

INTERNAL MEMORANDUM

To: David Cross - Development Control Case Officer

Reference: P/22/0038

From: Planning Policy and Implementation Section

Please ask for: Natasha Lade

Extension: 6220

Date: 1st March 2022

Policy observations in respect of the request for on advice on application number P/22/0038 at land Maes-y-nant, Grove Park, Merthyr Tydfil, CF47 8HX.

1. Proposed Development

The application submitted is for the variation of Condition 2 of P/18/0217 to extend the time scale for the submission of the reserved matters details at Maes-y-nant, Grove Park, Merthyr Tydfil. This comprised an outline planning permission for the proposed development of three detached dwellings together with detached garages and shared private access off King Edwards Villas, within the curtilage of Maes-y-nant. In addition, the permission granted was subject to the signing of a section 106 agreement

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:

Broadband – page 40, 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 provides guidance on matters relevant to this application, namely:

- Strategic & Spatial Choices: Accessibility and Inclusive Design (paragraphs 3.5, 9, 10, 12, 13 & 16) & Promoting Healthier Places (paragraph 3.19).
- Active and Social Places: Sustainable Transport (paragraphs 4.1.10, 12, 15), Distinctive and Natural Places: The Historic Environment (paragraphs 6.1.21 & 29), Air Quality and Soundscape (paragraphs 6.7.5, 6, 7, 14, & 24) SuDs (Paragraph 6.17 & 18) & 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) provides the existing development plan framework in Merthyr Tydfil.

The relevant LDP Objectives are:

- *LDP Objective 1 - Sustainable Population Growth: To encourage a sustainable level and distribution of population growth.*
- *LDP Objective 3 - Housing Provision: 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.*
- *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 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 EnW4: Environmental Protection*
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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 5: Nature and Development (May 2015)*

3. Policy Considerations

Outline Planning Permission was granted for application number P/18/0217 on 25 April 2018. As such, it was assessed against the policies contained within the Merthyr Tydfil Local Development Plan (LDP) 2006-2021 at that time. Since then the Replacement LDP, adopted in January 2020, supersedes this and therefore the development is assessed against the policies contained within this document, together with other relevant up-to-date national and regional planning policies as outlined above and any other relevant material considerations.

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

The application property also lies within the Penydarren Urban Character Area and the Merthyr Tydfil Landscape of Outstanding Historic Interest. Accordingly, Policy CW1 is relevant, which aims amongst other things, to support localised management initiatives, regeneration and conservation schemes in relation to urban character areas and appropriately inform the process of change with regard to historic landscapes.

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

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):

- 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.
- incorporate a range of inclusive/adaptable design specifications, a mix of house types, tenures and sizes to meet identified local needs.
- 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 and
- provide adequate facilities and space for waste collections and recycling.

In addition, under the separate SAB Approval process, all new development (of more than one dwelling, or where the construction area is 100 sqm or more) is required to incorporate SuDS that meets the statutory sustainable drainage standards set by Welsh Government.

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 will reduce the need to travel and encourage the use of sustainable transport. Given that, in conjunction with the application for reserved matters other details also relate to access and the culverting of a watercourse the views of the Highways and Drainage Engineer are relevant.

In addition, Policies EnW1 and EnW5 relate to biodiversity and ecosystem resilience and the wider landscape respectively. Given that the reserved

matters details will include an element of landscaping and changes to a water course it would be prudent to seek the views of the Council Ecologist and Landscape Architect.

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. 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.