

INTERNAL MEMORANDUM

To: Rebecca Owens - Development Control Case Officer

Reference: P/24/0236

From: Planning Policy and Implementation Section

Ask for: David James

Extension: 7053

Date: 13th November 2024

Summary

No objection raised. The development meets Replacement LDP policies (SW1, SW3 & SW4).

Particular consideration should be given to the potential traffic generation, and proposed parking provision, of the proposal (Policy SW11).

Consideration should also be given to the impact of the development on the character of the surrounding area, the impact on surrounding area and occupiers, the impact on heritage assets and biodiversity, the potential traffic generation, and proposed parking provision, and any other relevant risks to public health and safety (Policies SW11, SW12, CW1, EnW1 & EnW4).

The requirements of Policy SW9 should also be noted.

Observations in respect of the above planning application

1. Proposed Development

An application for the variation of conditions 2 and 3 of outline planning permission P/21/0020, to extend the time period for the commencement of development and for the submission of reserved matters, at land at Ty Llwyd Farm, Ty Llwyd Parc, Quakers Yard.

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 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.*
- *LDP Objective 11 Countryside and Landscape: To protect and enhance the character and appearance of the landscape and the countryside.*

The following 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: Historic Environment*
- *Policy EnW1: Nature Conservation and Ecosystem Resilience*
- *Policy EnW2: Internationally and Nationally Protected Sites and Species*
- *Policy EnW3: Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species*
- *Policy EnW4: Environmental 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 12, February 2024)

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

- Placemaking in Action: Good Design Making Better Places
- Strategic Placemaking: Previously Developed Land
- Activities in Places: Living in a Place
- Activities in a Place: Community Facilities
- Recognising the Special Characteristics of Places
- Recognising the Environmental Qualities of Places

3. Policy Considerations

This scheme was previously granted permission as part of planning permission P/13/0282, and renewed as part of planning permissions P/16/0353 and P/21/0020.

The site of the proposal is located within an 'Other Growth Area' (Policies SW1, SW3 & SW4), 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 (Policy SW4). The proposal – the construction of a residential development comprising 6 dwellings and associated infrastructure - would be supported in principal as an acceptable use in this location.

Policy SW9 relates to Planning Obligations. Where appropriate and having regard to development viability, planning obligations will be sought for:

1. On site provision of affordable housing on sites of 10 homes or more at a level of:
 - 10% in the Primary Growth Area.
 - 5% in the Other Growth Area.
2. A financial contribution towards the provision of affordable housing:
 - On sites of between 5 and 9 homes or;
 - On sites of 10 or more homes, where on-site provision is not appropriate.
3. The provision of open space on sites of 10 homes or more, where there is an identified need.
4. Other relevant obligations not included within the Council's Community Infrastructure Levy (CIL) Regulation 123 List of Infrastructure.

The development comprises 6 dwellings, therefore criteria 2 and 4, above, are relevant. The requirement for an affordable housing contribution, or any other appropriate planning obligations, on the proposed development has been assessed by the Planning Policy Section.

In this instance and contribution of £39,000 towards affordable housing provision is sought. In order to come to this conclusion, an assessment has been carried out using the Three Dragons Toolkit. A summary of the assessment can be seen below. The amount stated as an affordable housing contribution can be subject to negotiation dependent upon further information from the applicant.

Community Infrastructure Levy is not chargeable on residential development in this part of the County Borough.

Key Inputs		
	100% Market Housing	5% Affordable Housing
Development Revenue		
6 x 3 bed semi-detached houses (102sqm)	£1,530,000	£1,470,000
Development Costs		
build costs including external works, professional fees, profit, land purchase, etc	£1,491,000	£1,473,000
Residual Value	£39,000	-£3,000
AH Contribution = RV 100% MH - RV 5% AH	£39,000	

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, 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 a range of inclusive/adaptable design specifications, a mix of house types, tenures and sizes to meet identified local needs.

Considering the location of the application site, in close proximity to existing dwellings and the countryside, careful consideration should be given to these issues, particularly the first three points. The submitted plans indicate that the dwellings would have off-street parking provision. As such, the proposed parking provision should be checked against the Council's current parking standards, and the views of the Engineering and Traffic Group Leader should be sought in this respect.

LDP Policy SW12 supports development that encourages a modal shift towards sustainable transport, including the enhancement of pedestrian, cycle, rail and bus facilities, in addition to any necessary road improvements. Development proposals will be expected to

demonstrate how they reduce the need to travel and encourage the use of sustainable transport. As such, the views of the Engineering and Traffic Group Leader should be sought in this respect.

Policy EnW1 seeks to protect nature conservation and ecosystem resilience. Policy EnW2 seeks to protect Internationally and Nationally Protected Sites and Species. Policy EnW3 states that development proposals likely to have an adverse impact on Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves, or Priority Habitats and Species will only be permitted where it can be demonstrated that:

1. The need for the development clearly outweighs the conservation value of the site;
2. Adverse impacts on nature conservation features or geological features can be avoided;
3. Appropriate and proportionate mitigation and compensation measures can be provided; and
4. The development maintains and where possible enhances biodiversity and geodiversity interests.

Given the location of the proposal, adjacent to the open countryside, the views of the Council's Ecologist should be sought, if appropriate.

Policy EnW4 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.

Where impacts are identified the Council will require applicants to demonstrate that appropriate measures have been incorporated to reduce, or minimise the impact identified to the lowest possible acceptable level. Planning conditions may be imposed or legal obligation entered into, to secure any necessary mitigation and monitoring processes. With regard to flood risk, new developments will be expected to avoid unnecessary flood risk and meet the requirements of TAN 15. As such, the views of the Engineering and Traffic Group Leader, and the Environmental Health department, should be sought as appropriate.