

INTERNAL MEMORANDUM

To: Caroline Pulley - Development Control Case Officer

Reference: P/20/0270

From: Planning Policy and Implementation Section

Please ask for: Natasha Lade

Extension: 6220

Date: 17th November 2020

Observations in respect of the request for policy advice on planning application at Plot 6 Sandbrook Place, Bryntirion Road Twynyrodyn, Merthyr Tydfil, CF47 0EW.

1. Proposed Development

The application submitted is for the erection of a detached residential property at Plot 6 Sandbrook Place, Bryntirion Road Twynyrodyn, Merthyr Tydfil.

2. Development Plan Framework

National Planning Policy

Planning Policy Wales (Edition 10, December 2018)

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

- Strategic & Spatial Choices: Accessibility and Inclusive Design (Paragraphs 3.5 – 13) and Promoting Healthier Places (Paragraph 3.23).
- Active and Social Places: Sustainable Transport (Paragraphs 4.1.10 & 12), Car Parking (Paragraph 4.1.50 - 52) & Housing (Paragraph 4.2.21).
- Distinctive and Natural Places: The Historic Environment (paragraphs 6.1, 29); Integrating Green Infrastructure and Development (Paragraph 6.2.5); Water and Sewage Supply (Paragraphs 6.6.20 & 27); Air Quality and Soundscape (Paragraphs 6.7.8, 14 & 26) & Lighting Paragraph (6.8.4).

Technical Advice Note TAN 18: Transport (March 2007)

Technical Advice Note 12 Design (March 2016)

Local Planning Policy

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

The relevant LDP Objectives are:

- *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 9 Historic Environment: To protect, enhance and promote all heritage, historic and cultural assets.*
- *LDP Objective 11: To protect and enhance the character and appearance of the landscape and the countryside.*

The following development plan policies would apply:-

- *Policy SW4: Settlement Boundaries.*
- *Policy SW9: Planning Obligations.*
- *Policy SW11: Sustainable Design and Placemaking.*
- *Policy SW12: Improving the Transport Network*
- *Policy CW1: Historic Environment.*
- *Policy EnW4: Environmental Protection.*
- *Policy EnW5: Landscape Protection.*

The following Supplementary Planning Guidance is also 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).*
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 6: A Design Guide for Householder Development (September 2015).*

3. Policy Considerations

The Council has formally adopted the Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016 - 2031). The proposal has therefore been considered against the policies contained within it.

The application site is situated on the site of the former Sandbrook House located within the residential area of Thomas Town/Twynyrodyn within the Primary Growth Area and settlement boundary where new development can be considered acceptable in principle in accordance with Policy SW4, subject to the proposals being compatible with the Plan's other policies and all other material considerations.

The site forms part of housing allocation SW3.24 – Sandbrook Place where Policy SW3 applies. The development of a single dwelling at this location within the site would not prevent delivery of the overall number of units proposed on the allocation.

Policy SW9 relates to Planning Obligations. On-site provision of affordable housing or open space, or a financial contribution towards affordable housing, would not be sought in this instance, given that the proposal is for a single dwelling. However, Community Infrastructure Levy (CIL) is chargeable on residential development in this part of the County Borough.

The application property lies within the Thomastown and Penyard Urban Character Area (UCA2), the Merthyr Tydfil Landscape of Outstanding Historic Interest and in close proximity to the Thomastown Conservation Area. Accordingly, Policy CW1 is relevant, which aims amongst other things, to preserve or enhance the character and appearance of conservation areas, support localized management initiatives, regeneration and conservation schemes in relation to urban character areas and appropriately inform the process of change with regard to historic landscapes. To this end, the views of the Conservation Officer are pertinent.

Given that the application property lies within an existing residential area, regard should be had to Policy SW11, which advises that development must contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design. It states that where appropriate, new development will be required, amongst other things, to:

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

Policy SW12 recognises the Transport Hierarchy as outlined in PPW10, which supports development that encourages a modal shift towards sustainable transport and therefore development proposals should demonstrate how they will reduce the need to travel and encourage the use of sustainable transport. Given that three car parking spaces with a crossover requiring a dropped kerb onto the highway (St. Tydfil's Avenue) is proposed, the views of the Highways and Drainage Engineer should be sought.

Policy EnW4 states that development proposals will be required to demonstrate that they would 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.

To this end, the views of the Public Health Officer should be sought. Where impacts are identified the applicant should be required to demonstrate that appropriate measures can be incorporated to reduce, or minimise the impact identified to the lowest possible acceptable level. Planning conditions may be imposed, or legal obligation requested to secure any necessary mitigation and monitoring processes both during and post construction.

Finally, Policy EnW5 provides a wider landscape protection policy and given that the site contains mature vegetation, the views of the Council's Landscape Architect are of relevance.