

INTERNAL MEMORANDUM

To: Huw Roberts - Development Control Case Officer

Reference: P/23/0053

From: Planning Policy and Implementation Section

Ask for: David James

Extension: 7053

Date: 20th March 2023

Summary

No objection raised. The development meets the relevant Replacement LDP policies (SW1, SW2, SW3, SW4 & SW6).

If minded to approve in principle, particular consideration should be given to the impact of the development on the character of the area, the impact on surrounding area and occupiers in terms of noise and disturbance, traffic generation and parking provision (Policies SW11, SW12 & EnW4). Consideration should also be given to adjacent and nearby areas of the natural environment, such as SINC's (Policies EnW1 & EnW3).

The requirements of SW9 and EcW9 should also be noted.

Observations in respect of the above proposal

1. Proposed Development

The erection of a residential development (200 units), with engineering works, access formation, landscape, drainage and associated works, at Dragon Park, Abercanaid, Merthyr Tydfil.

2. Development Plan Framework

The existing development plan framework in Merthyr Tydfil is provided by:-

The Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016 - 2031)

The relevant LDP Objectives are:-

- *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 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.*

The following development plan policies would apply:-

- *Policy SW1: Provision of New Homes*
- *Policy SW2: Provision of Affordable Housing*
- *Policy SW3: Sustainably Distributing New Homes*
- *Policy SW4: Settlement Boundaries*
- *Policy SW6: Hoover Strategic Regeneration Area*
- *Policy SW9: Planning Obligations*
- *Policy SW10: Protecting and Improving Open Spaces*
- *Policy SW11: Sustainable Design and Placemaking*
- *Policy SW12: Improving the Transport Network*
- *Policy CW1: Historic Environment*
- *Policy EnW1: Nature Conservation and Ecosystem Resilience*
- *Policy EnW3: Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species*
- *Policy EnW4: Environmental Protection*
- *Policy EnW5: Landscape Protection*
- *Policy EcW9 District Heating*

The following supplementary planning guidance is applicable:-

- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 1: Affordable Housing (March 2012)*
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 2: Planning Obligations (March 2012)*
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 4: Sustainable Design (July 2013)*

National Planning Policy

Planning Policy Wales (Edition 10, December 2018)

Planning Policy Wales provide guidance on matters relevant to this application, namely:

- **Placemaking in Action: Good Design Making Better Places**
- **Strategic Placemaking: Previously Developed Land**
- **Activities in Places: Living in a Place**

- Activities in Places: Recreational Spaces
- Energy: Local and Regional Energy Planning
- Distinctive and Natural Places: Recognising the Special Characteristics of Places
- Recognising the Environmental Qualities of Places: Water and Flood Risk

Future Wales: The National Plan 2040 (February 2021)

Future Wales provides guidance on matters relevant to this application, including, but not limited to:

- Policy 1: Where Wales will grow
- Policy 2: Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 7: Delivering Affordable Homes
- Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

3. Policy Considerations

The site of the proposal is located within the 'Primary Growth Area, as defined by the LDP, and within the settlement boundary where development will be allowed subject to the proposals compatibility with other plan policies and material considerations (Policies SW3 and SW4). The proposal – the erection of 200 residential units and associated works - would be supported in principal as an acceptable use in this location.

Policy SW1 states that 2250 additional homes are required to sustainably grow our population. The proposal comprises 200 new dwellings, which would represent a contribution to the 2250 units that are required during the plan period. Furthermore, Policy SW3 states that new homes will be concentrated within the main settlement of Merthyr Tydfil (Primary Growth Area). As such, the proposal complies with policies SW1 and SW3.

Policy SW2 states that development proposals will be expected to deliver a number of affordable dwellings across the County Borough, during the plan period, in order to contribute to the identified level of housing need. The proposal comprises 200 new residential units, 20 (10%) of which will be affordable units. This would represent a contribution to the 253 affordable units that are required during the plan period. As such, the proposal complies with Policy SW2.

The site is located within the the Hoover Strategic Regeneration Area (Policy SW6). This area has been identified to facilitate a major mixed-use development. Development proposals will be required to incorporate sustainable placemaking design principles relating to movement, development, and green infrastructure and open space.

Policy SW9 relates to planning obligations. It advises that, 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.

The proposal includes 10% affordable housing and areas of open space within the site. As such, this is considered to fulfill the requirements of Policy SW9, and no additional contributions would be sought.

Policy SW11 requires new development 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.

Considering the location of the application site, in close proximity to existing dwellings and commercial uses, careful consideration should be given to these issues. The submitted plans indicate that the dwellings would have off-street parking provision. As such, the proposed parking provision should be checked against the Council's current parking standards, and the views of the Engineering and Traffic Group Leader should be sought in this respect.

Policy SW12 supports development that encourages a modal shift towards sustainable transport, 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. As such, the views of the Engineering and Traffic Group Leader should be sought in this respect.

Policy CW1 advises that 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 (UCA) and Archaeologically Sensitive Areas should have regard to their special character and archaeological importance. The views of the appropriate Council officer and Heritage body should be sought as appropriate.

Policy EnW1 advises that 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.

Policy EnW3 advises that 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.

The application site is partially within Site of Importance for Nature Conservation (SINC) 58 (Afon Taf). As such, LDP policies EnW1 and EnW3 are relevant, and the views of the Council's Ecologist and Landscape Architect should be sought.

Policy EnW4 advises that 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. As such, the views of the Environmental Health department should be sought as appropriate.

The application site is also partially located within flood zone C2, as illustrated on the Constraints Map. A recent SFCA indicated the possibility of opportunities for new employment uses in this area where these are for less vulnerable development, which excludes waste disposal sites but includes general industrial, employment and commercial uses. Such proposals must demonstrate that they satisfy the justification and acceptability tests set out in Technical Advice Note (TAN) 15. The SFCA also indicated that where flood depths exceed acceptable thresholds, ground raising may be feasible where there are no third party impacts on flood risk. A Flood Consequence Assessment (FCA) has been submitted with application, and Natural Resources Wales should be consulted accordingly.

Policy EcW9 relates to District Heating, and states that 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.