and wider highway network improvements are required.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- Significant areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.

The remainder of the site is expected to come forward in two separate phases, the first delivering approximately 120 dwellings in the middle of the plan period, the second delivering the final 80 dwellings towards the end of the Plan period.

	No of units
<b>SW3.33 – Stormtown, Trelewis</b>	<b>80</b>
<p>This 5.54 hectare site is located in the community of Trelewis. The site is allocated for 80 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The allocation for 80 dwellings reflects the net developable area of the site which is approximately 2.8 hectares. The majority of the remaining area of the site is undevelopable due to topography.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p>The site is traversed by a 225mm combined sewer for which protection measures will be required in the form of an easement width or diversion.</p> <p>The distinctive character of the later workers housing at Taff Merthyr Garden Village should resonate through this development site, and proximity to Trelewis Park should be recognised as an integral element of the design of this site. There are no known recordings of knotweed within this site although it is quite possible that it does exist on the periphery.</p> <p>There is little ecological information on the site or the immediate adjacent land. Despite this fact it is likely that the areas of highest ecological value and connective habitat are on the steep slopes, and these habitats should be retained.</p> <ul style="list-style-type: none"> <li>• A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water infrastructure network in order to accommodate the site. The site is in an area where there are</li> </ul>	

water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP6 (years 2015 to 2020).

- A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- A Noise Survey will be required due to proximity of the site to the Taf Bargoed railway line.
- Significant areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) and a Desk Based Assessment would be required which sets out how archaeology on the site will be considered. Cadw should also be consulted.

The site is expected to deliver 20 dwellings per annum over a four year period towards the end of the Plan period.

	No of units
<b>SW3.34 – Cilhaul, Treharris</b>	<b>30</b>
<p>This 1.36 hectare site is located in the community of Treharris. The site is allocated for 30 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The allocation for 30 dwellings reflects the net developable area of the site which is approximately 1 hectare. The majority of the remaining area of the site is either undevelopable due to topography or required for access arrangements.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. Existing highway access is available although local improvements are likely to be required, and the immediate and wider local highway network may require major improvement works.</p> <p>Off-site sewers will be required in order to connect to the existing network. Retaining the distinctive garden village design character of the existing settlement at Cilhaul is important. A design solution should be developed that maintains the relationship between new development and that of the Parc Taf Bargoed. There is a known knotweed infestation to the South along Forest Road.</p> <p>A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.</p> <ul style="list-style-type: none"> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> </ul> <p>The site is expected to deliver 15 dwellings per annum over a two year period in the middle of the Plan period.</p>	

	No of units
<b>SW3.35 – Oaklands, Treharris</b>	<b>50</b>
<p>This 2.79 hectare site is located in the community of Treharris. The site is allocated for 50 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The allocation for 50 dwellings reflects the net developable area of the site which is approximately 1.7 hectares. The majority of the remaining area of the site is either undevelopable due to topography or required for access arrangements.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. Existing highway access is available although local improvements are likely to be required, and the immediate and wider local highway network may require major improvement works.</p> <p>The site is traversed by a 125mm distribution water main for which protection measures will be required in the form of an easement width or diversion. The site is traversed by a 150m foul public sewer for which protection measures will be required in the form of an easement widths or diversions.</p> <p>A design solution should be developed that maintains the relationship between new development and that of the Parc Taf Bargoed. There is a known knotweed infestation to the North of the site.</p> <p>A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.</p> <ul style="list-style-type: none"> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> </ul> <p>The site is expected to deliver 50 units over a three year period in the middle of the Plan period.</p>	

	No of units
<b>SW3.36 – Y Goedwig, Edwardsville</b>	<b>22</b>
<p>This 0.93 hectare Greenfield site lies within the settlement of Edwardsville. The site is in private ownership. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</p> <p>The development of the site is expected to deliver 22 dwellings. Access could be provided from the adopted highway of the B4254 to the south. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p>The site is situated adjacent to the Treharris Park and Cardiff Road Woodland SINC. Links to the adjacent open space should be maintained/improved as part of any development proposals.</p>	



- A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the local highway network improvements required.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.

The site is projected to deliver dwellings between 2024 and 2026.



## **Employment Site Allocations Details (Policy EcW1)**

### **General Supporting Information and Assessments**

In addition to the site-specific matters raised under each allocation, a range of supporting information may be necessary to accompany proposals for development, including:

- Environmental Statements (subject to EIA Screening);
- Transport Assessments;
- Design and Access Statements
- Masterplans;
- Landscape Assessments;
- Travel Plans and, where necessary, improvements to encourage sustainable transport e.g. supported bus services, new or improved footways;
- Ecological Assessments – while site specific comments have been made on some sites regarding possible features of biodiversity importance, an ecological assessment agreed with the Council's ecologist or where appropriate Natural Resources Wales, will be required for all sites.

The undertaking of a Habitats Regulation Assessment (Appropriate Assessment) for the Replacement Local Development Plan does not remove the need for project level Habitats Regulation assessments of individual development sites where they could have an adverse effect on the integrity of a European Protected site.

The various site allocations in the plan may have the potential to impact upon sites with varying degrees of biodiversity importance. In allocating these sites a precautionary approach has been adopted by the Council and appropriate species surveys, and where relevant appropriate mitigation, will be required to accompany any planning application for the development of the sites in order to comply with the requirements as set out in the Conservation of Habitats and Species Regulations 2017.

For employment/industrial/commercial sites, Dwr Cymru Welsh Water (DCWW) would need to know the end use before providing definitive comments. Should any proposal require to discharge trade effluent into the public sewer then the Consent of the statutory sewerage undertaker is required (Section 118 Water Industry Act 1991). Additionally, dependant on the processes involved, an element of pre-treatment may also be required. Dependant on the scale and size of the employment proposals, hydraulic modelling of the water supply and/or sewerage networks may be required in order to understand whether any reinforcement works/improvements will be required and to identify potential connection points.

Having regard to the detailed site appraisal, consultations and infrastructure planning detailed above, the following section provides a general summary of the key issues associated with each of the 5 sites allocated by Policy EcW1.

In allocating the LDP sites the Council has had regard to the requirements of TAN15 and specifically the justification tests set out under Section 6.2. The Council is satisfied that the sites allocated can be justified and are capable of being delivered during the plan period and that any mitigation measures required will not affect the level of growth proposed at the site or the sites deliverability.

#### **EcW1.1 – Former Hoover Factory Car Park**

This 1.5 hectare site is situated in the Hoover Strategic Regeneration Area (HSRA) and is allocated for B1(b), B1(c), B2 and B8 uses. The site is currently owned by the Hoover Candy Group. The site lies immediately to the North of existing industrial units at Triangle Business Park.

The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Access is likely to be gained from the un-named road that is used to access the existing industrial units at Triangle Business Park.

- A comprehensive Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- Significant areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.
- A Desk Based Assessment of the archaeology of the site would be required.

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

#### **EcW1.2 – Goatmill Road**

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

The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Access is likely to be gained from two existing roundabouts on Goat Mill Road.

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

- A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing sewerage network in order to accommodate the site.



- A comprehensive Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- The site lies in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required
- An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) and a Desk Based Assessment would be required which sets out how archaeology on the site will be considered. Cadw should also be consulted.

### **EcW1.3 – Ffos y Fran**

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

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

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

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

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





**EcW1.4 – Land South of Merthyr Tydfil Industrial Park**

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

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

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

- A comprehensive Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.



APPENDIX 2 – HOUSING TRAJECTORY AND LAND SUPPLY INFORMATION

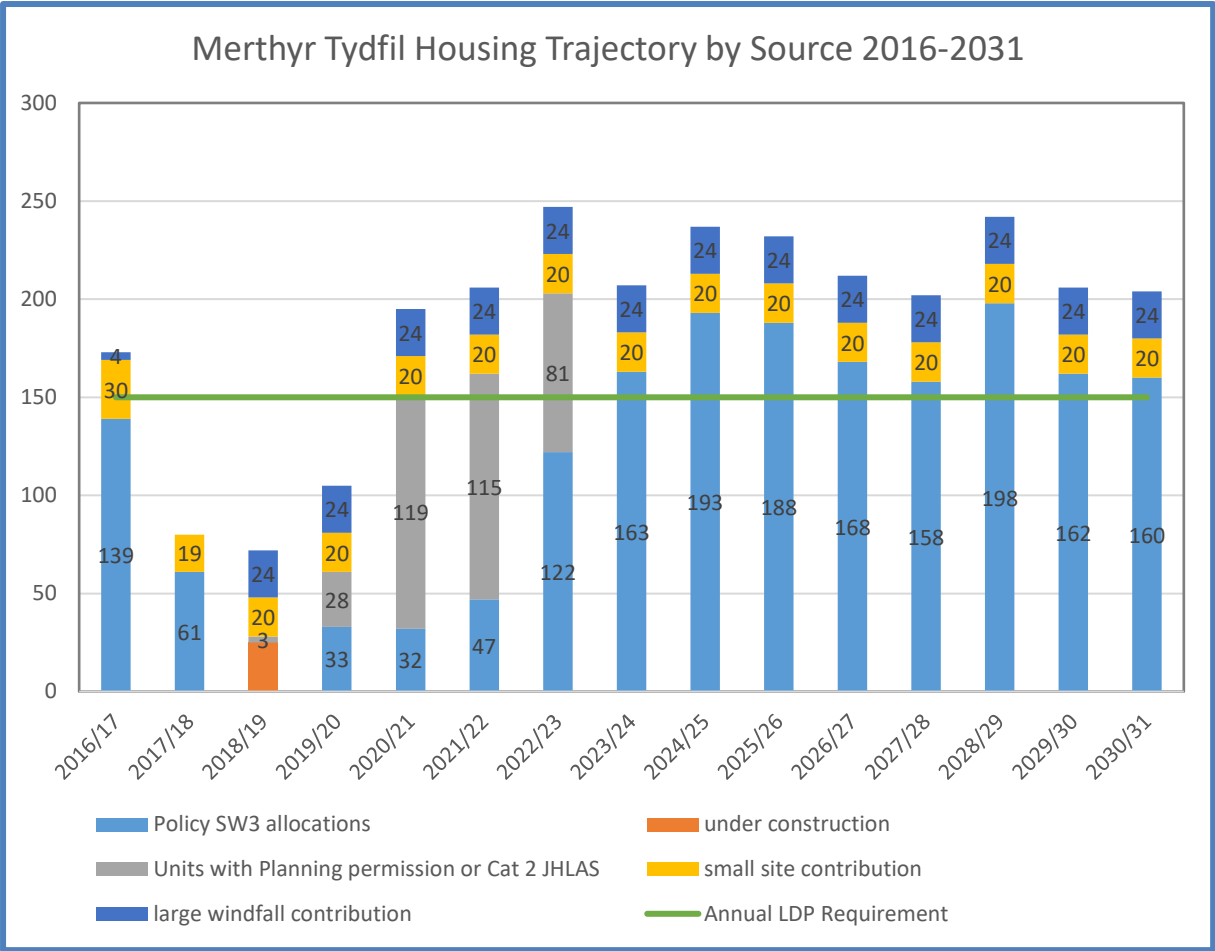


Table A2.1 Housing Land Supply

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

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

\*\* LDP expiry date 31st March 2031

Graph A2.1 Housing and Land Supply

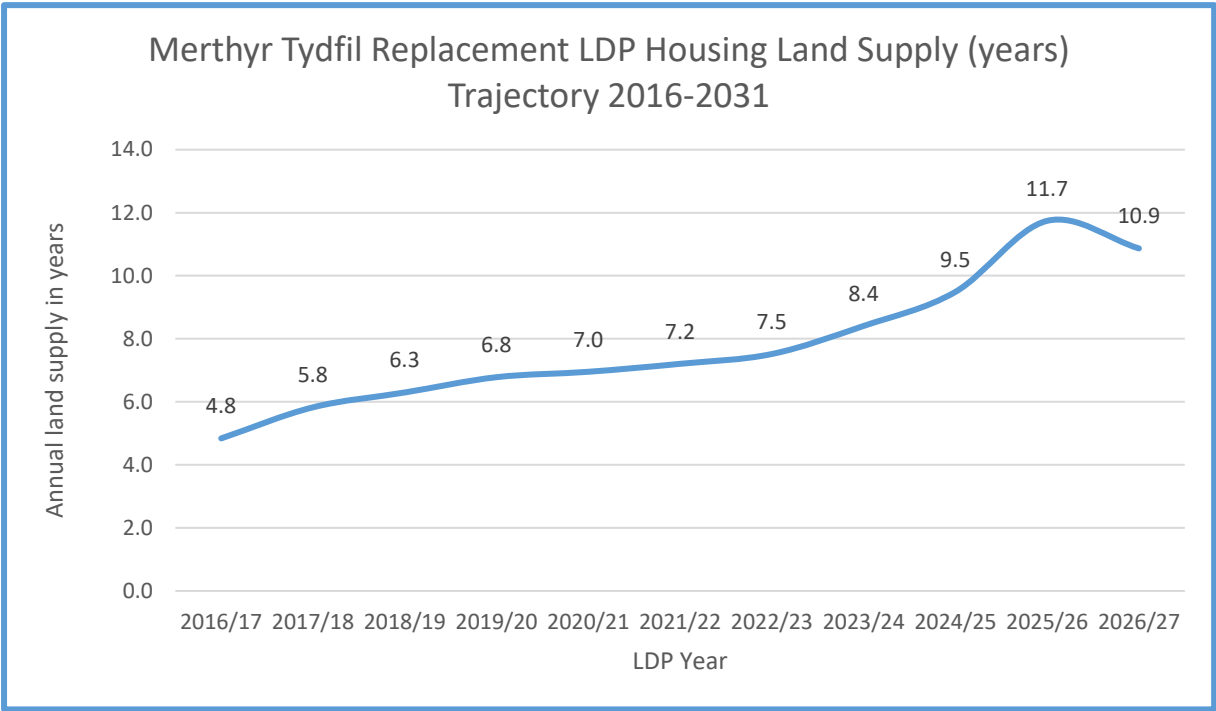




Table A2.2 Housing Trajectory

Site Ref	Name	Total Dwellings	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
SW3.1	Hoover Factory Site	440	0	0	0	0	0	0	0	55	55	55	55	55	55	55	55
SW3.2	Sweetwater Park	10	8	1	1	0	0	0	0	0	0	0	0	0	0	0	0
SW3.3	Upper Georgetown Plateau	50	0	0	0	0	10	10	30	0	0	0	0	0	0	0	0
SW3.4	Brondeg, Heolgerrig	50	0	0	0	10	10	10	10	10	0	0	0	0	0	0	0
SW3.5	Beacon Heights, Swansea Road	20	2	4	0	4	5	5	0	0	0	0	0	0	0	0	0
SW3.6	Winchfawr	20	0	0	0	0	0	0	0	3	3	3	3	3	3	2	0
SW3.7	South of Castle Park	160	0	0	0	0	0	0	0	0	0	10	30	30	30	30	30
SW3.8	Cyfarthfa Mews, Swansea Road	19	15	0	4	0	0	0	0	0	0	0	0	0	0	0	0
SW3.9	Trevor Close, Pant	20	0	0	0	5	10	5	0	0	0	0	0	0	0	0	0
SW3.10	East Street, Dowlais	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0
SW3.11	St Johns Church, Dowlais	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0
SW3.12	Victoria House, Dowlais	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SW3.13	Pen y Dre Fields	40	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0
SW3.14	Goetre Primary School, Gurnos	120	0	0	0	0	0	0	0	0	0	0	0	0	40	40	40
SW3.15	Former General Hospital	20	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0
SW3.16	Haydn Terrace, Penydarren	40	0	0	0	0	0	0	0	10	15	15	0	0	0	0	0
SW3.17	Former St Peter and Paul Church, Abercanaid	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SW3.18	Twynyrodyn	120	0	0	0	0	30	30	30	30	0	0	0	0	0	0	0
SW3.19	Former Mardy Hospital, Twynyrodyn	114	34	30	0	0	25	25	0	0	0	0	0	0	0	0	0
SW3.20	Bradley Gardens II, Penyard	90	0	0	0	0	0	0	0	0	30	30	30	0	0	0	0
SW3.21	Former St Tydfils Hospital	50	0	0	0	0	0	10	20	20	0	0	0	0	0	0	0
SW3.22	Former Miners Hall	12	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0
SW3.23	Former Ysgol Santes Tudful	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0
SW3.24	Sandbrook Place	12	0	1	3	4	4	0	0	0	0	0	0	0	0	0	0
SW3.25	Clwydyfagwr, Swansea Road	40	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0
SW3.26	P and R Motors Pentrebach	22	0	0	0	0	0	0	0	0	0	0	11	11	0	0	0
SW3.27	Land south of Bryniau Road, Pant	26	0	0	0	0	0	0	0	7	7	7	5	0	0	0	0
SW3.28	North of Ty Llwyd, Incline Top	11	0	0	0	0	0	0	3	3	3	2	0	0	0	0	0
SW3.29	Project Riverside, Merthyr Vale	153	0	0	0	20	45	45	43	0	0	0	0	0	0	0	0
SW3.30	Walters Terrace, Aberfan	23	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0
SW3.31	Opposite Kingsley Terrace, Aberfan	12	0	0	0	8	2	2	0	0	0	0	0	0	0	0	0
SW3.32	Adjacent Manor View, Trelewis	248	48	2	0	0	40	40	38	0	0	0	20	30	30	0	0

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SW3.33	Stormtown, Trelewis	80	0	0	0	0	0	0	0	0	0	0	0	20	20	20	20
SW3.34	Cilhaul, Treharris	30	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0
SW3.35	Oaklands, Treharris	50	0	0	0	0	0	0	0	0	15	15	20	0	0	0	0
SW3.36	Y Goedwig, Edwardsville	22	0	0	0	0	0	0	0	7	7	8	0	0	0	0	0
	TOTAL	2196	139	61	28	61	181	182	216	160	190	185	174	149	178	147	145

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



### APPENDIX 3 – QUALIFYING FEATURES FOR SITES OF IMPORTANCE FOR NATURE CONSERVATION AND REGIONALLY IMPORTANT GEOLOGICAL SITES IN MERTHYR TYDFIL COUNTY BOROUGH

Table A3.1: Sites of Importance for Nature Conservation in Merthyr Tydfil County Borough

SINC No	Site Name/s	Summary Description	Meets and/or Exceeds Mid Valleys selection SINC Criteria <sup>112</sup>	Survey information <sup>113</sup>
1	Bryn Morlais/ Morlais Hill	Complex semi-upland area of limestone-influenced habitats, partly derived from old limestone quarries (Morlais Quarries) and screes associated with the former Morlais Castle. Part of the site is currently in use as a golf course. Extensive calcareous grasslands and screes supporting numerous rare and characteristic species, including nationally scarce plants. Also includes areas of neutral grassland and some small areas of acid grassland. Other habitats include limestone outcrops with ledge communities, bracken stands, limestone scrub and a pond.	H3, H4, H5, H6, H7, H9, H16, H20, H21 & H22.  S6, S7 & S9.	SO 00NE/1, David Clements Ecology Limited, April 2008. Resurveyed in June 2016 and SINC boundary retained.
2	Bryniau	Semi-upland site comprising a complex mosaic of mainly acidic habitats associated with disused quarries (Bryniau Quarries) and spoil tips. Main habitats are acid grasslands with bracken slopes, intermixed with numerous areas of acid flush and marshy grassland. Also present are areas of semi-natural woodland, including wet woodland areas, neutral grassland, ponds and streams, a small reedbed and some small areas of species-rich calcareous grassland on a limestone tip.	H1, H3, H4, H5, H6, H7, H9, H11, H12, H15, H16, H18, H20, H21 & H22.  S4 & S7.	SO 00NE/2, David Clements Ecology Limited, January 2008. Resurveyed in June 2016 and SINC boundary retained.
3	Blaenmorlais	A large area supporting a mosaic of upland habitats at the western edge of Merthyr Common. Mainly acid grasslands with acidic flushes, grass-heaths, dry heathlands, marshy grasslands, bracken slopes and smaller areas of wet heathland and scrub. The site also contains small disused quarries (Garth Quarries) and acid screes. A section of the Nant Morlais within the site has steep valley sides with rocky outcrops. A large pond in the south of the site supports a regionally rare plant, and several uncommon dragonflies. To the north the site contains an area of limestone spoil tips supporting unimproved upland calcareous grassland, as well as some limestone outcrops and scree.	H3, H9, H5, H6, H7, H9, H10, H12, H15, H16, H18, H20 & H21.  S6 & S7.	SO 00NE/3, David Clements Ecology Limited, February 2008. Resurveyed in July 2016 and SINC boundary retained.
4	Merthyr Common Central	Area of upland common land comprising a range of habitats including marshy grassland, acid grassland, wet and dry heath and acid flush. Includes large and small ponds, one of which (Isaac Morgan's Pond) supports a diverse range of aquatic plant species and a good dragonfly fauna. Numerous streams and drainage ditches run through the wetter areas. The area is a small part of a far larger proposed SINC lost as a consequence of coal mining which has remained undisturbed and actively managed (grazed) focussing on ecological issues	H6, H7, H10, H12, H15, H16, H20 & H22.  S1, S2, S4, S6 & S7.	SO 00NE/4, David Clements Ecology Limited, January 2007. Resurveyed in July 2016 and boundary amended to include only areas not required for opencast mining under Ffos-y-fran land reclamation scheme.
5	Clyn-mil/ Glynmil	Mosaic of semi-upland ffridd habitats at the western edge of Merthyr Common, partly on old colliery spoil tips. Comprises mainly unimproved and semi-improved acid grasslands, with smaller areas of marshy grassland, acid flush, dry acidic heath, bracken slopes and scrub. Also includes an area of ancient semi-natural oak woodland, and numerous smaller areas of wet woodland. Localised purple moor-grass pastures, with areas of acid flush and unimproved acid grassland, are present. Several ponds and numerous small streams run through the wooded areas.	H1, H3, H6, H7, H10, H12, H15, H16, H18, H20, H21, H22.	SO 00NE/5, David Clements Ecology Limited, January 2007. Resurveyed in June 2016 LDP SINC boundary retained.

<sup>112</sup> Mid Valleys Area Criteria for the selection of Sites of Importance for Nature Conservation, 2008.

<sup>113</sup> Survey material is available from the Council on written request.

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6	Cwm Golau	Small semi-upland valley system alongside the course of the Nant Gyrawd on the eastern side of Merthyr Common. Comprises mainly valley side marshy grasslands, with unimproved and semi-improved acid grasslands and small areas of wet heathland. Some small areas of semi-improved neutral grassland, sedge swamp, dry heath, scattered scrub, acid flush and bracken slopes. Lower sections of the Nant Gyrawd are wooded. Small areas of colliery spoil are present; these have mainly re-vegetated with acid grassland and contain several ponds which have a moderate and stable population of Great Crested Newt.	H1, H3, H4, H6, H7, H9, H10, H11, H12, H15, H16, H20, H21.	SO 00NE/6, David Clements Ecology Limited, December 2006. Resurveyed in June 2016 SINC boundary retained.
7	Cwm Ffrwd	Valley habitats along the Nant Ffrwd, a large stream draining from the uplands in a largely unmodified course, passing through narrow gorges in places. The woodlands have a rich ground flora supporting many ancient woodland indicator species. Regionally rare plant species frequent the steep woodlands, several nationally scarce bryophytes and lichens have also been recorded.	H1, H6, H7, H9, H10, H12, H20, H21.  S6, S7, S9 & S10.	SO 00NW/1, David Clements Ecology Limited, November 2007. Resurveyed in May 2017 and SINC boundary retained.
8	Bryn-ddu & Ty'n-y-Coedcae	Extensive upland moorland area of mainly marshy grasslands with wet heathlands and smaller areas of blanket bog, acid flush, valley fen, and acid grassland, forming a mosaic. The acid grasslands are mainly unimproved, with smaller areas of semi-improved acid grassland in the east. Valley fen is a very scarce habitat in the County Borough. Several uncommon dragonflies have been recorded.	H6, H7, H10, H11, H12, H15, H20.  S6.	SO 00NW/2, David Clements Ecology Limited, November 2007. Resurveyed in May 2017 and SINC retained with minor boundary amendments.
9	Gorllewin Winchfawr/ Winchfawr West	Very extensive area of mostly upland habitats, comprising a complex mosaic of moorland and ffridd habitats on the eastern slopes of the Bryn y Gwyddel/Bryn y Badell/Mynydd Aberdar hill system. The wet and dry heathlands are of particular note; these are partly developed on old colliery spoil tips and are the most extensive heathlands in the County Borough. Other habitats of note include marshy grasslands and unimproved acid grasslands, acid flushes and grass-heaths. Outlying areas support semi-improved acid and neutral grasslands and scrub. Numerous ponds are present supporting a small population of Great Crested Newts, along with small streams and some sections of outcropping sandstone. Extremely diverse series of habitats supporting many species of interest.	H3, H4, H6, H7, H10, H12, H15, H16, H18, H20.  S4, S6, S7, & S10.	SO 00NW/4, David Clements Ecology Limited, November 2007. Resurveyed in July 2013 and SINC boundary retained.
10	Scwrfa/ Gellideg North Fields	Series of fields containing species-rich rhos pastures, acid grasslands, marshy grasslands, neutral grasslands and areas of bracken, together with scattered mature trees and sections of dry acid oak woodland and wet alder woodland alongside a small stream. The grasslands support a wide range of regionally scarce insect species.	H1, H4, H6, H7, H9, H10, H15, H18 & H20.	SO 00NW/5, David Clements Ecology Limited, November 2007. Resurveyed in June 2013 and SINC boundary retained.
11	Dwyrain Winchfawr/ Winchfawr East & Clwydyfagwr	Semi-upland area of spoil mounds supporting a mosaic of dry heathland and acid grassland, along with marshy grassland and acid flushes in depressions and areas of neutral grassland. The eastern part of the site supports areas of species-rich marshy grassland and wet heath, along with a series of ponds along a small stream and areas of scrub.	H3, H4, H6, H7, H10, H11, H12, H16, H18 & H20.  S4.	SO 00NW/6, David Clements Ecology Limited, April 2008. Resurveyed in July 2013 and 2011 SINC boundary retained.
12	Cwm Glo/ Cwm-Glo a Glyndyrus	The SINC contains the Cwm-Glo a Glyndyrus SSSI which is of international significance for grassland fungi. Extensive areas of marshy grassland, species rich neutral grassland and acid grassland alongside woodland and heath supporting an impressive variety of protected, rare and uncommon species including marsh fritillary butterfly ( <i>Euphydryas aurinia</i> ), Great Crested Newt ( <i>Triturus cristatus</i> ), big blue pinkgill ( <i>Entoloma bloxamii</i> ) and olive earthtongue ( <i>Microglossum olivaceum</i> ).	H1, H3, H4, H6, H7, H9, H10, H12, H15, H16, H18, H20, H21, H22.  S1, S2, S3, S4, S6, S7 & S8.	SO 00NW/7, David Clements Ecology Limited, May 2006. SINC boundary amended to remove areas of new development and to align with SSSI designation.
13	Maes Cwm Taf & Tip Cefn Coed/ Cwm Taf Fields & Cefn Coed Tip	Linear series of fields between the Afon Taf Fawr and the A470, also containing areas of semi-natural woodland and a re-vegetated limestone slag tip from the former Cyfarthfa Ironworks as well as smaller areas of semi-improved acid grassland, scrub, bracken slopes and dry heathland. The fields are a mosaic of damp and dry neutral grasslands with species-rich areas. The woodlands are variable in character, including areas of wet willow woodland, acid oak woodland and some base-rich ash woodland near the	H1, H3, H4, H5, H6, H9, H10, H18, H20 & H22.	SO 00NW/8, David Clements Ecology Limited, December 2007. Resurveyed in June 2013 and SINC retained with minor boundary amendments.



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		calcareous tip. The thin soils on the tip plateau support a unique type of calcareous grassland.		
14	Cilsanws/ (Cilsanws Common South)	Semi-upland site comprising a complex mosaic of mainly acidic habitats associated with disused quarries and spoil tips. Main habitats are acid grasslands with bracken slopes intermixed with numerous areas of acid flush and marshy grassland. Also present are areas of semi-natural woodland, including wet woodland areas, neutral grassland, ponds and streams, a small reedbed and some small areas of species-rich calcareous grassland on a limestone tip.	H1, H3, H4, H5, H6, H7, H9, H11, H16, H18, H20, H21 & H22.	SO 00NW/9, David Clements Ecology Limited, December 2007. Resurveyed in June 2015 LDP SINC boundary retained.
15	Taf Fechan (Cwm Taf Fechan)	The SINC contains Cwm Taf Fechan SSSI. The limestone geology gives rise to limestone woodlands, species-rich calcareous grasslands, species-rich neutral grasslands and calcareous scrub. Many species of interest have been recorded from the woodlands which are the designated feature of the SSSI. The neutral and calcareous grasslands of the valley slopes and bottom are typically species-rich. Otter ranges along the Afon Taf Fechan, which also supports a range of native fish species including salmon. Nationally rare and scarce invertebrate and bryophyte species have been recorded from the SSSI.	H1, H3, H4, H5, H9, H10, H12, H15, H20, H21, H22.  S1, S5, S6 & S7.	SO 00NW/10, David Clements Ecology Limited, June 2008. Resurveyed in June 2017 and SINC boundary retained.
16	Taf Fawr (Cwm Taf Ffawr)	Section of major river tributary of the Afon Taf. The river extends into Brecon Beacons National Park to the north. Includes adjacent woodlands, which are relatively undisturbed in the upper reaches and more urban in character further downstream. The upper reaches in particular are of high ecological value, comprising limestone gorge woodland with a rich ground flora. Numerous rare plant species occur here. Further south the riverside woodland is more acid in character, but nevertheless supports a relatively diverse ground. The site also includes some adjacent areas of species-rich calcareous, neutral and acid grasslands. The calcareous grasslands in particular support numerous species which are scarce in the County Borough. Otter ranges along the Afon Taf Fechan, which also supports a range of native fish species including salmon.	H1, H4, H5, H6, H9, H15.  S2, S5, S6 & S7.	SO 00NW/11, David Clements Ecology Limited, April 2008. Resurveyed in July 2017 and SINC boundary retained.
17	Y Graig	Area of fridd habitats dominated by bracken with patches of unimproved acid grassland and dry heathland, particularly around gritstone outcrops. An area of species-rich damp neutral and marshy grassland to the west and some wet willow woodland exists to the south. Other habitats include scrub and boulder scree. Associated with the habitats of Cwm Taf Fechan SSSI/SINC to the north, but separated from these by the A465 Heads of the Valleys Road. Regionally rare plant species frequent the woodlands. The damp neutral and marshy grasslands support the regionally scarce plants.	H1, H3, H4, H6, H7, H9, H10, H20, H21.  S6 & S7.	SO 00NW/12, David Clements Ecology Limited, December 2007. Resurveyed in August 2017 and SINC boundary retained.
18	Cyfarthfa Park/ Parc Cyfarthfa	Part of an area of mainly ornamental parkland within Merthyr Tydfil. The SINC includes semi-natural woodland and several enclosures of neutral grassland in the eastern half of the park. Also includes small areas of plantation woodland and scrub and several woodland ponds.	H1, H3, H4 & H16.  S4.	SO 00NW/13, David Clements Ecology Limited, April 2008. Resurveyed in June 2013 and September 2016 and SINC boundary retained.
19	Coed Gyrnos/ Gyrnos Wood	Small area of wet woodland and an adjacent field supporting marshy grassland, acid grassland and bracken stands immediately to the north of the Heads of the Valleys Road. There are also some gritstone outcrops and scattered mature trees. The regionally scarce climbing corydalis is present in the bracken stands.	H1, H6, H7, H9, H20, H21.	SO 00NW/14, David Clements Ecology Limited, February 2008. Resurveyed in June 2017 LDP SINC boundary retained.
20	Maes Abercanaid/ Abercanaid Fields	Series of fields laying either side of the A470 containing mainly species-rich semi-improved grasslands and marshy grasslands. Also some small areas of semi-natural oak/birch woodland, scattered scrub and trees. Site also includes Webber's pond, a private nature reserve with well-developed marginal emergent vegetation, a section of the Glamorganshire Canal and an adjacent disused railway embankment which supports unimproved and semi-improved acid grassland, bracken slopes and trees.	H1, H3, H4, H6, H7, H9, H10, H15, H16, H18 & H20.	SO 00SE/1, David Clements Ecology Limited, April 2008. Resurveyed in July 2016 and SINC boundary retained.

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21	Maes Pentrebach/ Pentrebach Fields	Linear series of species-rich semi-improved neutral grassland fields alongside disused railway embankment. The short-grazed grasslands are dominated by fine-leaved grasses and support abundant mesotrophic herbs. Site also contains scattered dense scrub and bracken slopes. An area of dry heathland dominated by ling heather is present in the north of the site, occurring in a mosaic with acid grassland.	H3, H4, H6, H9, H10 & H20.	SO 00SE/2, David Clements Ecology Limited, December 2007. Resurveyed in June 2013 and SINC boundary retained.
22	Tip Nantyrodyn/ Pentrebach Tip	Large area of re-vegetated colliery spoil and ffridd. Mainly semi-upland acid grasslands, dry heathland and bracken slopes, with areas of marshy grassland, semi-natural woodland and scrub. Also contains small areas of bare ground, semi-improved neutral grasslands, small streams and outcrops. Regionally rare and scarce insect species are present on the tip.	H1, H3, H4, H6, H7, H9, H10, H15, H18, H20, H21 & H22.  S1, S2 & S8.	SO 00SE/3, David Clements Ecology Limited, January 2007. Resurveyed in June 2013 and SINC boundary retained.
23	Troed-y-Rhiw	Large area of ffridd. Mainly dry heathland and bracken slopes with scattered trees, with semi-improved acid grassland to the north. Also some small areas of semi-natural woodland, semi-improved neutral grassland, marshy grassland, scrub and ephemeral/short-perennial vegetation. Two large old quarries in the south of the site, and outcrops with ledge communities. A small wooded pond is present and several drainage ditches cross the site.	H1, H3, H4, H6, H9 & H20.  S7.	SO 00SE/4, David Clements Ecology Limited, January 2007. Resurveyed in April 2015 and SINC boundary retained.
24	Comin de Merthyr/ Merthyr Common South	Large upland/semi-upland common along hill ridge between two major rivers. Comprises extensive unimproved and semi-improved acid grasslands, dry heathlands and bracken slopes, together with acid flushes, marshy grasslands, wet heathlands, grass-heath and gorse scrub, forming a complex mosaic. Includes numerous ponds and streams (including a section of the Nant Bargoed, extensive outcrops of rock and some disused quarries. Parts of the site are situated on old colliery spoil; these have largely re-vegetated with acid grasslands and heathlands, but calcareous influences also occur locally.	H1, H3, H6, H7, H9, H10, H18, H20, H21 & H22.  S2, S6 & S7.	SO 00SE/5, David Clements Ecology Limited, February 2007. Resurveyed in September 2016 and SINC boundary retained.
25	Cwm Bargoed/ Cwm Bargoed	Very large and diverse system of semi-upland ffridd and valley-bottom habitats associated with the Afon Bargoed Taf, a section of which flows through the site. Complex mosaic of semi-natural habitats including ancient semi-natural woodland, bracken slopes with scattered trees and scrub, marshy grassland, wet and dry heathland, acid grassland, swamp and acid flush. A very diverse and interesting set of habitats, probably exceeding SSSI designation criteria. Many nationally scarce plant species have been recorded. Several scarce dragonfly, butterfly and moth species have been recorded. Otter ranges along the Bargoed Taf, and brown hare has also been recorded. The site is also important for a broad range of birds.	H1, H3, H4, H6, H7, H9, H10, H11, H12, H15, H16, H20, H22.  S1, S2, S3, S6 & S7.	SO 00SE/6, David Clements Ecology Limited, January 2008. Resurveyed in May 2017 and SINC boundary retained.
26	Buarth-Waunydd	Series of semi-upland ffridd fields containing a mosaic of several locally important habitats, notably acid and marshy grasslands, wet heaths, acid flushes, bracken slopes and semi-natural broadleaved woodlands. There are also areas of neutral grassland and scrub.	H1, H3, H4, H6, H7, H9, H10, H12, H15, H18, H20 & H22.	SO 00SE/7, David Clements Ecology Limited, April 2016 and SINC boundary retained.
27	Cnwc	Semi-upland ffridd slopes supporting mainly bracken and an upland mountain top with areas of acid grassland and dry heathland. Wetter soils on the lower slopes support mosaics of marshy grassland, acidic flush and wet heat; wooded valleys with small areas of ancient woodland, and scattered mature trees on the bracken slopes. Two small disused reservoirs are present near the hilltop, one of which supports a regionally scarce plant.	H1, H4, H6, H7, H9, H10, H12, H15, H16, H20 H21 & H22.  S6.	SO 00SE/8, David Clements Ecology Limited, May 2008. Resurveyed in October 2016 and SINC boundary retained.
28	Mynydd Merthyr	Large area of semi-upland ffridd and upland moorland habitat mostly developed on old colliery spoil. Chiefly dry acid grasslands on the upper slopes with several areas of inundation vegetation on tip plateaux and areas of bracken and marshy grassland. A small area of bilberry heath is also present.	H1, H3, H4, H6, H7, H9, H10, H12, H15, H18, H20 & H22.  S6.	SO 00SE/9, David Clements Ecology Limited, April 2008. Resurveyed in June 2016 and SINC boundary retained.
29	Camlas Morgannwg/ Glamorganshire Canal	Ancient semi-natural woodlands on the valley sides adjacent to the course of the former Glamorganshire Canal, which now forms part of the Taff Trail. Some of the woodlands have ground flora with numerous ancient	H1, H3, H4, H6, H9, H16.	SO 00SE/10, David Clements Ecology Limited, January 2008. Resurveyed in

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	(Glamorganshire Canal Woodlands)	woodland indicator species. Two long-established pastures supporting acid grassland are present in the south of the site. Also includes small areas of semi-improved neutral grassland, bracken patches and scrub, as well as ditches, streams and a wooded pond. The site is important for a range of woodland birds.		May 2017 and SINC boundary retained.
30	Graig Gethin	Wooded ffridd slopes, supporting extensive ancient semi-natural woodland and bracken slopes with large trees, together with some scree areas supporting lichen heath. The bracken slopes support abundant bluebell. Also includes an area of wet heathland which extends along a ride within a conifer plantation and supports plant species of interest. The site supports a good range of breeding bird species and brown hare has also been recorded.	H1, H4, H6, H9, H10, H15, H20, H21, H22.  S1.	SO 00SE/12, David Clements Ecology Limited, April 2008. Resurveyed in May 2017 and SINC retained and boundary amended to remove areas of new development.
31	Cwm Fedw	Large area of grassland and wet woodland on ffridd slopes beside the course of the Nant-y-Fedw and running down into Cwm Bargod. Mainly semi-improved acid grasslands on the upper slopes, with semi-improved neutral grasslands and marshy grasslands on the lower slopes. The marshy grasslands are mainly rush-pastures, with a small area of fen-meadow also present. There is ancient semi-natural woodland along the course of the Nant-y-Fedw. The site also contains bracken slopes, acid flushes and small areas of both wet and dry heathland.	H1, H4, H6, H7, H9, H10, H12, H15, H20.  S1 & S5.	SO 00SE/13, David Clements Ecology Limited, February 2008. Resurveyed in July 2017 and 2011 boundary retained.
32	Comin Mynydd-y-Capel/ Mynydd -y-Capel Common	Area of upland common land and ffridd occupying part of the hilltop between the Taf and Bargoed Taf valleys. Supports a mosaic of habitats characteristic of dry acid soils, particularly unimproved and semi-improved acid grasslands, with bracken slopes and small areas of heathland gorse scrub. There are numerous outcrops of acidic rock and small disused quarries.	H1, H3, H4, H6, H9, H10, H20 & H21.  S6.	SO 00SE/14, David Clements Ecology Limited, April 2008. Resurveyed in May 2016 and SINC boundary retained.
33	Cwmfelin (Cwmfelin Slopes)	Two parcels of land, comprising ffridd habitats above the Afon Bargod Taf. Mainly acid grasslands and mature broadleaved woodlands, with smaller areas of marshy grassland, dry heathland, grass-heath, acid flush and bracken. The woodlands include some wet woodland and an area of ancient woodland. Marshy grasslands, acid flushes and some of the acid grasslands are unimproved in character.	H1, H6, H7, H9, H10, H12, H15, H20, H22.	SO 00SE/15, David Clements Ecology Limited, April 2008. Resurveyed in July 2017 and SINC boundary retained.
34	Aberfan Gorllewin/ West of Aberfan	Two parcels of land situated on the lower slopes of the Taff valley between Aberfan and the A470. The southern areas of the site support a mosaic of damp neutral grasslands, semi-natural broadleaved woodlands along minor streams and bracken stands. The woodlands include areas of wet woodland)and drier areas. The neutral grasslands are generally species-rich and include both unimproved and semi-improved areas. The northern portion of the site consists of a colliery spoil substrate that has revegetated with a mosaic of neutral grasslands and mixed-species scrub.	H1, H3, H4, H9, H15, H18, H20	SO 00SE/16, David Clements Ecology Limited, December 2007. Resurveyed in June 2017 and SINC boundary retained.
35	Blaen-canaid	Series of species-rich semi-improved neutral grassland enclosures surrounded by a large conifer plantation. Also contains small areas of acid and marshy grassland and some scattered scrub and hedges.	H1, H4, H6, H7, H17.	SO 00SW/1, David Clements Ecology Limited, February 2008. Resurveyed in July 2017 and SINC boundary retained.
36	Rhydycar Gorllewin/ Rhydycar West	Very extensive mosaic of ffridd enclosures supporting complex of semi-upland and lowland habitats, partly contained within conifer plantation. Main components are ancient semi-natural woodland fragments, other semi-natural woodlands, wet heathland, dry heathland, marshy grassland and semi-improved neutral grasslands. Also there are some bracken slopes, scrub, small ponds, streams and sections of dismantled railway. There are areas of semi-improved acid grasslands to the south especially. The habitats intergrade to form a complex mosaic, and may therefore also include some small areas of improved or low diversity semi-improved grassland, but any such areas are a very minor component. Great crested newt occurs in small	H1, H3, H4, H5, H6, H7, H9, H11, H12, H15, H16, H17, H18, H20, H21, H22.  S1, S2, S3, S4, S6, S7 & S8.	SO 00SW/2, David Clements Ecology Limited, May 2006. SINC boundary amended to take account of development (area of hand-standing).



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		pools; noctule and pipstrelle bats have both been recorded. Nationally rare and scarce invertebrates are varied and common throughout the area.		
37	Coed Cwm/ Cwm Woods	Area of ancient semi-natural woodland within a much larger conifer plantation. The grassy field layer has locally abundant bluebell. Also includes some associated areas of bracken, dry heathland, scrub, marshy grassland and acid grassland. A range of localised bird and moth species have also been recorded.	H1, H3, H6, H7, H9, H10, H20, H22	SO 00SW/3, David Clements Ecology Limited, April 2008. Resurveyed in July 2017 and SINC boundary retained.
38	Tyle Haidd	Valley slopes above the Afon Taf Fechan on limestone geology with screes and a disused quarry (Tyle Haidd). Supports unimproved, species-rich, semi-upland calcareous grassland of high biodiversity value, along with calcareous ledge and crevice communities, calcareous scrub woodland, bracken stands and small areas of acid grassland.	H3, H5, H6, H9, H20, H21 7 H22.  S6 & S7.	SO 01SE/1, David Clements Ecology Limited, February 2008. Resurveyed in June 2017 and SINC boundary retained.
39	Comin Gogledd Merthyr/ Merthyr Common North	Very extensive area of upland common land supporting a mosaic of both wet and dry moorland habitats. These include extensive areas of unimproved acid grassland, marshy grassland, dry heathland and grass-heath, together with areas of wet heath, acid flush, bracken stands, scree and exposed gritstone bedrock. Tracts of modified blanket bog occur on the highest ground in the north-east of the site; these are often wet with abundant bog-mosses, although sometimes drier where drainage channels have been cut. Numerous small ponds and streams are present, including the headwaters of the Nant Morlais. Several ponds support floating bur-reed, a rare species in Glamorgan. In the north-west of the site, in contrast, there are areas of outcropping limestone, scree and extensive disused quarries (Twynau Gwynion) supporting calcicole grassland and ledge communities of very restricted occurrence in the County Borough. These areas are characteristically species rich, and support many regionally rare and scarce species. Numerous other localised plant species also occur in these habitats.	H5, H6, H7, H9, H10, H12, H15, H16, H18, H20 & H21.  S2, S6 & S7.	SO 01SE/2, David Clements Ecology Limited, January 2008. Resurveyed in July 2016 and SINC boundary retained.
40	Comin Gelligaer/ Gelligaer Common	A very extensive upland common that continues within the neighbouring authority of Caerphilly County Borough. Comprises mainly acid grassland and grass-heath with areas of dry heath and bracken slopes with scattered trees to the south and west. There are also scattered marshy grasslands, species-rich acid flushes and areas of western gorse scrub. Also included are some adjacent fields supporting species-rich neutral and acid grassland and small remnants of mature oak woodland. Several ponds and small streams are also present. The site supports numerous localised plant species, with a regionally scarce plant occurring in the acid grasslands.	H1, H3, H4, H6, H7, H9, H10, H12, H15, H16, H20, H21, H22.  S2.	SO 10SW/1, David Clements Ecology Limited, April 2008. Resurveyed in July 2017 and SINC boundary retained.
41	Nant Llwynog (Coed Nant Llwynog)	Semi-upland ancient semi-natural woodland with bracken slopes and peripheral areas of dry semi-improved acid grassland and damp semi-improved neutral grassland on valleysides above the Nant Llwynog. The site supports a range of breeding woodland birds.	H1, H4, H6, H9.	SO 10SW/2, David Clements Ecology Limited, June 2008. Resurveyed in May 2017 and SINC boundary retained.
42	Coed-y-Hendre (Coed-yr- Hendre)	Upland ancient semi-natural woodland, together with bracken slopes and areas of unimproved and semi-improved acid grassland. There is also a disused quarry (Coed Hendre Quarry) supporting heathland ledge and an old spoil tip supporting semi-improved acid grassland. The woodland supports a range of breeding birds.	H1, H6, H9, H10, H15, H16, H18, H20, H21.	SO 10SW/3, David Clements Ecology Limited, June 2008. Resurveyed in May 2017 and SINC boundary retained.
43	Craig-yr-Efail	Semi-upland ffridd and hill top supporting mainly dry (heath, with bracken predominating on lower slopes. Also some replanted ancient semi-natural woodland, wet woodland, acid grassland, sandstone outcrops and quarries with associated screes.	H1, H6, H9, H10, H15, H21.	ST 09NE/1, David Clements Ecology Limited, February 2008. Resurveyed in June 2015 SINC boundary retained.
44	Tarren-y-Gigfran, St. Tydfil Forest	Semi-upland valleyside slopes above the A470, including a large disused quarry with screes and outcrops, supporting dry heathland, bracken slopes and semi-improved acid	H1, H6, H9, H10, H15, H20, H21, H22.	ST 09NE/2, David Clements Ecology Limited, April 2008.



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		grassland. Also includes numerous areas of semi-natural woodland, including ancient semi-natural woodland and wet woodland along the course of small streams. A second, smaller parcel of land to the west of the main part of the site comprises a hilltop heathland. The site is partially enclosed by conifer plantation.		Resurveyed in June 2016 and SINC boundary retained.
45	Ynysowen/ Merthyr Vale	Complex mosaic of fridd habitats above the Afon Taf. These comprise mainly semi-natural woodlands, acid grasslands, dry heathlands and bracken slopes. Other habitats include dense and scattered scrub, marshy grassland and neutral grassland. There is also a large disused quarry with associated spoil tips which have re-vegetated with heathland. In the north of the site is a large regraded colliery spoil tip supporting acid grassland with several species of interest.	H1, H4, H6, H7, H9, H10, H15, H18, H20, H21 & H22.  S3 & S6.	ST 09NE/4, David Clements Ecology Limited, January 2008. Resurveyed in August 2017 and SINC boundary retained.
46	Cwm Cothi (Coed Cefn Forest & Cwm Cothi)	Large area of semi-natural broadleaved woodland, much of it ancient semi-natural woodland on the valley bottom and valleysides of Cwm Cothi. Site also includes wet heathlands, marshy grasslands and bracken slopes, as well as smaller areas of neutral grassland, acid grassland and acid flushes, and some small disused quarries and revegetated colliery spoil. The marshy habitats support numerous species of interest.	H1, H3, H4, H6, H7, H9, H10, H12, H15, H20, H21.  S3 & S6.	ST 09NE/5, David Clements Ecology Limited, January 2008. Resurveyed in June 2017 and 2011 LDP SINC boundary retained.
47	Parc Treharris/ Treharris Park (Treharris Park & Cardiff Woodlands)	Semi-natural broadleaved woodlands on valley slopes above the Afon Taf, including areas of ancient woodland and replanted ancient woodland. Also includes some open fridd areas with rocky outcrops, supporting a mosaic of bracken stands and dry heathlands. The site also includes small areas of acid and neutral grassland, scrub and several disused quarries. Ancient woodland indicator plants grow in the richer woodland areas. The fridd areas support a strong population of reptiles and the woodlands are important for a range of breeding birds	H1, H3, H4, H6, H9, H10, H15, H20, H21.  S3.	ST 09NE/6, David Clements Ecology Limited, January 2008. Resurveyed in June 2017 and SINC boundary retained.
48	Coed Edwardsville/ Edwardsville Woods (Lower Taf & Edwardsville Woods )	Steep valley sides along the sharply meandering lower section of the Afon Taf, mainly supporting ancient semi-natural woodlands. Also includes some adjacent areas of neutral and acid grasslands, scrub, bracken and grass-heath. The damp woods have a particularly rich ground flora with the dry woods having a much sparser ground flora, but supporting abundant bluebell. A wide range of bird species have been recorded from the woodlands. The grasslands and bracken in the north of the site are important for reptiles.	H1, H3, H4, H6, H9, H10, H15, H20, H21, H22.  S1, S2, S3, S5 & S7.	ST 09NE/7, David Clements Ecology Limited, April 2008. Resurveyed in June 2017 and SINC boundary retained.
49	Mynydd Goetre-Coed	Hill-top area of dry heathland, acid grassland, grass-heath and bracken stands. Also some disused quarries and associated scree with scattered scrub and young trees. Includes a large area of colliery spoil to the north supporting mainly species-rich neutral grassland communities.	H4, H6, H9, H10, H18, H20, H21 & H22.  S6 & S7.	ST 09NE/8, David Clements Ecology Limited, February 2008. Resurveyed in June 2015 SINC boundary retained.
50	Comin Craig-Evan-Leyshon (Whitehall Golf Course)	Mainly bracken slopes but with areas of dry heathland, acid grassland, semi-natural woodland (along the course of an old railway line) and disused quarries, forming a mosaic of habitats. (An extension of the much larger Craig-Evan Leyshon Common SINC in the neighbouring authority of Rhondda Cynon Taff County Borough).	H1, H3, H6, H9, H10, H18, H20, H21 & H22.  S3.	ST 09NE/9, David Clements Ecology Limited, May 2008. Resurveyed in June 2016 and SINC boundary retained.
51	Cwm Mafon	Area of wet woodland along the course of the Nant Mafon, including some adjacent areas of marshy grassland and damp neutral grassland. Also includes some bracken stands and scrub. The stream has many natural physical features and a number of large mature trees along its banks. The wet woodland supports a rich ground flora. This is a transboundary SINC site, continuing into adjacent marshy grassland habitats in the neighbouring authority of Caerphilly County Borough.	H1, H3, H4, H7, H9, H15, H20.  S6.	ST 09NE/10, David Clements Ecology Limited, June 2008. Resurveyed in June 2016 and SINC boundary retained.
52	Craig Berthlwyd	Area of valley side slope in an urban setting supporting a mosaic of dry heathland, acid grassland, bracken and broadleaved woodland. Also includes some rocky outcrops, old quarries and associated clitter scree. The acid grasslands are mostly unimproved.	H1, H6, H9, H10, H20, H21, H22.	ST 09NE/11, David Clements Ecology Limited, January 2008. Resurveyed in June 2016 SINC boundary retained.

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53	Goetre Coed (Goetre Coed Wood)	Remnant area of ancient semi-natural woodland and associated bracken slopes with scattered mature trees. There are also some small areas of dry heathland associated with old quarries. The woodland is acidic in character, with a generally sparse ground. Large outcrops of native gritstone rock are a feature of the woodlands. The old quarries and other exposed rocks support heathland.	H1, H6, H9, H10, H20, H21.  S1, S2,S3, S6 & S7.	ST 09NE/12, David Clements Ecology Limited, June 2008. Resurveyed in June 2017 and SINC boundary retained.
54	Cwm Bargod/ Lower Cwm Bargod	Large and diverse site on valley sides above the Afon Bargod Taf, comprising semi-natural woodland, including a large area of ancient woodland, bracken slopes, small areas of heathland, and an old colliery spoil tip supporting acid grassland. Other habitats present include small areas of neutral grassland, marshy grassland, scrub and some gritstone outcrops. Also includes a section of the Afon Bargod Taf, along with some adjacent reed beds and two lakes that form part of the Parc Taf Bargod. The spoil heap supports a diverse range of plants. Climbing corydalis occurs in the bracken slopes.	H1, H3, H4, H6, H7, H9, H11, H15, H16, H18, H20, H21, H22.	ST 19NW/, David Clements Ecology Limited, January 2008. Resurveyed in June 2017 and SINC boundary retained.
55	Trelewis (Trelewis Wood/s)	Small remnant of ancient semi-natural woodland. Also includes small areas of acid grassland and marshy grassland in clearings and at the woodland borders. The marshy grasslands are species-rich and support species of interest.	H1, H6, H7, H20	ST 19NW/2, David Clements Ecology Limited, April 2008. Resurveyed in June 2017 and SINC boundary retained.
56	Nant Caiach (Nant Caeach)	Stream course which is semi-upland in character at its source and progressively becomes a large lowland stream towards its confluence with the Afon Taf Bargod. The stream follows an unmodified course and includes natural physical features such as meanders, small waterfalls, pools and riffles. The lower reaches pass through remnant areas of ancient semi-natural woodland as well as wet woodland pockets. Upstream sections pass through agricultural land, and include some adjacent areas of semi-improved neutral grassland as well as scattered mature broad-leaved trees alongside the stream. There are also small areas of marshy grassland, scrub and bracken.	H1, H3, H4, H7, H9, H15	ST 19NW/4, David Clements Ecology Limited, June 2008. Resurveyed in June 2016 and SIN amended to take account of housing development.
57	Berthlwyd	Valley side slopes above the Afon Bargoed Taf, supporting semi-natural woodland, semi-improved neutral grassland and stands. Also includes small areas of acid grassland and scrub and a small disused quarry. Much of the grassland is flowery and species-rich and supports species of interest. Small pockets of acid grassland are also present with regionally scarce species also occurring on the site.	H1, H3, H4, H6, H9, H20	ST 19NW/5, David Clements Ecology Limited, January 2008. Resurveyed in April 2015 and SINC boundary retained.
58	Afon Taf	The major river in the County Borough. Includes areas of bankside habitats, particularly towards the south where the river corridor is less industrialised than further north. Associated habitats are chiefly semi-natural woodland, including areas of ancient semi-natural woodland and linear wet woodlands. There are also numerous neutral grasslands, scrub patches and bracken stands, as well as small areas of marshy grassland and tall herb vegetation. Notable features of the river course include cobble banks which support localised plants. Otter occurs throughout the length of the river which is known to be of value to a wide variety of birds, fish, bats and reptiles.	H1, H3, H4, H7, H9, H15, H16, H22.  S3 & S5.	RIV 1, David Clements Ecology Limited, June 2008. Resurveyed in June 2017 and SINC boundary retained.
59	Afon Bargod Taf	Major river system flowing through the eastern part of the County Borough. The river passes through former industrial areas in its lower reaches, and includes some sections that have been canalised. The upstream reaches, in contrast, are bordered by woodland and agricultural land. The SINC covers all sections of the Bargod Taf which do not fall in other SINC's along the route, comprising three discrete sections. Includes adjacent bankside habitats, particularly semi-natural woodland along with semi-improved neutral and acid grasslands, bracken stands and swamp. Large mature trees are frequent along the banks, and these may support roosting bats. Otter occurs throughout the length of the river which is known to be of value to a wide variety of birds, fish, bats and reptiles.	H1, H4, H6, H9, H11, H15, H18.  S1, S5 & S7.	RIV 2, David Clements Ecology Limited, May 2008. Resurveyed in June 2017 and SINC boundary retained.

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

### Regionally Important Geological Sites (RIGS) in Merthyr Tydfil County Borough

RIG No	Site Name	Summary of qualifying features i.e. RIGS: Statement of Interest.	RIGS Category	Surveys <sup>114</sup>
1	Nant Ffrwd	Nant Ffrwd is a narrow deeply incised wooded gorge cut into the bedrock of Bishopston Mudstone Formation and was first identified in 1970's. A well-developed waterfall and plunge pool is present at the head of the gorge just west of the road bridge which marks the current knick point. The site forms a unique landscape feature in a tributary of the Taff valley which may have been initiated with the fluctuating climate during the Late Glacial Interglacial Transition at the end of the last (Devensian) Ice Age, and has continued to develop during the Holocene. Likely to be the consequence of rapid down cutting by meltwater after the ice had retreated from the site and water was eroding down to a new base level in the glacially over deepened Taff valley.	Scientific and Educational.	AH-48, surveyed June 2011.
2	Llan-Ucahf	The area comprises an exposed section of track which cuts through mudstones in the Brithdir beds and Pennant formation. It is nominated as RIG due to the presence of high number of plant fossils, including <i>Stigmaraia</i> , <i>Neuropteris</i> sp. cordaites, found in the mudstones and siltstones of the Brithdir beds. This portion of the coal measures is usually fossil poor. The location is also a good place to observe the overlying coal rich muds on top of the Pennant Sandstones.	Educational.	Site-249-433, surveyed September 2010.

<sup>114</sup> South Wales RIGS Audit Volume 1 – Overview Geology and Landscape Wales Commercial Report CR/12/033 -2012.

**APPENDIX 4 – LISTED BUILDING AND STRUCTURES IN MERTHYR TYDFIL COUNTY BOROUGH**

<b>Bedlinog Ward</b>	
Building/Structure Name	Grade
Salem Baptist Chapel	II
<b>Cyfarthfa Ward</b>	
Building/Structure Name	Grade
Cefn Railway Viaduct (also in Vaynor and Park wards)	II*
No. 15 – 17 Gelli-deg Cottages	II
No. 19 Gelli-deg Cottages	II
No. 21 Gelli-deg Cottages	II
Rhydycar Canal Bridge	II
Nos.1 -16 Upper Colliers Row	II
Ynysfach Engine House	II*
<b>Dowlais Ward</b>	
Building/Structure Name	Grade
Aqueduct on Dowlais Free Drainage System	II
Bethania Independent Chapel	II
Blaenygarth	II
Centre ventilation shaft to Morlais Tunnel	II
Church of St John	II
Dowlais Works Blast Engine House	II*
Dowlais Works Stables	II
Dowlais Public Library	II
Former Guest Memorial Library	II*
Industrial building at former Ivor Works	II
Ivor English Congregational Church including forecourt walls	II
No.1 Lower Row	II
Mile Post on A4102	II
NW Ventilation shaft to Morlais Tunnel	II
Pontsarn Railway Viaduct (also in Vaynor)	II*
SE Ventilation Shaft to Morlais Tunnel	II
Stables House	II
St Illtyd's Roman Catholic Church	II
The War Memorial, screen walls and surrounding railings	II
White Gate Road Bridge and Aqueduct	II
<b>Gurnos Ward</b>	
Building/Structure Name	Grade
Gwaelodygarth House	II
Old Cefn Bridge (also in Vaynor ward)	II
Pont y Cefn Bridge (also in Vaynor ward)	II
<b>Merthyr Ward</b>	
Building/Structure Name	Grade
Aberfan Calvinistic Methodist Chapel	II
Aberfan Fawr Farmhouse and Farm Range	II
Aberfan War Memorial	II
Barn Range at Aberfan Fawr Farmhouse	II
Hafod-Tanglwys-Isaf	II
Outbuilding at Hafod-Tanglwys-Isaf	II
<b>Park Ward</b>	
Building/Structure Name	Grade
Barn at Pandy Farm	II
Nos.1 – 5 Chapel Row	II
Capel Tabernacl (Welsh Baptist Church) Brecon Road	II



Cefn Railway Viaduct (also in Cyfarthfa and Vaynor wards)	II*
Christ Church, Aberdare Road	II
Church Hall at Capel Tabernacl, Brecon Road	II
Clock Tower at Pandy Farm	II
Cyfarthfa Castle	II
No.22 – 30 Cyfarthfa Road	II
No. 9, 9A & 9B Dynevor Street	II
Fountain Below S. Terrace at Cyfarthfa Castle	II
Gatepiers at Driveway entrance to Cyfarthfa Castle	II
Grawen (No. 50 Brecon Road)	II
Jackson's Bridge, Bethesda Street	II
Limekilns south of Cefn Bridge	II
L-Plan Stable Ranges at Pandy Farm	II
Park Wall Flanking Railings at Driveway entrance to Cyfarthfa Castle	II
Pont-y-Cafnau	II*
Pandy Farmhouse	II
Park Wall Flanking Railings at Driveway entrance to Cyfarthfa Castle	II
Pont-y-Cafnau	II
Our Lady of the Rosary Roman Catholic Church, Brecon Road	II
Remains of chapel/Warehouse at the end of Chapel Row	II
Vulcan House including attached rear range, and forecourt wall and gate	II
<b>Town Ward</b>	
Building/Structure Name	Grade
Boer War Memorial & Railings	II
Bryn Heulog, Bryntirion Road	II
Carnegie Library	II
Church Hall at St David's Church	II
No.6 - 9 Coedcae'r Court,	II
The Court House	II
District Education Office of Mid-Glamorgan County Council	II
Former County Court	II
Former Chapel	II
Former Miner's Welfare Hall	II
Former Wesley Methodist Church	II
Former Unitarian Chapel	II
Gates & Gatepiers at Entry to Zoar Chapel	II
Gates & Railings at St Tydfil's Churchyard	II
Guard Rail & Steps at Merthyr Tydfil War Memorial	II
No. 28 High Street (New Crown Inn)	II
No.47 High Street (Barclay's Bank)	II
Nos. 49/50 High Street	II
No.69 High Street (Lloyds Bank)	II
115 High Street	II
High Street Baptist Church	II
Ironwork Fountain Canopy	II
Memorial Fountain in St David's Churchyard Wall	II
Merthyr Christian Centre (Formerly Listed as Synagogue)	II
Merthyr Tydfil War Memorial	II
Nos.11 - 13 New Castle Street	II
No.13a New Castle Street,	II
No.14 New Castle Street	II
No.15 New Castle Street (Tren Grove House)	II
No.16 - 20 New Castle Street,	II

Pillar Box at NE corner of Town Hall	II
Primrose Hill, Bryntirion Hill	II
Springfield Villa, Bryntirion Road	II
St David's Church	II
Schoolroom at Zion Chapel	II
St Tydfil's Church	II
St Tydfil's Hospital: Entrance Block (Centre Part Only)	II
Statue & Plinth to Henry Seymour Berry	II
Statue & Plinth to Sir W.T. Lewis	II
Sunny Bank, Bryntirion Road	II
Theatre Royal	II
The Rectory, Bryntirion Road	II
Thespian House at Theatre Royal	II
Timber Aqueduct over Former Taff Bargoed Railway	II
Town Hall	II*
Tydfil House	II
No. 32 Upper Thomas Street (Newton House)	II
Zoar Chapel (Welsh Congregational)	II
Zion Chapel (Capel Seion)	II
<b>Treharris Ward</b>	
Building/Structure Name	Grade
Berthlwyd Farm	II
Greenfield Bridge, Penydarren Tramroad	II*
Pont y Gwaith	II
Pontygwaith Overbridge	II
Pontygwaith Railway Overbridge, Penydarren Tramroad	II
Quakers Yard Railway Viaduct	II*
Tabernacle Independent Chapel	II
Treharris Public Library	II
Victoria Bridge, Penydarren Tramroad	II*
<b>Plymouth Ward</b>	
Building/Structure Name	Grade
Base of Chimney at Cwm Pit	II
Blaen Canaid Farmhouse	II
Church of St John the Baptist	II
Corbelled pigsty at Penddeugae Fach	II
Garden walls and Gatepiers at Upper Abercanaid House	II
Gethin Tramway Bridge	II
Llwyn -yr-eos House	II
Nos.1- 6 Nightingale Street	II
Nos.7-12 Nightingale Street	II
Nos.70-75 Nightingale Street	II
Nos.76-81 Nightingale Street	II
NW and N facing garden walls at Pentrebach House	II
Rhydycar Skew Bridge	II
Nos.1-6 River Row	II
Sion Independent Chapel	II
Pentrebach House	II
No.2 Quay Row (Including former No 1)	II
Nos.3 - 5 Quay Row	II

Troed-y-Rhiw War Memorial	II
Upper Abercanaid House	II
Vaynor Ward	
Building/Structure Name	Grade
Carmel Welsh Baptist Chapel and attached schoolroom	II
Cefn Railway Viaduct (also in Cyfarthfa ward)	II
Church of St John the Baptist	II
Hen Dy Cwrdd Unitarian Chapel	II
Old Cefn Bridge	II
Pont-Sarn Bridge	II
Pontsarn Railway Viaduct (also in Dowlais ward)	II*
Pont y Cefn Bridge	II
Tabor Independent Chapel	II
Vaynor War Memorial and attached railings	II

Further details for these listed buildings and structures, including the Listed Buildings Report details from Cadw, can be found on the Cof Cymru National Historic Assets of Wales website at: [www.cadw.gov.wales/advice-support/cof-cymru](http://www.cadw.gov.wales/advice-support/cof-cymru)



**APPENDIX 5 - INFRASTRUCTURE SCHEDULE**

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

**Table A5.1: Site Specific Infrastructure Schedule - Housing Allocations**

Policy Ref. / Site Name	Total Dwellings	Item	Indicative Cost	Funding Source	Delivery Mechanism	Timescales
Policy SW3.1 Hoover Factory Site	440	New footbridge/cycle path across the River Taff.	£2,700,000	Developer/ Welsh Government.	Developer/ Welsh Government.	Alongside delivery of housing units during 2026/2027.
Policy SW3.2 Sweetwater Park, Trefechan	10	SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.3 Upper Georgetown Plateau	50	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				
Policy SW3.4 Brondeg, Heolgerrig	50	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required at junction with Heolgerrig Road.	£50,000 - £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside initial completions on-site. Scheduled for 2020/21.
Policy SW3.5 Beacon Heights, Swansea Road	20	FINAL PHASE OF 14 DWELLINGS NOW UNDER CONSTRUCTION. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.6 Winchfawr	20	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				
Policy SW3.7 South of Castle Park	160	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Winchfawr Road.	Over £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process. / Potential contribution from CIL.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside initial completions on-site. Scheduled for 2026/27.
Policy SW3.8 Cyfarthfa Mews, Swansea Road	19	SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.9 Trevor Close, Pant	20	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				



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Policy SW3.10 East Street, Dowlais	10	Standard drainage and ground work infrastructure required to serve the development. Minor highway network improvements required at the site.	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside delivery of housing units on site. Scheduled for 2019/20.
Policy SW3.11 St Johns Church, Dowlais	20	SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.12 Victoria House, Dowlais	19	SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.13 Pen y Dre Fields, Gurnos	40	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				
Policy SW3.14 Goetre Primary School, Gurnos	120	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required within the vicinity of the site.	£50,000 - £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process. / Potential contribution from CIL.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside delivery of housing units on site. Scheduled for 2028/29.
Policy SW3.15 Former General Hospital	20	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required within the vicinity of the site.	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside delivery of housing units on site. Scheduled for 2022/23.
Policy SW3.16 Haydn Terrace	40	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				
Policy SW3.17 Former St Peter and Paul Church, Abercarnaid	13	SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.18 Twynyrodyn	120	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Twynyrodyn Road.	£50,000 - £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside initial completion of housing units on site. Scheduled for 2023/24.



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Policy SW3.19 Former Mardy Hospital	114	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Glasier Road.	£50,000 - £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside delivery of housing units on site. Scheduled for 2021/22.
Policy SW3.20 Bradley Gardens II, Penyard	90	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				
Policy SW3.21 Former St Tydfils Hospital	50	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required within the vicinity of the site.	£50,000 - £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside delivery of housing units on site. Scheduled for 2021/22.
Policy SW3.22 Former Miners Hall	12	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required within the vicinity of the site.	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside delivery of housing units on site. Scheduled for 2022/23.
Policy SW3.23 Former Ysgol Santes Tudful	10	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Queens Road.	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside delivery of housing units on site. Scheduled for 2022/23.
Policy SW3.24 Sandbrook Place	12	SITE UNDER CONSTRUCTION. 12 SELF BUILD PLOTS, 11 PLOTS ARE ON-SITE AT PRESENT. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.25 Clwydyfagwr Swansea Road	40	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Swansea Road.	£50,000 - £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside delivery of housing units on site. Scheduled for 2024/25.
Policy SW3.26 P and R Motors, Pentrebach	22	Standard drainage and ground work infrastructure required to serve the development. Minor highway network improvements required.	£0 - £50,000.	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside delivery of housing units on site. Scheduled for 2027/28.

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Policy SW3.27 Land South of Bryniau Road, Pant	26	Standard drainage and ground work infrastructure required to serve the development. Minor highway network improvements required at the site.	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside delivery of housing units on site. Scheduled for 2023/24.
Policy SW3.28 Land North of Ty Llwyd, Incline Top	11	Standard drainage and ground work infrastructure required to serve the development. Minor highway network improvements required at the site.	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside delivery of housing units on site. Scheduled for 2023/23.
Policy SW3.29 Project Riverside, Merthyr Vale	153	DEVELOPMENT NOW UNDER CONSTRUCTION. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.30 Walters Terrace, Aberfan	23	SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.31 Opposite Kingsley Terrace	12	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				
Policy SW3.32 Adjacent to Manor View, Trelewis	248	Standard drainage and ground work infrastructure required to serve the development. Minor highway network improvements required at the site.	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside delivery of housing units on site. Scheduled for 2021/22.
Policy SW3.33 Stormtown, Trelewis	80	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required within the vicinity of the site.	Over £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process. / Potential contribution from CIL.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside delivery of housing units on site. Scheduled for 2023/24.
Policy SW3.34 Cilhaul	30	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Cilhaul.	£50,000 - £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside delivery of housing units on site. Scheduled for 2023/24.

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Policy SW3.35 Oaklands, Treharris	50	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required around the site.	£50,000 - £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside delivery of housing units on site. Scheduled for 2024/25.
Policy SW3.36 Y Goedwig, Edwardsville	22	Standard drainage and ground work infrastructure required to serve the development. Minor highway network improvements required at the site.	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development.	Alongside delivery of housing units on site. Scheduled for 2023/24

**Table A5.2: Site Specific Infrastructure Schedule - Employment Allocations**

Policy Ref. / Site Name	Size (ha)	Item	Indicative Cost	Funding Source	Delivery Mechanism	Timescales
Policy EcW1.1 Former Hoover Factory Car Park	1.5	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required around the site.	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of employment development.	Alongside delivery of the employment use on site. MTCBC Employment Land Review indicates site could come forward in 3-5 years.
Policy EcW1.2 Goatmill Road	16.98	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required around the site.	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of employment development.	Alongside delivery of the employment use on site. MTCBC Employment Land Review indicates site could come forward within 2 years.
Policy EcW1.3 Ffos y Fran	18.85	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required around the site.	Over £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of employment development.	Alongside delivery of the employment use on site. MTCBC Employment Land Review indicates site likely to come forward in 10-15 years.
Policy EcW1.4 Land South of Merthyr Tydfil Industrial Park	3.1	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				



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

Table A5. 3: Other Infrastructure

Policy Ref. / Proposal	Description	Indicative Cost	Funding Source	Delivery Mechanism	Timescales
Policy SW12.1 – Active Travel Route improvements	Improvements to Active Travel routes that have been put forward through the MTCBC Active Travel Integrated Network Map.	Total TBC. £365,000 secured for first phase of improvements.	Welsh Government/ MTCBC.	MTCBC. Initial improvements will be delivered using first tranche of funding. Due for completion by 2021.	The Active Travel proposals cover the period 2018-2033.
Policy SW12.2 – New Merthyr Tydfil Central Bus Station	Construction of a new central bus station for Merthyr Tydfil at the former Hollies health centre/ Police Station site.	£9.8m	MTCBC/ Welsh Government (Wales Infrastructure Investment Fund).	MTCBC. New station is a key priority for MTCBC as part of Town Centre and wider regeneration programmes.	Construction to commence Autumn 2019. Completion due 2021.
Policy SW12.3 – South Wales Metro rail line improvements	Range of improvements along the Merthyr to Cardiff rail line, including installation of passing loops and electrification of the line.	TBC	Welsh Government/ Transport for Wales.	Transport for Wales. Proposals will be delivered as part of South Wales Metro Scheme.	Due for completion by 2024.
Policy SW12.4 – Proposed new Metro Station	Land is safeguarded at the Northern end of the Hoover factory site for a potential new metro station.	TBC	Welsh Government/ Transport for Wales.	Transport for Wales.	TBC.
Policy SW12.5 – Park and ride/ Metro Station improvements	Improvements to existing Pentrebach Station including a larger car park; retail floorspace and general station improvements.	TBC (£15m has been secured for a range of projects that includes these proposals).	Welsh Government/ Transport for Wales.	Transport for Wales. Proposals will be delivered as part of South Wales Metro Scheme.	Due for completion by 2022.
Policy SW12.6 – Safeguarding of the Cwm Bargoed rail line and rail head	The Cwm Bargoed rail line and rail head is safeguarded for future freight and passenger use as part of the potential extension of passenger services north of Ystrad Mynach.	TBC.	Welsh Government/ Transport for Wales.	Potential future metro scheme.	TBC.
Policy SW12.7 – Extension of Cwm Bargoed rail line	Land is safeguarded to the North and West of the Cwmbargoed rail line for the potential extension of the existing line to Dowlais Top following the restoration of Ffos y Fran.	TBC	TBC	TBC	TBC
Policy SW12.8 – A465 dualling	Dualling of the Heads of the Valleys trunk road between Dowlais Top and Hirwaun.	£500m	Welsh Government.	Welsh Government. Scheme will form the final phase of long term dualling project.	Construction to commence late 2019. Completion due 2023.

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Policy SW13 - Protecting and Improving Local Community Facilities	Extension at Ysgol Gyfun Rhydywaun in order to increase pupil capacity.	£10,200,000	Welsh Government / Merthyr Tydfil CBC/ Rhondda Cynon Taff CBC	Rhondda Cynon Taff CBC. Proposals will be delivered as part of the 21st Century Schools programme.	Due for completion by 2024.
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**APPENDIX 6 – OPEN SPACE STANDARDS**

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

Table A6.1: Minimum Quantity Standards for Open Space Typologies	
Typology	Minimum quantity per 1000 population (ha)
Allotment and Community Growing Space	0.25
Amenity Greenspace	0.80
Designated equipped play space (LAP)	0.25
Informal Playing Space (LEAP)	0.55
Children's Playing Space (NEAP)	0.8
Multifunctional greenspace	1.7
Natural/Semi Natural greenspace	2.0
Outdoor sports areas/ pitches	1.15
Strategic Public Parks or Gardens	2.04
Smaller and Major Public Parks or Gardens	0.54

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

For example, if there is a surplus of a particular open space typology within a ward where residential development is proposed, then the Council should not seek to secure that type of open space on new development. Alternatively, if there are clear deficiencies of particular typologies within a ward, then these should be the types of open space that the Council will seek to secure through a new development.

It should also be noted that certain types of open space can be physically incorporated within other typologies, allowing for a more efficient use of land. For example a Strategic Public Park or Garden could include a variety of other typologies such as amenity greenspace and Informal Playing Space.

**APPENDIX 7: GLOSSARY AND INTERPRETATION**

The meanings of locally defined terms are provided below. For terms defined by other statutes and national guidance, the source is referenced.

Active Travel Routes	Meaning provided in section 2 of the Active Travel (Wales) Act 2013.
Adopted	Meaning provided in section 67 of the Planning and Compulsory Purchase Act 2004
Annual Monitoring Report	Meaning provided in section 76 of the Planning and Compulsory Purchase Act 2004.
Archaeologically Sensitive Area	Areas where a concentration of archaeological remains has been identified or the presence of archaeological remains is suspected.
Baseline Scoping Report	Report prepared to consult the prescribed consultation bodies when deciding on the scope and level of detail of the information that must be included in the Environmental Report: Section 12 (5) of The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004.
Biodiversity	The variability amongst living organisms from all sources including, inter alia, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species and of ecosystems.
Brownfield sites	Meaning provided, on page 38 of Planning Policy Wales (Edition 10).
Candidate Site	Meaning provided in Glossary of the Welsh Government Local Development Plan Manual (Edition 2).
Cardiff Capital Region	The combined area administered by the 10 South-East Wales Unitary Authorities.
Committed site	A site with the benefit of planning permission which could be implemented.
Community facilities	Perform various functions which cover a broad range of activities and services that can be delivered by the public, private and third sectors. They can include amenities such as community centres and meeting places, community halls, places of worship, libraries, education and training facilities, leisure and recreation facilities, health care provision, social services, post offices, public houses, corner or village shops and any other facility that fulfils a role of serving the community.
Community Infrastructure Levy	A planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area.
Comparison goods	Products which consumers purchase relatively infrequently and so they usually evaluate prices.
Conservation Area	Areas designated as of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Convenience goods	Items which are widely available and purchased frequently with minimal effort.



Countryside	Land within the plan area but outside a settlement boundary.
Delivery Agreement	The agreement between the Council and the Welsh Government including the local planning authority's community involvement scheme and the timetable for the preparation and adoption of the authority's local development plan.
Deposit	Means the Council's detailed proposals for the Merthyr Tydfil Local Development Plan 2016 – 2031.
Dwelling requirement	Means the number of new homes required to be built to meet the demographic aspiration of the Council.
Five (5) year supply:	The quantity of land agreed to be genuinely available (under construction or where it is reasonable to assume that dwellings will be completed within 5 years) compared with the remaining housing requirement in the adopted LDP.
Good design	Meaning provided in Figure, 7 Planning Policy Wales (Edition 10).
Grade A	Best quality.
Green infrastructure	The network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect villages, towns and cities. (Landscape Institute, Green Infrastructure – An integrated approach to land use.
Greenhouse Gas	A gas that traps heat in the atmosphere, like glass in a greenhouse, (by absorbing and emitting radiation within the thermal infrared range) and thereby making the earth warmer.
Growth Area / Zones	Locally defined planning areas.
Habitats and Species of Principle importance in Wales:	In accordance with the lists published and maintained under Section 7 of the Environment (Wales) Act 2016.
Habitats Regulation Assessment	Refers to the several distinct stages of Assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017.
Heads of the Valleys	Settlements in the northern ends of the South Wales Valleys principally connected by the A465.
Hoover Strategic Regeneration Area (HSRA)	Locally defined planning area.
Initial Sustainability Appraisal	Integrated plan assessment including the environmental report required by The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004.
Joint Housing Land Availability Study	Annual study monitoring the supply of housing land within the County Borough.
Landscape	Means an area, as perceived by people, whose character is the result of action and interaction of natural and human factors (as defined by the European Landscape Convention 2000).
Land-use planning	The general term for urban planning which seek to order and regulate land use in an efficient and ethical way, thus preventing land-use conflicts.
LDP Steering and Working Groups	Meetings of specific and general consultation bodies (see delivery agreement) and others held to inform the preferred strategy and identify alternative strategies and options.

Local Authority-wide renewable and low carbon energy development	See section 5.7 of Planning Policy Wales (Edition 10) and paragraphs 5.9.5 - 5.9.7 in relation to local energy generation.
Local Centre	Locally defined planning area.
Local Development Plan	Meaning as defined by the Planning and Compulsory Purchase Act 2004, Section 62.
Local Nature Reserves	Meaning as defined in The National Parks and Access to the Countryside Act 1949, Section 15.
Local Planning Authority	Meaning as defined by Town and Country Planning Act 1990, Section 1 (as amended).
Local Well-being Plan	Meaning as defined in the Well-being of Future Generations (Wales) Act 2015, part 4.
MWe	Electric output of power generating infrastructure in megawatt.
National Development Framework	The NDF will set out the Welsh Government's policies on development and land use in a spatial context, and replace the Wales Spatial Plan.
Natura 2000 site	A nature protection areas in the territory of the European Union, either a Special Areas of Conservation (SACs) or Special Protection Areas (SPAs) designated under the Habitats Directive or Birds Directive.
Natural Environmental Capital	Means the stock of natural resources, which includes geology, soils, air, water and all living organisms.
Open space	Means open space identified in the Merthyr Tydfil Open Space Strategy 2016.
Plan area	Means the area of Merthyr Tydfil County Borough excluding that within the Brecon Beacons National Park.
Plan period	Means the period from 1st April 2016 until 31st March 2031.
Planning Inspectorate	An executive agency sponsored by the Welsh Government which deals with planning appeals, national infrastructure planning applications, examinations of local plans and other planning-related and specialist casework.
Popgroup	A software package that has been developed to forecast population, households and dwellings for areas. It replicates Welsh Government population projections and allows users to develop different policy led scenarios and convert household change into dwelling requirements.
Preferred strategy	Means the Council's preferred approach for the growth of the County Borough to 2031.
Primary Key Settlement	As identified in the Wales Spatial Plan.
Review Report	A review of the current adopted Local Development Plan
Section 106 agreement	Private agreements made between local authorities and developers and attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.



Settlement boundary	Means the boundary delineated by the Council to promote the full and effective use of urban land and prevent inappropriate development in the countryside.
Site of Importance for Nature Conservation	Locally identified areas of importance for nature conservation.
Sites of Special Scientific Interest	A conservation designation denoting a protected area in the United Kingdom.
South Wales Metro	A proposed integration of heavy rail and development of light rail and bus-based public transport services and systems in South East Wales.
Special Landscape Area	Locally identified areas of locally important landscape characteristics.
Supplementary Planning Guidance	Supplementary information in respect of the policies in an LDP. SPG does not form part of the development plan and is not subject to independent examination but must be consistent with it and with national planning policy.
Sustainability Appraisal	A sustainability appraisal is a systematic process that assesses the extent to which an emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
Sustainability objective	Locally defined objective for the purposes of the Initial Sustainability Appraisal.
Sustainable development	As defined in Well-being of Future Generations (Wales) Act 2015, Section 2.
Tests of Soundness:	In order to be adopted, an LDP must be determined 'sound' by the examination Inspector (Planning and Compulsory Purchase Act 2004, S64) Tests of soundness tests and checks are identified in the Local Development Plan Manual (ch8).
Urban Character Area	As defined in Cadw's Urban Characterisation Study: Understanding Merthyr Tydfil.
Well-being statement	As defined in Well-being of Future Generations (Wales) Act 2015, Section 2.

