

INTERNAL MEMORANDUM

To: Rebecca Owens - Development Management Case Officer
Reference: P/22/0018

From: Planning Policy and Implementation Section
Please ask for: Natasha Lade
Extension: 6220

Date: 17th February 2022

Policy observations in respect of the request for advice on planning application number P/22/0018 on land off Winchfawr Road, to the north of Perth Ddu, Heolgerrig, Merthyr Tydfil, CF48 1RD.

1. Proposed Development

The application submitted is for a three-bedroomed detached dwelling with large detached garage, parking space and access from an existing track on land off Winchfawr Road, to the north of Perth Ddu, Heolgerrig, Merthyr Tydfil. A previous application for domestic storage use was granted in 2017 (P16/0177) and a recent application (P21/0039) for a detached dwelling on this site was withdrawn.

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 & 16), Promoting Healthier Places (Paragraph 3.23) and Previously Developed Land (Paragraph 3.55).
- 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 (Paragraphs 6.2.10/11); 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 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).*

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 sits within the residential area of Winch Fawr that 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.

Policy SW1 provides for the sustainable delivery of 2,250 new homes over the Plan period. This includes a windfall contribution allowance of 572 dwellings and a preference towards the use of brownfield sites. As such, the application in principle accords with this policy.

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

As the site lies within an existing residential area, regard should be had to Policy SW11. 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.

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. This includes new hard standing or other structure of 100 sqm.

The application site lies within the Merthyr Tydfil Landscape of Historic Interest in Wales. Policy CW1 aims amongst other things to; 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 a large garage (for up to four cars); an additional parking space and new access arrangements from an unadopted highway (including the introduction of a stop sign), the views of the Highways and Drainage Engineer should be sought.

Policies EnW1 and EnW5 seek to maintain and enhance biodiversity interests and provide wider landscape protection respectively. Given the presence of mature hedging along the perimeter of the site the views of the Council's Ecologist should be sort.

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. With respect to the water environment, development proposals will be required to incorporate measures to improve water quality where opportunities exist.