

Merthyr Tydfil
Replacement Local Development Plan (2016-2031)
EXAMINATION

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AGENDA

for

Hearing Session 4 on 27 June 2019 at 10:00

MATTER 4: STRATEGIC AND HOUSING SITE ALLOCATIONS

Opening remarks and introductions

4.1. Housing allocations – general (policy SW3 and Appendix 1)

- a. Does Appendix 1 provide an appropriate level of detail in relation to site allocations?
- b. Appendix 1 states that for allocations typically over 100 dwellings “hydraulic modelling assessments...will be required”. Is this justified, and/or should it be expressed as a policy requirement?

4.2. Housing allocations – specific (policy SW3 and Appendix 1)

- a. **SW3.4 Brondeg, Heolgerrig:** Are the boundaries of this site allocation logical, defensible and consistent with Plan objectives?
- b. **SW3.5 Erw Las, Gellideg:** Would the development of this site accord with Plan objectives, including in relation to open space?
- c. **SW3.8 South of Castle Park:** Would the development of this site accord with Plan objectives, including in relation to historic assets and ecology?
- d. **SW3.29 adjacent to Manor View, Trelewis; SW3.30 Stormtown, Trelewis:** Appendix 1 indicates that water supply issues affecting these sites would not be addressed by Dŵr Cymru Welsh Water’s Asset Management Plan to 2020. Are they deliverable according to the timescales indicated in the trajectory¹?
- e. **SW3.31 Cwmfelin, Bedlinog:** Is this site deliverable according to the trajectory timescale and would its development accord Plan objectives, including in relation to ecology, environmental protection, highway safety and landscape character?
- f. **SW3.34 Oaklands, Treharris:** Would the development of this site accord with Plan objectives, including in relation to open spaces and community facilities; and with broader well-being/placemaking objectives?
- g. **Other non-strategic site allocations (if any)**

4.3. Hoover Strategic Regeneration Area (HSRA) (policy SW6 and Appendix 1)

- a. Is the boundary of the HSRA appropriate? Should it be included on the Proposals Map?
- b. Are the number of residential units and amount of retail floorspace/employment land expressed sufficiently clearly and flexibly in policy SW6?
- c. Should the policy specify the location and amount of open space to be retained or provided within the site?

¹ Housing Land Supply and Trajectory Background Paper [SD29]

- d. Are the policy's sustainable placemaking design principles appropriate and consistent with the site allocation details set out in Appendix 1?
- e. Is the extent of land safeguarded for a Metro station sufficiently clear, and is it justified?
- f. Housing completions are anticipated from 2023/24 onwards at a rate of 50 per annum thereafter. Is this lead-in time and delivery rate realistic and reflective of:
 - i. The development constraints identified in Appendix 1, including the Development High Risk Coal Area and potential water/sewerage network improvements
 - ii. The extent of flood risk zones, and
 - iii. The current status of land ownership/acquisition²?

4.4. The Former Ivor Steel Works Regeneration Site (policy SW7)

- a. Is policy SW7 sufficiently clear and effective?

4.5. Any other matters

² Paragraph 8.17 of the Employment Land Review 2018 [SD35] indicates that the Welsh Government expects to acquire all land/property held by Hoover Candy by 2019.