

INTERNAL MEMORANDUM

To: David Cross

Reference: P/23/0131

From: Planning Policy and Implementation Section

Ask for: Craig Watkins

Extension: 6277

Date: 18th September 2023

Summary

No objection. The development complies with all relevant policies. Particular consideration should be given to the impact of the development on the character of the area, the impact on surrounding occupiers, the impact on biodiversity, and any other relevant risks to public health and safety (Policies SW11, SW12, EnW1 & EnW4).

Observations in respect of the above proposal

1. Proposed Development

Proposed demolition of existing school and construction of a 3-16 school at the site of the existing, including sports facilities, and associated works (including landscaping, access and engineering works, temporary staff car park, construction compound and classrooms during construction) at the site of Bishop Hedley Campus and land to the west of Calon Uchaf Road, Gwaunfarren Road, 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 4 Regeneration: To promote the suitable reuse of previously developed land and the continued 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.*

The following development plan policies would apply:-

- *Policy SW4: Settlement Boundaries*
- *Policy SW9: Planning Obligations*
- *Policy SW10: Protecting and Improving Open Spaces*
- *Policy SW11: Sustainable Design and Placemaking*
- *Policy SW12: Improving the Transport Network*
- *Policy SW13: Protecting and Improving Local Community Facilities*
- *Policy CW1: Historic Environment*
- *Policy EnW1 Nature Conservation and Ecosystem Resilience*
- *Policy EnW4: Environmental Protection*
- *Policy EcW9: District Heating Area*

The following supplementary planning guidance is applicable:-

- *SPG2: Planning Obligations*
- *SPG4: Sustainable Design*
- *SPG5: Nature and Development*

National Planning Policy

Planning Policy Wales (Edition 11, February 2021)

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: Community Facilities
- Recognising the Special Characteristics of Places

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 33: National Growth Area – Cardiff, Newport and the Valleys

3. Policy Considerations

The application site consists of an existing school and an area of land currently used for grazing. The site is located within the Primary Growth Area and settlement boundary, where new development can be considered acceptable in principle (LDP Policy SW4) subject to proposals being compatible with the Plan's other policies and all other material considerations. Part of the western section of the site is open space protected under Policy SW10 of the LDP.

Policy SW9 considers the requirement for planning obligations. Due to the nature of the development, Community Infrastructure Levy (CIL) and Planning Obligations would not be chargeable.

Policy SW10 aims to protect and improve open spaces. Whilst a portion of the application site is protected open space, the open space designation is unaffected by the proposals, therefore the proposals are in accordance with Policy SW10.

Policy SW11 advises that 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 (amongst other things):

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. minimise the demand for energy and utilise renewable energy resources;
5. provide and protect relevant utility services and infrastructure without causing any unacceptable environmental impacts;

Considering the nature of the development and the location of the site, particular consideration should be given to the impact of the development in terms of the above criteria, and on the surrounding occupiers.

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. Developments 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 Councils' Engineering department should be sought in this respect.

Policy SW13 supports the provision of new and enhanced community facilities, subject to satisfying other relevant LDP policies. The Council will protect and support the enhancement of the County Borough's existing community facilities. The proposal would deliver a new educational facility; therefore, it is considered to comply with Policy SW13.

Policy EnW1 seeks to protect nature conservation and ecosystem resilience. Given the nature and scale of the development, the views of the Council's Ecologist will be an important consideration.

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. Policy Enw4 seeks to protect against negative environmental impacts and, as such, the Environmental Health department should be consulted.