

INTERNAL MEMORANDUM

To: David Cross

Reference: P/21/0358

From: Planning Policy and Implementation Section

Please ask for: Craig Watkins

Extension: 6277

Date: 1st July 2022

Policy observations in respect of the request for advice on planning application number P/21/0358 on land off Elm Tree Grove, Twynyrodyn

1. Proposed Development

The application submitted is for residential development and associated works.

2. Development Plan Framework

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:

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).

- Distinctive and Natural Places: The Historic Environment (Paragraphs 6.1.20 & 29); Green Infrastructure and Trees (Paragraphs 6.2.10/11 & 6.4.27); 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 Notes

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 Framework

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 9: To protect, enhance and promote all heritage, historic and cultural assets.*
- *LDP Objective 10: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.*
- *LDP Objective 11: To protect and enhance the character and appearance of the landscape and the countryside.*
- *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: Provision of affordable housing.*
- *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: The Historic Environment.*
- *Policy EnW1: Nature Conservation and Ecosystem Resilience.*
- *Policy EnW4: Environmental Protection and*
- *Policy EnW5: Landscape Protection.*

The following Supplementary Planning Guidance and other 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 5: Nature and Development (May 2015).*
- *Merthyr Tydfil Local Development Plan Supplementary Planning Guidance Note 6: A Design Guide for Householder Development (September 2015).*
- *Merthyr Tydfil: Understanding Urban Character Areas, Cadw (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 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 policies and all other material considerations. The principle of residential development in this location has been established as the site is allocated for 120 dwellings under Policy SW3. The site is situated within the Twynyrodyn Urban Character Area and is crossed by a proposed active travel route; an existing public right of way; and an existing bridleway.

The application site was part of the East Merthyr Land Reclamation Scheme in the late 1980s/early 1990s and due to the period that has elapsed since these reclamation works; regard should be had to Policies EnW1 and EnW5. These Policies seek to maintain and enhance biodiversity interests and provide wider landscape protection respectively. In light of this, the views of the Council's Landscape Architect and Ecologist are important considerations.

Policy SW9 relates to Planning Obligations. The application proposes 12 affordable dwellings on site, which is in accordance with the policy target of providing 10 percent affordable housing. The application also includes a significant amount of open space, with an existing play area adjacent to the North of the site, and an area of priority Open Space located to the South. Appropriate access to these facilities/areas for new and existing

residents within Twynyrodyn will be critical to the success of the development. Community Infrastructure Levy (CIL) is liable on residential development in this part of the County Borough and will be chargeable on these proposals.

As the site lies within an existing residential area, Policy SW11 will be a key consideration. This advises that development must contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design and 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.
- 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.
- provide and protect utility services and infrastructure without causing any unacceptable environmental impacts.
- incorporate measures to improve ground and surface water quality wherever possible and
- provide adequate facilities and space for waste collections and recycling.

The application site lies within the Twynyrodyn Urban Character Area (UCA3) and the Merthyr Tydfil Landscape of Historic Interest. Accordingly, Policy CW1 is relevant, which aims amongst other things, to support positive strategic planning and regeneration schemes and appropriately inform the process of change with regard to historic landscapes.

Policy SW12 recognises the Transport Hierarchy as outlined in PPW11, which supports development that encourages a modal shift towards sustainable transport and therefore development proposals should demonstrate how they intend to reduce the need to travel and encourage the use of sustainable transport. Given that the submitted plans include new access arrangements and drainage proposals, the views of the Highways and Drainage Engineer should be sought.

Finally, 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, particularly given the proximity of an Air Quality Management Area within 500 metres of the application site. 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. With respect to the water environment, development proposals will be required to incorporate measures to improve water quality where opportunities exist.