

INTERNAL MEMORANDUM

To: Caroline Pulley

Reference: P/19/0318

From: Planning Policy and Implementation Section

Ask for: Craig Watkins

Extension: 6277

Date: 20th May 2021

Summary

No objection raised in principle to the proposals. The development is in accordance with the relevant Replacement LDP policies (SW1 – Provision of New Homes, SW3 – Sustainably Distributing New Homes, & SW4 - Settlement Boundaries).

Observations in respect of the above proposal

1. Proposed Development

This application proposes the renewal of permission for residential development at land to the rear of Brondeg, West of Colliers Row, Heolgerrig.

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: 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 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.*

The following development plan policies would apply:-

- *Policy SW1: Provision of New Homes*
- *Policy SW3: Sustainably Distributing New Homes*
- *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 EnW2: Internationally and Nationally important sites*
- *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*

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)*
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 5: Nature and Development (May 2015)*

National Planning Policy

Planning Policy Wales (Edition 11, February 2021)

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

- People and Places: Achieving Well-being Through Placemaking
- Strategic and Spatial Choices
- Active and Social Places
- Productive and Enterprising Places
- Distinctive and Natural Places

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. The site also forms part of housing allocation SW3.4 – *Brondeg, Heolgerrig*.

Policy SW11: Sustainable Design and Placemaking will be an important consideration as the site is located adjacent to an existing residential area, and is situated in a visually prominent location.

Policy EnW4: Environmental Protection 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.

Policies EnW2 and EnW3 will need to be closely considered as the site lies in close proximity to the Cwm Glo Site of Importance for Nature Conservation (SINC), and the Cwmglo and Glyndyrus Site of Special Scientific Interest (SSSI).

Policy EnW5: Landscape Protection will also be an important consideration given the visual prominence of the site. Accordingly the views of the Council's Landscape Architect will need to be closely considered.

Policy SW9 relates to Planning Obligations. Affordable Housing and Open Space provision has previously been secured through conditions. These conditions should be carried forward in accordance with the relevant policies in the Replacement LDP. CIL is chargeable on residential development in this part of the County Borough.

Conclusion

The development would be acceptable in principle under the relevant Replacement LDP policies.