

INTERNAL MEMORANDUM

To: Rebecca Owens – Development Control Manager
From: Planning Policy
Please ask for: Natasha Lade
Ext.: 6220

Date: 27/05/2021

Ref: P/21/0168

Observations in respect of the request for policy advice on planning application no. P/21/0168 for Outline Planning consent for the erection of dwelling a on land opposite Brynteg Stable Yard, Dowlais, Merthyr Tydfil.

1. Proposed Development

An Outline Planning Application has been submitted for the erection of dwelling on land opposite Brynteg Stable Yard, Dowlais, Merthyr Tydfil.

2. Development Plan Framework

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National Planning Policy

Future Wales – The National Plan 2040

Future Wales – The National Plan 2040 is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system. Matters relevant to this application include:

Broadband – page 40, Low Carbon Energy pages - 48, 56, 95 & 99, Housing page – 50, Strategic Placemaking Principles – pages 65 & 66, Policy 3 - page 67 and The Regions – pages 162, 164, & 168.

Planning Policy Wales (Edition 11, February 2021)

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

- Strategic & Spatial Choices: Accessibility and Inclusive Design (Paragraphs 3.5 & 16) and Promoting Healthier Places (Paragraph 3.23).
- Active and Social Places: Sustainable Transport (Paragraphs 4.1.10/12/15/20/37 & 39), Car Parking (Paragraph 4.1.51).
- Distinctive and Natural Places: Integrating Green Infrastructure and Development (Paragraph 6.2.4); Development and Water Supply (Paragraphs

6.6.7-8); SuDs (Paragraph 6.17 & 18); Framework for Addressing Air Quality and Soundscape (Paragraphs 6.7.6 & 7); and Lighting Paragraph (6.8.4).

Technical Advice Note TAN 18: Transport (March 2007)

Technical Advice Note 12 Design (March 2016)

Technical Advice Note 24: Historic Environment (May 2017)

Local Planning Policy

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

The relevant LDP Objectives are -

- *LDP Objective 1: To encourage a sustainable level and distribution of growth.*
- *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.*
- *LDP Objective 4: To promote the reuse of previously developed land and the continued regeneration of communities.*
- *LDP Objective 6: To promote high quality, sustainable and inclusive design and support measures, which mitigate the predicted effects of climate, change.*
- *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.*
- *LDP Objective 14: To develop the town and local centres as accessible, attractive, viable and vibrant places.*
- *LDP Objective 18: To promote the efficient use of resources and ensure an integrated network of waste management facilities.*

The following local development plan policies would apply: -

- *Policy SW1: Provision of New Homes.*
- *Policy SW2: Affordable Housing.*
- *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 EnW1: Nature Conservation and Ecosystem Resilience.*
- *Policy EnW4: Environmental Protection.*
- *Policy EnW5: Landscape Protection.*
- *Policy EcW9: District Heating.*

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 formally adopted The Merthyr Tydfil County Borough Council Replacement Local Development Plan (RLDP) (2016 - 2031) in January 2020. The development proposal is considered against the policies contained within it.

The application site is located within the residential of Dowlais, which lies within the *Primary Growth Area* settlement boundary, where Policy SW4 applies. Here new development is considered acceptable in principle; subject to the proposal, being compatible with the Plan's other relevant policies and all other material considerations.

Policy SW1 promotes the sustainable delivery of new homes and includes a windfall allowance to be built on preferably brownfield non-allocated sites.

Given that the proposal is for a dwelling, on-site provision of affordable housing or open space, or a financial contribution towards affordable housing, would not be sought, in accordance with Policy SW9. However, Community Infrastructure Levy (CIL) is chargeable on residential development in this part of the County Borough.

The property lies within the Dowlais Conservation Area and Landscape of Outstanding Historic Interest where Policy CW1 applies. In this case, the views of GGAT and the Conservation Officer are of relevance proportionate to the scale of the proposal.

Policy SW11 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, elevation 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 PPW11 that supports development that encourages a modal shift towards sustainable transport and therefore development proposals will be expected to demonstrate how they will reduce the need to travel and encourage the use of sustainable transport. Given that off-street parking is proposed would be prudent to seek the views of the Highways and Drainage Engineer.

Given that part of the application site compromises mature vegetation in accordance with Policies EnW1 and EnW5 the views of the Council's Ecologist and Landscape Architect 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, the application property lies within the Goat Mill Road district heating area, where Policy ECW9 applies, here the use of district heating, amongst other things, is encouraged. However, only major development is expected to incorporate infrastructure for district heating, where viable and technically feasible.