



**MERTHYR TYDFIL COUNTY BOROUGH COUNCIL
LOCAL DEVELOPMENT PLAN 2006 - 2021**

ADOPTED PLAN

**SUSTAINABILITY APPRAISAL (SA)
STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)**

**Final Sustainability Appraisal Report
May 2011**

Appendix 9

**SA of Focused & Further Focused Proposed
Changes
(August & October 2009)**

Prepared by:

enfusion



MERTHYR TYDFIL COUNTY BOROUGH COUNCIL
LOCAL DEVELOPMENT PLAN 2006-2021
ADOPTED PLAN

SUSTAINABILITY APPRAISAL (SA) incorporating
STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

Final Sustainability Appraisal Report

Appendix 9
SA of Focused & Further Focused Proposed
Changes
(August & October 2009)

For and on behalf of Enfusion Ltd

<i>date:</i>	<i>May 2011</i>	
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Merthyr Tydfil Local Development Plan 2006-2021

Sustainability Appraisal of Focused & Further Focused Proposed Changes

1. Screening of Focused & Further Focused Proposed Changes

1.1 Council has prepared Focused and Further Focused Proposed Changes (August 2009 and October 2009) and forwarded them to Enfusion to determine if there were likely to be any significant sustainability effects arising from those changes to the plan. A screening assessment of each proposed change was undertaken; this considered the significance of the policy change and whether there was likely to be a significant sustainability effect as a result of the change. The Screening Assessment is provided at Appendix 1. It was considered that most of the changes were minor in nature, and most were matters of clarification or the addition of detail to the text supporting the plan policies. As such it was considered that the majority of changes were unlikely to have a significant effect and that no further SA work would be required. However 4 changes were considered to have potentially significant effects:

- The Removal of Policy BW9: Energy and Climate Change
- The change in employment land proposed in Policy BW 14: Managing Employment Growth- from a previous provision of 40 hectares to 30 hectares
- Policy TB4 Affordable Housing- now replaced with policy AS22: Affordable Housing, including a significant reduction in affordable housing provisions within the plan
- Addition of a new Policy BW18: Contaminated Land

2. Sustainability Appraisal of Focused & Further Focused Proposed Changes

The Removal of Policy BW9: Energy and Climate Change

2.1 This policy has been removed by MTCBC to reflect recent policy changes at a National level which provide stronger measures on energy and climate change.



- 2.2 The Welsh Assembly recently released a Ministerial Interim Planning Policy Statement on Planning for Sustainable Buildings (01/2009) which sets out minimum standards for new buildings in Wales, including a requirement that applications for 5 or more dwellings meet the Code for Sustainable Homes Level 3 rating on or after 1 September 2009 (this will be expanded to applications for 1 or more dwellings 1 year later). This represents a 25 per cent increase over the requirements in Part L of the current Building Regulation standards. As the Deposit plan is required to conform to higher level guidance, Policy BW9 (which proposed a 10 per cent increase over Buildings regulations) is therefore superseded by the new national guidance.
- 2.3 Despite removal of this policy on energy and climate change, the overall effect on sustainability will be improved as a result of the robust approach being taken to energy efficiency at the national level.

The change in employment land proposed in Policy BW14: Managing Employment Growth- from a previous provision of 40 hectares to 30 hectares

- 2.4 This policy has been amended to ensure consistency with employment targets for the wider region, the economic situation and the realities of employment provision in the South East Wales region. Given current economic constraints, the 40 hectare provision is no longer considered by Council to be a deliverable target, especially given the existing employment densities in the County Borough, which are higher than for some surrounding areas. This would also result in the Borough taking a disproportionate share of the SE Wales region's employment allocation.
- 2.5 The changes are considered to reflect a more deliverable and viable target for both the County Borough and the wider region, and are therefore supported from a sustainability perspective. The original sustainability appraisal has been reconsidered; however the overall sustainability effect remains the same.

Policy TB4 Affordable Housing now replaced with policy AS22: Affordable Housing, including revised housing targets and a reduction in affordable housing provision within the plan

- 2.6 This is considered to be a significant policy change. In the previous Policy TB4, Council sought the delivery of 950 affordable homes across the County Borough between 2006-202, representing 25 per cent of dwellings on housing sites larger than 20 dwellings. This figure has since been revised to 370 affordable homes representing 15 per cent of homes in the Primary Growth area and 10 per cent in the secondary growth area.



- 2.7 This would appear to be a substantial reduction in affordable housing provision, therefore the original appraisal has been reconsidered in light of these changes. Whilst the sustainability benefits identified in the appraisal of Policy TB4 may in theory be somewhat reduced when considering the new policy, (particularly for the SA objectives on housing and communities), the overall sustainability effect remains the same as the new policy is more reflective of the level of affordable housing that is deliverable; with consequent benefits for housing and communities.
- 2.8 It is noted that the changes to this policy are based upon new evidence (having been made in response to the 2009 Housing Market Assessment (HMA) whereas Policy TB4 was based on the 2007 HMA) and to representations received by Council on the Deposit Plan. In the current economic climate, it is considered that the 25 per cent figure could have a substantial adverse effect on development feasibility through rendering the development of new housing unviable. The new information has also allowed the tailoring of the policy to reflect affordable housing needs in the individual housing markets in the County Borough.
- 2.9 Nonetheless, housing affordability is a key issue in the County Borough, and we would recommend that ongoing monitoring results (e.g. HMAs) are used to reassess the situation, and if possible, higher targets are included in future LDP revision.
- 2.10 Council has also advised that the shortfall in affordable housing may be met through 100 per cent affordable housing schemes proposed by Registered Social Landlords (RSLs) who are active in the County Borough. It is recommended that this is explained in the policy justification and that the role of RSLs in meeting affordable housing need is monitored, so that adjustments can be made to planning policy to ensure the affordable housing needs of the County Borough local needs are met in the medium-longer term.
- 2.11 It is also recommended that the 20 dwelling threshold mentioned in the policy justification for eligible sites be included in the policy wording, this would ensure conformity with TAN 2: Planning and Affordable Housing.

Addition of a new Policy BW18: Contaminated Land

- 2.12 This new policy has been subject to Sustainability Appraisal; the detailed appraisal is attached at Appendix 2. The SA determined that whilst it is a complex issue, the policy will generally contribute to the sustainability of the plan by providing a clear policy framework for the redevelopment of contaminated land.

Appendix 1: Screening of Focused & Further Focused Proposed Changes

(SA/SEA Screening commentary provided in right-hand column)

REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
INTRODUCTION				
8	1.5.8	<p>Whilst it may be possible to avoid certain adverse impacts through, <i>for instance</i>, the use of sensitive design or through measures such as Green Infrastructure Plans, if such steps do not adequately remove a threat of adverse effects, mitigation measures will still be required.</p> <p>If no mitigation is possible, a development proposal will only be permitted where the Council is satisfied that no reasonable alternatives exist.</p>	<p>As per recommendation made within Consultation Report. Representations 022/06/WS/CE2; 075/02/WS/CE1; and 075/14/WS/C2 relate.</p> <p>Tests of Soundness: C2, CE1 and CE2</p>	Minor change to supporting text, no further SA required.
BOROUGH-WIDE STRATEGIC POLICIES				
9	3.4.1 (Third sentence)	<p>There is a corresponding presumption against <i>inappropriate</i> development in all other areas and, in many cases, this is reinforced through specific protectionist policies such as those on Historic Landscape, Green Wedges or Local Nature Conservation Designations.</p>		Minor change to supporting text, no further SA required.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
10	3.4.2 (End of paragraph)	Potentially acceptable uses in the countryside may include those directly connected with Agriculture and Forestry; Leisure and Tourism; Minerals; Land Reclamation; Renewable Energy; Transport and Infrastructure; or Utilities. It should be noted that the above list is not intended to be exhaustive and that the acceptability of a proposal will depend on a variety of particular circumstances when a planning application is submitted.	As per recommendation made within Consultation Report. Representations 053/28/BW4/CE1; 053/29/BW4/CE4; 067/01/WS/CE4; 070/04/BW4/C1; 077/05/BW4/CE1; and 077/06/BW4/CE4 relate. Test of Soundness: C1, CE1 and CE4.	Additional supporting text, no further SA required.
11	3.6 (Policy BW6)	Policy BW6: Townscape and Built Heritage <i>The unique built heritage of the County Borough will be safeguarded and, wherever possible, enhanced. Development proposals will only be permitted where their use, siting and design will not have an unacceptable impact on the following:</i> <ul style="list-style-type: none"> Listed buildings, <i>scheduled ancient monuments and their setting</i> Conservation areas, <i>registered historic parks and gardens and their setting</i> 	As per recommendation made within Consultation Report. Representation 073/17/MISC relates.	Changes to policy are considered to have further positive effects for sustainability through ensuring better protection for the County's built Heritage. Effect not considered significant, therefore no further appraisal required.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<ul style="list-style-type: none"> <i>Other historic and cultural features of acknowledged importance</i> <i>Townscape character, and the local distinctiveness and setting of settlements.</i> 		
12	3.7.5	<p>Applicants may also be required to arrange for specialist investigations where these will assist in the determination of planning applications. Examples might include an archaeological evaluation of a site or an environmental assessment where this can be required in accordance with statutory provisions.</p> <p>Reducing energy demand, energy efficiency and the generation of energy from renewable sources in new developments is a key element of the LDP strategy that aims to make a valid contribution to achieving carbon neutral development and combating the effects of climate change.</p>	<p>As per recommendation made within Consultation Report. Representations 030/04/BW9/CE4; 074/04/BW9/C2; 074/05/BW9/CE3 relate.</p> <p>Test of Soundness: C2, CE3 and CE4.</p>	<p>Additional supporting text which may contribute further to sustainability of document. Not considered significant therefore no further SA required.</p>
13	3.7.6	<p>The Renewable Energy Capacity Study (2008) undertaken as part of the LDP process identifies renewable energy opportunities i.e. solar thermal / solar photovoltaic; biomass; combined heat and power (CHP); and ground sourced heat</p>	<p>As per recommendation made within Consultation Report. Representations 030/04/BW9/CE4; 074/04/BW9/C2; 074/05/BW9/CE3 relate.</p>	<p>Additional supporting text which may contribute further to sustainability of document. Not considered significant therefore no further SA required.</p>

REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		pumps (GSHP) and the extent of their potential to be realised. In setting out to maximise that potential, specific renewable energy technologies have been identified as potentially feasible technologies for some of the LDP's key strategic allocations. Feasibility studies for low and zero carbon technologies will be assessed in part against the findings of the aforementioned Capacity Study.	Test of Soundness: C2, CE3 and CE4.	
14	3.7.7	<p>Due to locational variations and the fact that the market potential for power generation using technology that harnesses local resources needs to be explored further, making site-specific recommendations on other site allocations has not proved possible. Instead, developers will be required to investigate these issues as part of the Design and Access Statement submitted with individual planning applications.</p> <p>Technologies and measures that might be incorporated into building design to achieve sustainable buildings include:-</p> <ul style="list-style-type: none"> • Biomass heating • Biomass combined heat and power • Green roofs / Biodiversity roofs 	<p>As per recommendation made within Consultation Report. Representations 030/04/BW9/CE4; 074/04/BW9/C2; and 074/05/BW9/CE3 relate.</p> <p>Test of Soundness: C2, CE3 and CE4.</p>	Additional supporting text which may contribute further to sustainability of document. Not considered significant therefore no further SA required.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<ul style="list-style-type: none"> • Ground sourced heat pumps • External and internal insulation • Solar water heating • Solar photovoltaic • Passive solar design • Rainwater recycling • Micro wind turbines. 		
15	3.8 (Policy BW8)	<p>Policy BW8: Development and the water environment</p> <p><i>Proposals for built development will normally only be permitted where:-</i></p> <ul style="list-style-type: none"> • <i>They avoid identified river flood plains in order that these areas continue to fulfil their flood flow and water storage functions.</i> • <i>They do not have an adverse effect effect on the quality and/or quantity of surface waters or groundwater resources, and where opportunities exist, they incorporate measures to improve existing water quality.</i> • <i>Adequate water and sewerage systems exist, or are reasonably accessible, or are capable of being provided prior to the development becoming operational</i> 	<p>As per recommendation made within Consultation Report. Representations 069/02/BW8/CE2 and 069/03/BW8/CE1 relate.</p> <p>Test of Soundness: CE1 and CE2.</p>	<p>Changes to policy are considered to have further positive effects for sustainability through ensuring new development incorporates measure to improve water quality. The effect on the water environment is positive; however the findings of the SA will not significantly change. No further appraisal required.</p>



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p><i>without placing unacceptable pressure on existing capacity or causing unacceptable environmental harm.</i></p> <p><i>In taking account of the impact of surface water drainage, development proposals will be required, where necessary and appropriate, to include mitigation measures that acceptably manage its disposal. Such measures may include the incorporation of soakaways, sustainable drainage systems (SuDS) and green /alternative roofs.</i></p>		
16	3.8.2 (Final sentence)	<p>The LDP site assessments included at Appendix 11 provide more information in this regard. Should a new planning application be submitted for any of the aforementioned allocations with planning consent, a further flood consequence assessment will need to be provided as an integral part of the application. Site-specific information relating to flood risk can be found within the LDP site assessments included at Appendix 11.</p>	<p>As per recommendation made within Consultation Report. Representation O69/O1/BW8/CE4 relates.</p> <p>Test of Soundness: CE4.</p>	<p>Additional supporting text which may contribute further to sustainability of document. Not considered significant and no further SA required.</p>



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
17	3.8.3	<p>In accord with the provisions of <i>TAN 15: Development and Flood Risk</i> (2004), and to afford consistency with the LDPs spatial priorities, proposals for built development will not normally be permitted on areas of land which are known to be liable to flood risk in order that the flood plain storage capacity is retained and the flood flows remain unimpeded. Exceptions Unforeseen changes in local circumstances may result in the need to consider land which lies within the flood plain for development. In such circumstances, exceptions to the general approach of flood plain avoidance might apply where a detailed flood consequence assessment, submitted as part of the planning application process, can be used to demonstrate a proposal's potential acceptability, or, where a proposal is for the provision of essential transport and utilities infrastructure. In case of the latter, these should be designed and constructed so as to remain operational even at times of flood with no resulting loss of flood plain storage capacity or reduction in opportunity for flood flow (i.e. so that flood risk is not</p>	<p>As per recommendation made within Consultation Report. Representation 073/14/MISC relates.</p>	<p>Minor change to supporting text, no further SA required.</p>



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		increased elsewhere). It should be noted that technical solutions to flood risk do not in themselves provide complete justification for allowing development in the flood plain.		
18	3.9.1	Policy Justification Reducing energy demand, energy efficiency and the generation of energy from renewable sources are key elements of an LDP strategy that aims to make a valid contribution to achieving carbon neutral development and combating the effects of climate change.	Change to reflect new national policy guidance. Relates to Focused Proposed Change number 6 - Deletion of Policy BW9: Climate Change. Test of Soundness: C2	Removal of Policy BW 9 may be considered a significant change. Refer to Sustainability Appraisal of Focused Proposed Changes.
19	3.9.2	The LDP has been prepared in accordance with the provisions of the draft MIPPS on Climate Change (2007, revised 2008) and takes a pro-active stance on reducing the demand for energy whilst promoting energy efficiency and conservation through:- • the nature and spatial distribution of its proposals; • policies that seek to minimise the need to travel;	Change to reflect new national policy guidance. Relates to Focused Proposed Change number 6 - Deletion of Policy BW9: Climate Change. Test of Soundness: C2	Change to reflect removal of policy BW 9- considered in Sustainability Appraisal of Focused Proposed Changes.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<ul style="list-style-type: none"> policies that seek to minimise journeys by private motor vehicle; and policies that require energy efficient design in buildings and site layouts. 		
20	3.9.3	<p>In recognising the role that the County Borough can play in achieving national energy targets, the LDP has due regard to TAN 8: Planning for Renewable Energy (2005) and supports the harnessing of renewable energy from a variety of sources. The term renewable energy covers sources such as sun, wind, and water but also covers materials such as waste and wood. It therefore encompasses forms of energy generation such as solar power, wind turbines, hydro-power, waste combustion, landfill and natural gas and wood fuel or biomass.</p>	<p>Change to reflect new national policy guidance.</p> <p>Relates to Focused Proposed Change number 6 - Deletion of Policy BW9: Climate Change.</p> <p>Test of Soundness: C2</p>	<p>Change to reflect removal of policy BW 9- considered in Sustainability Appraisal of Focused Proposed Changes.</p>
21	3.9.4	<p>The Renewable Energy Capacity Study (2008) undertaken as part of the LDP process has confirmed there is ongoing potential for utilising methane gas in Merthyr Tydfil. Methane is currently being considered for use in generating power for the national grid as a bi-product of waste tipping operations at</p>	<p>Change to reflect new national policy guidance.</p> <p>Relates to Focused Proposed Change number 6 - Deletion of Policy BW9: Climate Change.</p> <p>Test of Soundness: C2</p>	<p>Change to reflect removal of policy BW 9- considered in Sustainability Appraisal of Focused Proposed Changes.</p>



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		the Trecatty Landfill Site and it also exists as a naturally occurring resource in the coal measures of the County Borough in common with the remainder of the South Wales Coalfield.		
22	3.9.5	The Renewable Energy Study also identifies further renewable energy opportunities i.e. solar thermal /solar photovoltaic; biomass; combined heat and power (CHP); and ground sourced heat pumps (GSHP) and the extent of their potential to be realised. In setting out to maximise that potential, some of the LDP's key strategic allocations carry specific requirements for the incorporation of particular renewable energy technologies. All other major development sites require the exploration and incorporation of the renewable technologies outlined above (see Appendix 4 and Appendix 5).	Change to reflect new national policy guidance. Relates to Focussed Proposed Change number 6 - Deletion of Policy BW9: Climate Change. Test of Soundness: C2	Change to reflect removal of policy BW 9- considered in Sustainability Appraisal of Focussed Proposed Changes.
23	3.9.6	Due to locational variations and the fact that the market potential for power generation using technology that harnesses local resources needs to be explored further, making site specific recommendations on other site allocations has not proved possible. Instead,	Change to reflect new national policy guidance. Relates to Focussed Proposed Change number 6 - Deletion of Policy BW9: Climate Change.	Change to reflect removal of policy BW 9- considered in Sustainability Appraisal of Focussed Proposed Changes.



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		<p>developers will be required to investigate these issues as part of energy design statements to be submitted with individual planning applications. Such statements will be required to accompany all major development proposals as defined in Para 8, Section 7 of the Town & Country Planning (General Development Procedure) Order 1995 and should include an option appraisal for different technologies. The Council will normally consider favourably any proposals that utilise sources of renewable energy.</p>	<p>Test of Soundness: C2</p>	
24	3.9.7	<p>By way of a qualifying comment, it is recognised that proposals to harness renewable energy can display a wide variety of factors peculiar to the technology involved. Moreover, such schemes can have particular locational constraints since, in most cases, the resource can only be harnessed where it occurs. The need to harness energy from renewable sources will therefore be carefully balanced with the Authority's continuing commitment to protect the environment and limit potential impacts on local communities, the landscape and ecological interests.</p>	<p>Change to reflect new national policy guidance.</p> <p>Relates to Focussed Proposed Change number 6 - Deletion of Policy BW9: Climate Change.</p> <p>Test of Soundness: C2</p>	<p>Change to reflect removal of policy BW 9- considered in Sustainability Appraisal of Focussed Proposed Changes.</p>



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
25	3.9.8	<p>The target of at least 10% reduction in CO2 emissions included in the above policy would need to be demonstrated through the submitted energy design statement. Technologies and measures that might be incorporated into building design to achieve the specified target include:</p> <ul style="list-style-type: none"> • Biomass heating • Biomass Combined Heat and Power • Green roofs /Biodiversity roofs • Ground Sourced Heat pumps • External and internal insulation • Solar water heating • Solar Photovoltaics • Passive solar design • Rainwater recycling • Microwind turbines. <p>Related strategic objectives: SO12</p>	<p>Change to reflect new national policy guidance.</p> <p>Relates to Focussed Proposed Change number 6 - Deletion of Policy BW9: Climate Change.</p> <p>Test of Soundness: C2</p>	Change to reflect removal of policy BW 9- considered in Sustainability Appraisal of Focussed Proposed Changes.
26	3.10.9 (Final sentence)	<p>The extent of permitted reserves at both quarries is shown on the LDP proposals map along with an associated 200m buffer zone (see Policy TB9).</p>	<p>As per recommendation made within Consultation Report. Representations 073/04/BW10/C2; 073/05/BW10/CE1; and 073/06/BW10/CE2 relate.</p> <p>Test of Soundness: C2, CE1 and CE2.</p>	Minor change to supporting text, no further SA required.
27	3.10.10	The long-term inactive limestone quarry	As per recommendation made within	Minor change to supporting



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		at Morlais Castle has seen no mineral extraction since the early 1960s and though there is an extant planning permission that would enable quarrying operations to recommence . Proposals for future extraction remain both extremely unlikely and undesirable for economic and environmental reasons respectively. <i>Nevertheless, for consistency, the quarry is also shown on the LDP proposals map.</i> The inactive sandstone quarries in County Borough have not been worked since the beginning of the 20th Century and no further exploitation is appropriate.	Consultation Report. Representations 073/10/TB9/C2; 073/11/TB9/CE1; and 073/12/TB9/CE2 relate. Test of Soundness: C2, CE1 and CE2.	text, no further SA required.
28	3.14 (Policy BW14)	Policy BW14: Managing Employment Growth <i>During the plan period 2006-2021, 40 30 hectares of land is allocated to provide a suitable range of sites to accommodate the anticipated business and employment needs of the County Borough.</i>	As per recommendation made within Consultation Report. Representation 073/16/MISC relates.	The change in employment land proposed in Policy BW 14 may be considered a significant change. Refer to Sustainability Appraisal of Focussed Proposed Changes.
29	3.14.3	In order to accommodate the level of growth proposed by the Plan, 40 30 hectares of land has been allocated for employment purposes at locations	As per recommendation made within Consultation Report. Representation 073/16/MISC relates.	Change to reflect changes to policy BW 9- considered in Sustainability Appraisal of Focussed Proposed Changes.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>identified in Policy AS14 and listed at Appendix 5. Full details on how the employment land requirements were derived is contained in the <i>LDP Background Paper: Population, Dwelling and Employment Land Forecasts</i> (April 2007) although a summary is also provided at Appendix 3 of this written statement. The over allocation of 5.0 2.0 hectares compared to the Background Paper is to make provision for land that could be given over to accommodate appropriate waste management facilities on B2 employment sites in accord with Policy AS7 and Appendix 7.</p>		
30	3.17.4 (Second sentence)	<p>Obligations, which may not be solely limited to those sites, are justified by the fact that it is primarily new housing development which places the greatest burden on existing infrastructure and the threshold of 20 dwellings applies owing to the fact that the majority of residential site allocations in the LDP carry the capacity for at least this number of units.</p>	<p>As per recommendation made within Consultation Report. Representation 050/03/ALL/CE2 relates. Test of Soundness: CE2</p>	<p>Minor change to supporting text, no further SA required.</p>



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	3.17.5	Individual Council departments will be responsible for elaborating on their requirements as part of the planning application process with obligations only being sought where they remedy identified planning constraints. The level of provision required will be based on the particular formulae of those departments according to their priorities at any given time and do not therefore form part of the LDP. However, in setting requirements, a balance will need to be struck between departmental priorities, ensuring that development remains viable and realising the strategy of the LDP.	As per recommendation made within Consultation Report. Representations 074/10/WS/CE4; 076/07/BW17/CE4; and 076/08/BW17/CE2 relate. Test of Soundness: CE2 and CE4	Additional supporting text, no further SA required.
31	3.18.1	<u>Policy Justification</u> One of the requirements of the planning system is to guide development in order to lessen the risk from both natural and man-made hazards including risks from land contamination. Whilst the system should not necessarily prevent the development of such land (although this could be the most appropriate response in some cases), it should ensure that any development undertaken is suitable for the land concerned and that the physical constraints of the land are fully taken	As per recommendation made within Consultation Report. Representations 053/10/WS/CE2; 053/11/WS/CE1; 053/12/WS/C4; and 069/04/WS/CE4 relate. Relates to Focussed Proposed Change number 7 - Addition of Policy BW18: Contaminated Land. Test of Soundness: C4, CE1, CE2 and CE4.	Change relates to addition of Policy BW 18: Contaminated Land. This policy is considered in the Sustainability Appraisal of Focussed Proposed Changes.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		into account.		
32	3.18.2	The responsibility for determining the extent of contamination rests with the developer who must also ensure that the land is suitable for the proposed development. However, the Council must take into account any implications on public health and ensure that new development is not undertaken without an understanding of the risks involved; also that development does not take place without appropriate remediation, having regard to both the natural and historic environment.	As per recommendation made within Consultation Report. Representations 053/10/WS/CE2; 053/11/WS/CE1; 053/12/WS/C4; and 069/04/WS/CE4 relate. Relates to Focussed Proposed Change number 7 - Addition of Policy BW18: Contaminated Land. Test of Soundness: C4, CE1, CE2 and CE4.	Change relates to addition of Policy BW 18: Contaminated Land. This policy is considered in the Sustainability Appraisal of Focussed Proposed Changes.
33	3.18.3	The LDP recognises that primarily because of Merthyr Tydfil's industrial legacy, certain areas of land in the County Borough remain potentially contaminated. Furthermore, that the remediation of such land may be required before it can be brought back into beneficial use. As a means of alerting interested parties to the potential of contamination, the Council is required to maintain a register of contaminated land and this has been taken into account in preparing the LDP.	As per recommendation made within Consultation Report. Representations 053/10/WS/CE2; 053/11/WS/CE1; 053/12/WS/C4; and 069/04/WS/CE4 relate. Relates to Focussed Proposed Change number 7 - Addition of Policy BW18: Contaminated Land. Test of Soundness: C4, CE1, CE2	Change relates to addition of Policy BW 18: Contaminated Land. This policy is considered in the Sustainability Appraisal of Focussed Proposed Changes.

REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		The register is also used to inform developers whether potential risks are known to exist and to what extent further investigations may be necessary.	and CE4.	
34	3.18.4	The above policy has been formulated in order to reflect the fact that where contamination is known or is reasonably believed to exist, a site assessment will be required prior to the determining of a planning application. In this way, it is intended to protect public safety whilst helping to realise one of the primary aims of the LDP i.e. to promote regeneration through the use of suitable and appropriate brownfield land rather than Greenfield sites. Related strategic objectives: SO3	As per recommendation made within Consultation Report. Representations 053/10/WS/CE2; 053/11/WS/CE1; 053/12/WS/C4; and 069/04/WS/CE4 relate. Relates to Focussed Proposed Change number 7 - Addition of Policy BW18: Contaminated Land. Test of Soundness: C4, CE1, CE2 and CE4.	Change relates to addition of Policy BW 18: Contaminated Land. This policy is considered in the Sustainability Appraisal of Focussed Proposed Changes.
AREA SPECIFIC POLICIES				
35	4.1 (Policy AS1)	Policy AS1: Housing allocations in the Primary Growth Area <i>During the plan period 2006-2021, land is allocated for the provision of approximately 3160 dwellings in the Primary Growth Area at the following locations as shown on the LDP Proposals</i>	As per recommendation made within Consultation Report. Representation 056/02/AS1/CE2 relates. Relates to Focussed Proposed Change number 3 - Deletion of Housing Allocation at Upper	This change has been made to allow for extension to the community Hospital Allocation. This is likely to have positive benefits for health, but is not considered significant, therefore further SA not required.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p><i>Map:-</i></p> <p><i>H1 Sweetwater Park, Trefechan</i></p> <p><i>H2 Trevor Close, Pant</i></p> <p><i>H3 Beacon Heights, Swansea Road</i></p> <p><i>H4 Bryngwyn Farm, Swansea Road</i></p> <p><i>H5 Twyncarmel Shop</i></p> <p><i>H6 Clwydyfagwr, Swansea Road</i></p> <p><i>H7 Cyfarthfa Mews, Swansea road</i></p> <p><i>H8 Gellideg Flats</i></p> <p><i>H9 South of Castle Park, Twyncarmel</i></p> <p><i>H10 Adjacent to Old Forge Park, Dowlais</i></p> <p><i>H11 Winchfawr</i></p> <p><i>H12 Brecon View Park, Heolgerrig</i></p> <p><i>H13 Cwmglo Road, Heolgerrig</i></p> <p><i>H14 Brondeg, Heolgerrig</i></p> <p><i>H15 Upper Georgetown Plateau</i></p> <p><i>H16 Lower Georgetown Plateau</i></p> <p><i>H17 Former Vulcan Brewery, Brecon Road</i></p> <p><i>H18 Gwaelodygarth House</i></p> <p><i>H19 Goitre Lane, Gurnos</i></p> <p><i>H20 St. Tydfil's Hospital</i></p> <p><i>H21 Penydarren Reservoir</i></p> <p><i>H22 Rear of Haydn Terrace, Penydarren</i></p> <p><i>H23 Former Dowlais Foundry (Project</i></p>	<p>Georgetown Plateau (H15) / Extension to Community Hospital Allocation (CH1)</p> <p>Test of Soundness: CE2.</p>	



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p><i>Heartland)</i></p> <p><i>H24 Dowlais Flats</i></p> <p><i>H25 Outlook Village, Goatmill Road</i></p> <p><i>H26 North of Bradley Gardens, Penyard</i></p> <p><i>H27 Pant-y-ffin Road (Queens Exchange), Penyard</i></p> <p><i>H28 Former Twynnyrobyn Junior School</i></p> <p><i>H29 Twynnyrobyn</i></p> <p><i>H30 Former Mardy Hospital, Twynnyrobyn</i></p> <p><i>H31 Rhydycar Leisure Village</i></p> <p><i>H32 The Greenie, Penydarren</i></p> <p><i>H33 Gethin Tip, Abercanaid</i></p> <p><i>H34 Rocky Road, Penydarren</i></p> <p><i>H35 Former Rugby Club, Ynysfach</i></p> <p><i>H36 Pentrebach</i></p>		
36	4.6 (Policy AS6)	<p>Policy AS6: Local Nature Conservation Designations</p> <p><i>Using published scientific criteria, Sites of Importance for Nature Conservation have been designated as shown on the LDP Proposals Map. Applications for development affecting these sites and /or the Cwm Taff Fechan Local Nature Reserve, will not be permitted unless</i></p>	<p>As per recommendation made within Consultation Report. Representations 053/21/AS6/CE2; 053/22/AS6/CE4; and 075/07/AS6/CE1 relate.</p> <p>Test of Soundness: CE1, CE2 and CE4.</p>	<p>Minor change to policy wording. This improves the sustainability of the policy as it allows that planning agreements may be obtained for the <i>enhancement</i> of Sites of Importance for Nature Conservation and for mitigation. This is not likely to have significant effects therefore no further appraisal</p>



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p><i>full account has been taken of the relevant features so as to prevent unacceptable damage to their conservation value. Where planning permission is contemplated, planning conditions or the seeking of a planning agreement may be necessary to safeguard and /or enhance features, or to provide appropriate mitigation and /or compensatory measures.</i></p>		is required.
37	4.17 (Policy AS17)	<p>Policy AS17: New outdoor sport/play space</p> <p><i>In seeking to meet the six acre standard on the provision of usable and accessible outdoor sport and play space, and in order to help address identified shortfalls in the quality and quantity of facilities in particular areas of the County Borough, the LDP requires that additional provision be made on-site as part of the following new housing developments as shown on the Proposals Map:-</i></p> <ul style="list-style-type: none"> • Twynearmel (site allocation H9) • Georgetown (site allocation H15) • Georgetown (site allocation H16) • Gurnos (site allocation H19) 	<p>As per recommendation made within Consultation Report. Representations 011/05/AS17/0; 050/02/AS17/C2; and 056/02/AS1/CE2 relate.</p> <p>Test of Soundness: C2 and CE2.</p>	Change to reflect changes made to site allocations. No significant effect.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<ul style="list-style-type: none"> • <i>Penydarren (site allocation H22)</i> • <i>Penyard (site allocation H26)</i> • <i>Twynyrodyn (site allocation H29)</i> • <i>Former Mardy Hospital (site allocation H30)</i> • <i>Abercanaid (site allocation H33)</i> • <i>Trelewis (site allocation H48)</i> 		
38	4.18 (Policy AS18)	<p><i>Policy AS18: Retail hierarchy</i></p> <p>Merthyr Tydfil Town Centre is the favoured location for retail development, being situated at the head of a retail hierarchy which also includes the district centre of Treharris followed by the local centres of Dowlais, Gurnos, Cefn Coed, Brecon Road/Morgantown, Troedyrhiw and Aberfan. Proposals for new and enhanced retail provision in all these centres will be permitted where they improve the vitality and viability of the centre(s) concerned.</p> <p><i>Outside the above centres, proposals will be subject to an assessment of need and a strict application of the sequential test. Proposals will then only be permitted where they avoid causing</i></p>	<p>As per recommendation made within Consultation Report. Representations O30/01/AS18/C2; O62/01/PROP/C2; and O63/01/AS18/C2 relate.</p> <p>Test of Soundness: C2.</p>	<p>Minor change to policy- overall policy intent remains unchanged, therefore no significant effect and no SA required.</p>



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p><i>harm to</i></p> <ul style="list-style-type: none"> • Contribute to sustaining and enhancing town / district / local centre vitality and viability. • Reinforce a sense of place • Improve or avoid detracting from the quality and attractiveness of the centre concerned 		
39	4.18.2	<p>In order to meet future retail needs in a co-ordinated and sustainable manner, a hierarchy of retail centres has been established. At the top of the hierarchy is Merthyr Tydfil Town Centre (regional facility), followed by Treharris (district centre), then, seven local centres. And, finally, Three out-of-centre retail parks at Cyfarthfa, Pengarnddu and Pentrebach also exist but do not fall within the defined hierarchy.</p>	<p>As per recommendation made within Consultation Report. Representations 055/01/AS18/CE2; 062/01/PROP/C2; and 063/01/AS18/C2 relate. Test of Soundness: C2 and CE2.</p>	<p>Minor change to supporting text, no further SA required.</p>
40	4.18.4 (Third sentence)	<p>Such stores might include bulk non-food retailers. However, proposals will be subject to an assessment of need and a strict application of the sequential test in common with other retail proposals outside the defined hierarchy.</p>	<p>As per recommendation made within Consultation Report. Representations 055/01/AS18/CE2; 062/01/PROP/C2; 063/02/AS18/C2 relate. Test of Soundness: C2 and CE2.</p>	<p>Minor change to supporting text, no further SA required.</p>
41	4.20.1 (Final sentence)	<p>This assessment concludes that, whilst there is currently a very good level of</p>	<p>As per recommendation made within Consultation Report.</p>	<p>Amendment to supporting text only, no further SA required.</p>



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		convenience goods expenditure retention within Merthyr Tydfil, taking into account the LDP's strategy for enhanced growth, an additional 1,320 789 sq. metres (net) of convenience retail floorspace is likely to be required by 2021.	Representation 030/03/AS20/CE2 relates. Test of Soundness: CE2.	
42	4.20.2 (Final sentence)	Consequently, up to 11,500 9,827 sq. metres (net) of additional comparison retail floorspace will be required by 2021.	As per recommendation made within Consultation Report. Representation 030/03/AS20/CE2 relates. Test of Soundness: CE2.	Amendment to supporting text only, no further SA required.
43	4.20.3	It is envisaged that the requirement for additional convenience floorspace is sufficiently small to be met through the possible future extension of existing stores provision of one small supermarket, or a range of local provision, or a store extension in line accord with the sequential test and, consequently, the LDP does not make specific allocations in this regard.	As per recommendation made within Consultation Report. Representation 030/03/AS20/CE2 and 065/02/AS20/CE4 relate. Test of Soundness: CE2 and CE4.	Amendment to supporting text only, no further SA required.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
44	4.20.9 (Final sentence)	It is intended that approximately 18.5 hectares will accommodate leisure opportunities as set out in Policy AS16, with the remaining 16.5 hectares being given over to 13,935 sq. metres (gross)/ 9060 sq. metres (net) of non-food retail floorspace.	As per recommendation made within Consultation Report. Representation 030/03/AS20/CE2 relates. Test of Soundness: CE2.	Amendment to supporting text only, no further SA required.
45	4.21.2	<p>Prince Charles Hospital (PCH) will remain the principal hub for community health provision in Merthyr Tydfil during the plan period and an improvement to facilities is anticipated using land and buildings within the existing hospital site. PCH will be complemented by three primary health centres strategically located across the County Borough in:</p> <ul style="list-style-type: none"> • Merthyr Tydfil Town Centre The Hollies (to be extensively refurbished) • Dowlais Seymour Berry Centre • Treharris new build at Fox Street. <p>Prince Charles Hospital (PCH) is a District General Hospital, one of only 15 in Wales, and therefore an important facility providing general and specialist health care throughout a large part of the Valleys and south Powys. If it is to</p>	As per recommendation made within Consultation Report. Representation 056/06/WS/CE2 relates. Test of Soundness: CE2.	Amendment to supporting text only, no further SA required.



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		<p>maintain this function for the foreseeable future, it is inevitable that it will undergo further adaptation and extension in order to meet the requirements of a modern, locally based health service. Whilst no significant extension of the hospital is currently proposed, the prospect of such a scheme cannot be discounted during the lifetime of the LDP. Given the physical constraints of the hospital site, it is possible that any future significant development may require the use of at least part of the playing field located to the northwest of the hospital. The use of this playing field as part of any future development will be subject to satisfying the requirements of Policy BW16.</p>		
46	4.21.3	<p>In addition, proposals for the construction of a bed free community hospital on the upper (western) plateau at Georgetown are expected to reach fruition during the mid part of the LDP period and will contribute significantly to improving overall levels of provision in this part of the County Borough.</p> <p>Proposals for the Merthyr Tydfil Health Park on the upper (western) plateau at</p>	<p>As per recommendation made within Consultation Report. Representation O56/07/WS/CE2 relates.</p> <p>Test of Soundness: CE2.</p>	<p>Amendment to supporting text only- refer comments on policy AS1 , no further SA required.</p>



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		Georgetown (site allocation CH1) are expected to reach fruition during the mid part of the LDP period and will contribute significantly to improving overall levels of health provision. It is anticipated that the Health Park will provide accommodation for a range of primary and community health together with social care services, as well as providing voluntary and statutory support services for local people who have health or social problems. It will also provide alternative accommodation for a number of outpatient services currently provided as St Tydfil's Hospital. In addition, the Local Health Board is proposing the development of a new Primary Health Centre at Fox Street, Treharris (site allocation CH2).		
47	4.21.4 (First sentence)	In light of the above and as part of the process of improving the overall quality of patient care available, it is anticipated that St. Tydfil's Hospital, Thomastown will become surplus to requirements during the letter middle part of the LDP period.	As per recommendation made within Consultation Report. Representation 056/01/WS/CE2 relates. Test of Soundness: CE2.	Minor amendment to supporting text only, no further SA required.
48	4.22.1	<u>Policy Justification</u> <i>TAN 2: Planning and Affordable Housing</i>	As per recommendation made within Consultation Report.	Text amended to reflect changes to Policy AS22- refer

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		(2006) provides the definition of affordable housing and the framework for Policy AS22. In summary, affordable housing encompasses both subsidised homes and home ownership schemes that will be available to people who cannot afford to occupy houses available generally on the housing market.	<p>Representations 053/48/TB4/CE2; 053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and 076/17/TB4/CE4 relate</p> <p>Relates to Focussed Proposed Change number 2 - Policy AS22: Affordable Housing.</p> <p>Test of Soundness: C1, C2, CE2 and CE4</p>	to Sustainability Appraisal of Focussed Proposed Changes.
49	4.22.2	<p>Local need</p> <p>House prices in the County Borough have increased by over 150% since 2004, and despite trends to the contrary in most recent times, a significant proportion of the population remains unable to meet its housing needs. The LDP aims to help facilitate opportunities that maximise the provision of affordable housing in both the social rented sector and through affordable homes for sale. The targets included in the above policy are based on</p>	<p>As per recommendation made within Consultation Report.</p> <p>Representations 053/48/TB4/CE2; 053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and 076/17/TB4/CE4 relate</p>	Text amended to reflect changes to Policy AS22- refer to Sustainability Appraisal of Focussed Proposed Changes for detail.

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		findings contained in the Merthyr Tydfil Local Housing Market Assessment Update (June 2009), which, amongst other factors, has taken account of growth levels being proposed by the LDP.	Relates to Focussed Proposed Change number 2 - Policy AS22: Affordable Housing. Test of Soundness: C1, C2, CE2 and CE4	
50	4.22.3	Eligible sites The threshold of 20 dwellings has been applied owing to the fact that the majority of residential site allocations in the LDP carry the capacity for at least this number of units, reflecting historic patterns of land supply across the County Borough whereby very few sites of less than 1 hectare tend to come forward. The threshold also acknowledges the fact that viability is more likely to become an issue in relation to smaller sites. The Council will aim to ensure that large sites are not developed incrementally, (i.e. in phases of fewer than 20 units) which might enable developers to avoid providing affordable housing.	As per recommendation made within Consultation Report. Representations 053/48/TB4/CE2; 053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and 076/17/TB4/CE4 relate Relates to Focussed Proposed Change number 2 - Policy AS22: Affordable Housing. Test of Soundness: C1, C2, CE2 and CE4	Text amended to reflect changes to Policy AS22- refer to Sustainability Appraisal of Focussed Proposed Changes for detail.
51	4.22.4	Housing mix The type and mix of affordable housing provided will be a matter for negotiation between the Council's Housing Division	As per recommendation made within Consultation Report. Representations 053/48/TB4/CE2; 053/49/TB4/C2;	Text amended to reflect changes to Policy AS22- refer to Sustainability Appraisal of Focussed Proposed Changes for

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		and the developer but the LHMA has indicated that the majority of affordable housing should take the form of intermediate housing products such as Homebuy/Shared Equity etc.	053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and 076/17/TB4/CE4 relate Relates to Focussed Proposed Change number 2 - Policy AS22: Affordable Housing. Test of Soundness: C1, C2, CE2 and CE4	detail.
52	4.22.5	Delivery The targets in the above policy have been derived after assessing the level of affordable housing that is viable in each of the housing market areas in the County Borough (see LDP Background Paper: Affordable Housing). 21 affordable homes (6% of the overall total to be delivered by 2021) have been completed since the beginning of the plan period with approximately 50 units under construction at the time of writing. The ability to provide affordable housing may be affected by various costs associated	As per recommendation made within Consultation Report. Representations 053/48/TB4/CE2; 053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and 076/17/TB4/CE4 relate Relates to Focussed Proposed Change number 2 - Policy AS22:	Text amended to reflect changes to Policy AS22- refer to Sustainability Appraisal of Focussed Proposed Changes for detail.



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		with a particular site. Building in valley locations often incurs additional expenditure due to topography and ground conditions (mineworkings, contamination etc). Where costs are incurred and verified, the Council will take such submissions into account as part of its overall site assessment using the <i>Three Dragons Development Appraisal Toolkit</i> .	Affordable Housing. Test of Soundness: C1, C2, CE2 and CE4	
53	4.22.6	Planning obligations will be used as the primary means of controlling the delivery of affordable homes and ensuring that those homes provided continue to be occupied by people falling within qualifying categories. Where the provision of affordable homes is considered necessary but not possible, the payment of a commuted sum will be required to assist in the provision of such accommodation on alternative sites nearby, although, the Council's preference will normally be for on-site provision. Further information can be found in the Town Planning Division's <i>Interim Planning Guidance Note on Affordable Housing</i> (2007).	As per recommendation made within Consultation Report. Representations 053/48/TB4/CE2; 053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and 076/17/TB4/CE4 relate Relates to Focussed Proposed Change number 2 - Policy AS22: Affordable Housing. Test of Soundness: C1, C2, CE2 and CE4	Text amended to reflect changes to Policy AS22 . Refer to Sustainability Appraisal of Focussed Proposed Changes for detail.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
54	4.22.7	<p>In respect of the above policy, reference to Policy BW17 on Securing Community Infrastructure Benefits and the LDP's Schedule of Housing Sites with Anticipated Planning Obligations for Community Infrastructure Provision (Appendix 4) will be necessary. Policy TB6 on static caravans, residential mobile homes and gypsy/traveller accommodation may also be appropriate.</p> <p>Related strategic objectives: SO6</p>	<p>As per recommendation made within Consultation Report. Representations 053/48/TB4/CE2; 053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and 076/17/TB4/CE4 relate</p> <p>Relates to Focussed Proposed Change number 2 - Policy AS22: Affordable Housing.</p> <p>Test of Soundness: C1, C2, CE2 and CE4</p>	
TOPIC BASED POLICIES				
55	5.1 (Policy TB1)	<p>Policy TB1</p> <p><i>Proposals for new development outside defined settlement boundaries considered to be acceptable in principle under Policy BW4 should also fulfil the following criteria:-</i></p> <p><i>1) The merits of the development must</i></p>	<p>As per recommendation made within Consultation Report. Representation 050/03/ALL/CE2 relates.</p> <p>Test of Soundness: CE2.</p>	<p>Minor change to policy- point of clarification only. No further SA required.</p>



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		<p><i>outweigh the value of protecting the countryside from new developments.</i></p> <p><i>2) The proposal must be acceptable in terms of its siting, scale, design and materials.</i></p> <p><i>3) The proposal must not have an unacceptable impact on the character, amenity and landscape quality of the area including any historical features present.</i></p> <p><i>4) The development must not pose an unacceptable risk to nature conservation interests including habitats and species present within the site and within the vicinity of the site.</i></p> <p><i>5) The development must not pose an unacceptable risk to the water environment including watercourses, groundwater catchment areas and river quality.</i></p> <p><i>6) The proposal must not conflict with transportation considerations including access, parking, traffic generation, accessibility to public transport and the enjoyment of public rights of way.</i></p>		



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<i>7) If necessary, the proposal must be capable of being provided with the relevant utility services and infrastructure.</i>		
56	5.1.4 (First sentence)	Whilst dwellings will only be permitted in the countryside if they can be demonstrated absolutely essential in accord with Planning Policy Wales (2002), the conversion of existing rural buildings to residential use will be permitted subject to meeting the relevant policy criteria.	As per recommendation made within Consultation Report. Representation 050/03/ALL/CE2 relates. Test of Soundness: CE2.	Minor change to supporting text. No further SA required.
57	5.2 (Policy TB2)	Policy TB2 <i>Proposals for new development within settlement boundaries on land not specifically allocated for development by the LDP will be permitted subject to consideration against the following criteria:-</i> <i>1) The proposal must be acceptable in terms of its siting, scale, design and materials.</i> <i>2) The proposal must not have an unacceptable impact on the character and amenity of immediate neighbourhood.</i> <i>3) The proposal must not have an</i>	As per recommendation made within Consultation Report. Representation 050/03/ALL/CE2 relates. Test of Soundness: CE2.	Minor change to policy- point of clarification only. No further SA required.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p><i>unacceptable impact on the character, amenity and landscape quality of the area including any historical features present.</i></p> <p>4) <i>The proposal must not pose an unacceptable risk to nature conservation interests including habitats and species present within the site and within the vicinity of the site.</i></p> <p>5) <i>The proposal must not pose an unacceptable risk to the water environment including watercourses, groundwater catchment areas and river quality.</i></p> <p>6) <i>The proposal must not conflict with transportation considerations including access, parking, traffic generation, accessibility to public transport and enjoyment of public rights of way.</i></p> <p>7) <i>If necessary, the proposal must be capable of being provided with the relevant utility services and infrastructure.</i></p>		
58	5.3 (Policy TB3)	<p>Policy TB3</p> <p><i>Development proposals for the change</i></p>	As per recommendation made within Consultation Report. Representation 050/03/ALL/CE2	Policy changes to ensure better protection for amenity, landscape quality, historic



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p><i>of use of land or buildings within settlement boundaries will be permitted subject to consideration against the following criteria:-</i></p> <ol style="list-style-type: none"> <i>1) Where the land or buildings provide an important leisure or community use, alternative provision can be provided in the vicinity of at least an equal benefit or it can be demonstrated that the existing provision is inappropriate or surplus to the needs of the community.</i> <i>2) Where the proposals would result in the loss of existing industrial and business premises, sufficient quantity, quality and variety of business land or premises should be available elsewhere in the County Borough and there should be no viable business or employment use for the site.</i> <i>3) The proposal must be consistent with the scale and nature of the existing buildings.</i> <i>4) The proposal must be acceptable in terms of its siting, scale, design and materials.</i> 	<p>relates. Test of Soundness: CE2.</p>	<p>features, and nature conservation; however as these changes apply only to change of use applications, the effects are considered minor. No further SA necessary.</p>



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>5) <i>The proposal must not have an unacceptable impact on the character and amenity of immediate neighbourhood.</i></p> <p>6) <i>The proposal must not have an unacceptable impact on the character, amenity and landscape quality of the area including any historical features present.</i></p> <p>7) <i>The proposal must not pose an unacceptable risk to nature conservation interests including habitats and species within the site and within the vicinity of the site.</i></p> <p>8) <i>The proposal must not pose an unacceptable risk to the water environment including watercourses, groundwater catchment areas and river quality.</i></p> <p>9) <i>The proposal must not conflict with transportation considerations including access, parking, traffic generation, accessibility to public transport and enjoyment of public rights of way.</i></p> <p>10) <i>If necessary, the proposal must be capable of being provided with the</i></p>		



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p><i>relevant utility services and infrastructure.</i></p> <p><i>11) The proposal should avoid creating a concentration of non-retail uses in the Primary Shopping Area of Merthyr Tydfil Town Centre.</i></p> <p><i>12) The proposed alternative use must be suitable in order to help achieve at least one of the strategic objectives of the LDP.</i></p>		
59	5.4 (Policy TB4)	<p>Affordable Housing</p> <p>Policy TB4</p> <p>The Council will seek 25% of dwellings on housing sites of 20 dwellings and more to be provided as affordable housing. This equates to approximately 997 affordable units being provided over the LDP period 2006-2021.</p>	<p>As per recommendation made within Consultation Report.</p> <p>Representations 053/48/TB4/CE2; 053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and 076/17/TB4/CE4 relate</p> <p>Relates to Focussed Proposed Change number 2 - Policy AS22: Affordable Housing.</p> <p>Test of Soundness: C1, C2, CE2 and CE4</p>	<p>Policy TB4 now replaced by policy AS22. Refer to Sustainability Appraisal of Focussed Proposed Changes.</p>



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
60	5.4.1	Policy Justification TAN 2: Planning and Affordable Housing (2006) provides the definition of affordable housing and the framework for Policy TB4. In summary, affordable housing encompasses both subsidised homes and home ownership schemes that will be available to people who cannot afford to occupy houses available generally on the housing market.	As per recommendation made within Consultation Report. Representations 053/48/TB4/CE2; 053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and 076/17/TB4/CE4 relate Relates to Focussed Proposed Change number 2 - Policy AS22: Affordable Housing. Test of Soundness: C1, C2, CE2 and CE4	Relates to Policy changes (Policy AS22)- refer to Sustainability Appraisal of Focussed Proposed Changes.
61	5.4.2	Local need With house prices in the County Borough increasing by over 175 per cent between 2004 and 2006, a growing proportion of the population is unable to meet their housing needs and the issue has risen rapidly up the political agenda to become one of the key priorities for the Council. The LDP aims to help facilitate opportunities that maximise the provision of affordable	As per recommendation made within Consultation Report. Representations 053/48/TB4/CE2; 053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and	Relates to Policy changes (Policy AS22)- refer to Sustainability Appraisal of Focussed Proposed Changes.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		housing in both the social rented sector and through affordable homes for sale. The above policy requirement of 25% is based on findings contained in the Merthyr Tydfil Local Housing Market Assessment (2007), which, amongst other factors, has taken account of growth levels being proposed by the LDP.	076/17/TB4/CE4 relate Relates to Focussed Proposed Change number 2 - Policy AS22: Affordable Housing. Test of Soundness: C1, C2, CE2 and CE4	
62	5.4.3	Eligible sites The threshold of 20 dwellings has been applied owing to the fact that the majority of residential site allocations in the LDP carry the capacity for at least this number of units. The Council will aim to ensure that large sites are not developed incrementally, (i.e. in phases of fewer than 20 units) which might enable developers to avoid providing affordable housing.	As per recommendation made within Consultation Report. Representations 053/48/TB4/CE2; 053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and 076/17/TB4/CE4 relate Relates to Focussed Proposed Change number 2 - Policy AS22: Affordable Housing. Test of Soundness: C1, C2, CE2 and CE4	Relates to Policy changes (Policy AS22)- refer Sustainability Appraisal of Focused Proposed Changes.
63	5.4.4	Housing mix e and mix of affordable housing provided	As per recommendation made within Consultation Report.	Relates to Policy changes (Policy AS22)- refer to Sustainability



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		will be a matter for negotiation between the Council's Housing Division and the developer but the LHMA has indicated that approximately 50% of affordable housing should take the form of intermediate housing products such as Homebuy/Shared Equity etc.	<p>Representations 053/48/TB4/CE2; 053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and 076/17/TB4/CE4 relate</p> <p>Relates to Focussed Proposed Change number 2 - Policy AS22: Affordable Housing.</p> <p>Test of Soundness: C1, C2, CE2 and CE4</p>	Appraisal of Focused Proposed Changes.
64	5.4.5	Delivery 21 affordable homes (2% of the overall total to be delivered by 2021) have been completed since the beginning of the plan period. The ability to provide affordable housing may be affected by various costs associated with a particular site. Building in valley locations often incurs additional expenditure due to topography and ground conditions (mineworkings, contamination etc). However, these additional costs are usually offset, wholly	<p>As per recommendation made within Consultation Report.</p> <p>Representations 053/48/TB4/CE2; 053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and 076/17/TB4/CE4 relate</p>	Relates to Policy changes (Policy AS22)- refer to Sustainability Appraisal of Focused Proposed Changes.

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		or partly, by relatively lower land values. Where other (abnormal) costs are incurred and verified, the Council may take such submissions into account as part of its overall site assessment using the Three Dragons Development Appraisal Toolkit.	Relates to Focused Proposed Change number 2 - Policy AS22: Affordable Housing. Test of Soundness: C1, C2, CE2 and CE4	
65	5.4.6	Planning obligations will be used as the primary means of controlling the delivery of affordable homes and ensuring that those homes provided continue to be occupied by people falling within qualifying categories. Where the provision of affordable homes is considered necessary but not possible, the payment of a commuted sum will be required to assist in the provision of such accommodation on alternative sites nearby, although, the Council's preference will normally be for on-site provision. Further information can be found in the Town Planning Division's Interim Planning Guidance Note on Affordable Housing (2007).	As per recommendation made within Consultation Report. Representations 053/48/TB4/CE2; 053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and 076/17/TB4/CE4 relate Relates to Focused Proposed Change number 2 - Policy AS22: Affordable Housing. Test of Soundness: C1, C2, CE2 and CE4	Relates to Policy changes (Policy AS22)- refer to Sustainability Appraisal of Focused Proposed Changes.
66	5.4.7	In respect of the above policy, reference to Policy BW17 on Securing Community Infrastructure Benefits and the LDP's	As per recommendation made within Consultation Report. Representations 053/48/TB4/CE2;	Relates to Policy changes (Policy AS22)- refer to Sustainability Appraisal of Focused Proposed

REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>Schedule of Housing Sites with Anticipated Planning Obligations for Community Infrastructure Provision (Appendix 4) will be necessary. Policy TB6 on static caravans, residential mobile homes and gypsy/traveller accommodation may also be appropriate.</p> <p>Related strategic objectives: SO6</p>	<p>053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and 076/17/TB4/CE4 relate</p> <p>Relates to Focused Proposed Change number 2 - Policy AS22: Affordable Housing.</p> <p>Test of Soundness: C1, C2, CE2 and CE4</p>	Changes.
67	5.5 (Policy TB5)	<p>Policy TB5</p> <p><i>Development proposals for special needs such as community care provision, institutional, residential and nursing homes will be permitted subject to consideration against the following criteria:-</i></p> <p><i>1) The proposal must be located within identified settlement boundaries unless it can be demonstrated that no appropriate site exists to accommodate a facility for which</i></p>	<p>As per recommendation made within Consultation Report. Representation 050/03/ALL/CE2 relates.</p> <p>Test of Soundness: CE2.</p>	Minor change to policy- point of clarification only. No further SA required.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p><i>there is qualitative and quantitative need.</i></p> <p>2) <i>The proposal must be acceptable in terms of its siting, scale, design and materials.</i></p> <p>3) <i>The proposal must not have an unacceptable impact on the character and amenity of immediate neighbourhood.</i></p> <p>4) <i>The proposal must not have an unacceptable impact on the character, amenity and landscape quality of the area including any historical features present.</i></p> <p>5) <i>The development must not pose an unacceptable risk to nature conservation interests including habitats and species present within the site and within the vicinity of the site.</i></p> <p>6) <i>The development must not pose an unacceptable risk to the water environment including watercourses, groundwater catchment areas and river quality.</i></p> <p>7) <i>The proposal must not conflict with transportation considerations including access, parking, traffic</i></p>		



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		<p><i>generation, accessibility to public transport and enjoyment of public rights of way.</i></p> <p>8) <i>The proposal must be capable of being provided with the relevant utility services and infrastructure.</i></p>		
68	5.6 (Policy TB6)	<p>Policy TB6</p> <p><i>Development proposals for static caravans, residential mobile homes and gypsy/traveller accommodation will be permitted where:-</i></p> <ul style="list-style-type: none"> • <i>The proposal must be located within identified settlement boundaries.</i> • <i>The proposal is acceptable in terms of its siting, scale, design and materials.</i> • <i>The proposal does not have an unacceptable impact on the character and amenity of the immediate neighbourhood.</i> • <i>The proposal does not have an unacceptable impact on the character, amenity and landscape quality of the area including any historical features present.</i> • <i>The development does not pose an</i> 	<p>As per recommendation made within Consultation Report. Representation 050/03/ALL/CE2 relates.</p> <p>Test of Soundness: CE2.</p>	<p>Minor change to policy- point of clarification only. No further SA required.</p>



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p><i>unacceptable risk to nature conservation interests including habitats and species present within the site and within the vicinity of the site.</i></p> <ul style="list-style-type: none"> • <i>The development does not pose an unacceptable risk to the water environment including watercourses, groundwater catchment areas and river quality.</i> • <i>The proposal does not conflict with transportation considerations including access, parking, traffic generation, accessibility to public transport and enjoyment of public rights of way.</i> • <i>The proposal is capable of being provided with the relevant utility services and infrastructure.</i> 		
69	5.8 (Policy TB8)	<p>Policy TB8</p> <p><i>Proposals for mineral extraction and associated development will normally only be allowed where they are included within active mineral sites as shown on the LDP Proposals Map and:-</i></p> <p><i>1) Measures can be taken to minimise any adverse environmental impacts including</i></p>	<p>As per recommendation made within Consultation Report. Representations 053/51/TB8/CE2; 073/07/TB8/C2; and 077/13/TB8/C2 relate.</p> <p>Test of Soundness: C2 and CE2.</p>	<p>Minor change to policy- point of clarification only. No further SA required.</p>



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p><i>effects on landscape quality and nature conservation.</i></p> <p>2) <i>Measures can be taken to minimise disturbance to neighbouring land uses including the effects of noise, dust, vibration and other disruptive influences arising from the methods of working or the duration of the development.</i></p> <p>3) <i>The proposal is acceptable in terms of geological, hydrological and hydro geological factors.</i></p> <p>4) <i>The proposal is unlikely to reduce the stability of adjoining land.</i></p> <p>5) <i>The proposal is compatible with transportation considerations, particularly traffic generation to and from the site and access.</i></p> <p>6) <i>The proposal is consistent with site and wider safety.</i></p> <p>7) <i>Proposals for progressive and final restoration, aftercare and beneficial after-use are acceptable.</i></p> <p>8) <i>Where proposals involve the tipping of mineral waste, they should first have considered the</i></p>		



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p><i>possibility of re-using or recycling such waste.</i></p> <p><i>The production and use of alternative, secondary and recycled materials will be favoured as substitutes for naturally occurring minerals aggregates.</i></p>		
70	5.8.2 (Final sentence)	The above policy is applicable to all types of mineral extraction and associated development including coal bed methane extraction and should be read in conjunction with the requirements of national policy and legislation particularly in regard to the need for Health Impact Assessments and Environmental Impact Assessments.	As per recommendation made within Consultation Report. Representations 051/01/ALL/C2; 051/02/ALL/CE1; 051/03/ALL/CE4; 051/04/ALL/C2; 051/05/ALL/CE1; 051/06/ALL/CE4; and 077/13/TB8/C2 relate. Test of Soundness: C2, CE1 and CE4.	Minor change to supporting text, no further SA required.
	5.8.3 (Final sentence)	Nevertheless, this is on a significant scale and forms part of the 400ha land reclamation scheme at Ffos-y-Fran which entails the extraction of approximately 11 million tonnes of coal by 2025. Two small underground mines also exist to the north of Bedlinog and though both have planning permission for coal extraction up to 2028, neither is currently operational or licensed.	As per recommendation made within Consultation Report. Representations 073/07/TB8/C2; 073/08/TB8/CE1; 073/09/TB8/CE2; 077/13/TB8/C2; and 077/15/TB8/C2 relate. Test of Soundness: C2, CE1 and CE2.	



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71	5.8.4	<p>Ffos-y-fran entails the extraction of approximately 11 million tonnes of coal by 2025 and Whilst the LDP proposals map has identified further coal reserves resources to be safeguarded from development in line accord with national planning policy guidance (LDP Policy BW10 refers), the Plan considers that the extraction of coal during the plan period should normally only take place using the currently active facility. This is primarily due to the scale and nature of the existing operation and the cumulative effects (environmental and social) likely to arise from the existence of more than one extraction site within the limited confines of the County Borough boundary this does not indicate an acceptance of working in these areas. Proposals for mineral extraction that come forward during the plan period will need to be carefully considered against any historic and environmental designations that exist together with the proximity of local communities, taking into account the cumulative impacts of any similar schemes in the area, be they existing or proposed.</p>	<p>As per recommendation made within Consultation Report. Representations 053/51/TB8/CE2; 073/07/TB8/C2; 077/13/TB8/C2; and 077/15/TB8/C2 relate. Test of Soundness: C2 and CE2.</p>	<p>Change to supporting text. Whilst the changes are positive from a sustainability point of view, this doesn't constitute a significant change, therefore no further SA required.</p>
72	5.8.7	The County Borough's dormant quarries	As per recommendation made within	Minor change to supporting



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		are not expected to contribute to meeting the future regional demand for aggregate minerals. For economic reasons, they are unlikely to be worked again and, in any case, such locations are considered unsuitable for further mineral development because of landscape or environmental constraints. <i>Consequently, the Council will consider the drawing up of prohibition orders in appropriate cases.</i>	Consultation Report. Representations 073/07/TB8/C2; 073/08/TB8/CE1; and 073/09/TB8/CE2 relate. Test of Soundness: C2, CE1 and CE2.	text, no further SA required.
73	5.9 (Policy TB9)	Policy TB9 <i>Buffer Zones (200m for aggregates / 500m for coal) have been established between permitted, or active and inactive mineral operations in the County Borough and other sensitive land uses. Within these zones, proposals for new development will normally only be allowed where:-</i> <i>1) They would not adversely unacceptably affect operations within the mineral site.</i> <i>2) They would not be adversely unacceptably affected by operations within the mineral site.</i>	As per recommendation made within Consultation Report. Representations 068/04/TB9/CE2; 073//10/TB9/C2; 073/11/TB9/CE1; and 073/12/TB9/CE2 relate. Test of Soundness: C2, CE1 and CE2.	Use of the term 'unacceptably', rather than 'adversely' may slightly weaken the policy from a sustainability perspective, however each case would be considered on an individual basis, and the change is not considered to be significant. No further SA required.
74	5.9.1	In order that sensitive development is not unreasonably affected by mineral	As per recommendation made within Consultation Report.	Minor change to supporting text, no further SA required.

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		<p>extraction activity and vice-versa, it is necessary to preserve a buffer zone between them. In accord with emerging national guidance, a distance of at least 200 metres has therefore been defined around currently permitted operations at Vaynor and Gelligaer Quarries as well as the inactive quarry at Morlais Castle. A similar 500-metre cordon has been established around the permitted land reclamation/coal extraction scheme at Ffos-y-Fran and the two inoperative small mines to the north of Bedlinog (Ffynonau Duon Nos. 3 and 4). The extent of each mineral buffer zone is shown on the LDP proposals map.</p>	<p>Representations 073//10/TB9/C2; 073/11/TB9/CE1; and 073/12/TB9/CE2 relate.</p> <p>Test of Soundness: C2, CE1 and CE2.</p>	
75	5.9.4	<p>The extent of mineral reserves advanced for safeguarding on the LDP proposals map have also been determined with due cognisance to the need to preserve an appropriate buffer zone from the nearest communities (200m for aggregates and 500m for coal).</p>	<p>As per recommendation made within Consultation Report.</p> <p>Representations 072/01/BW10/C2; 072/02/BW10/CE2; 072/03/BW10/CE4; 072/09/TB9/C2; 073/04/BW10/C2; 077/09/BW10/CE2; and 077/10/TB9/CE2 relate</p> <p>Relates to Focussed Proposed Change number 1 - Minerals.</p>	<p>Minor change to supporting text, no further SA required.</p>



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			Test of Soundness: C2, CE2 and CE4	
76	5.10 (Policy TB10)	<p>Policy TB10</p> <p><i>Development proposals for in-building and open-air waste management facilities other than those involving new landfill capacity/sites will be permitted subject to consideration against the following criteria:-</i></p> <ol style="list-style-type: none"> <i>1. The proposal must be considered necessary within the context of the County Borough's waste management requirements and/or the regional need.</i> <i>2. The siting of the development must be acceptable having regard to dust, odour and noise emissions.</i> <i>3. The proposal must not have an unacceptable impact on the character and amenity of the immediate neighbourhood.</i> <i>4. The proposal must not have an unacceptable impact on the character, amenity and landscape quality of the area including any historical features present.</i> 	<p>As per recommendation made within Consultation Report. Representation 050/03/ALL/CE2 relates.</p> <p>Test of Soundness: CE2.</p>	<p>Minor change to policy- point of clarification only. No further SA required.</p>



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>5. <i>The proposal must not pose an unacceptable risk to nature conservation interests including habitats and species present within the site and within the vicinity of the site.</i></p> <p>6. <i>The proposal must not pose an unacceptable risk to the water environment including watercourses, groundwater catchment areas and river quality.</i></p> <p>7. <i>The proposal must not conflict with transportation considerations including access, parking, traffic generation, accessibility to public transport and enjoyment of public rights of way.</i></p> <p>8. <i>If necessary, the proposal must be capable of being provided with the relevant utility services and infrastructure</i></p>		
77	5.11	<p>Policy TB11</p> <p><i>Proposals for the development, redevelopment and improvement of land and buildings should normally ensure that:-</i></p> <ul style="list-style-type: none"> <i>any new highways are constructed</i> 	<p>As per recommendation made within Consultation Report. Representation 030/05/TB11/CE4 relates.</p> <p>Test of Soundness: CE4.</p>	<p>Minor change to policy. No further SA required.</p>



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		<p><i>in accordance with the Council's adopted Manual for Streets or Design Guide for Residential, Commercial and Industrial Estate Roads as appropriate, and include operational and non-operational parking provisions according to adopted standards set out in CSS Wales - Wales Parking Standards and the land use, density and location proposed.</i></p> <ul style="list-style-type: none"> <i>the access needs and mobility requirements of all sections of the community, particularly those with special needs and disabilities, are met.</i> 		
78	5.11.2	<p>The above policy has been formulated to ensure that the principles of sustainability and inclusiveness embodied in LDP's pattern of land allocation are applied to all future proposals for development and to ensure that development incorporates sufficient and appropriate access infrastructure to successfully serve that development. In this regard, it is important that highways and parking provision included as part of new development are constructed in</p>	<p>As per recommendation made within Consultation Report. Representation 030/05/TB11/CE4 relates.</p> <p>Test of Soundness: CE4.</p>	<p>Additional supporting text which may contribute further to sustainability of document. Not considered significant therefore no further SA required.</p>



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		accord with adopted standards. Where it is proposed for a development to use reduced standards of road design, or layout for a non-adopted road, a comprehensive Transport Assessment and Travel Plan will be required to fully explain and justify the proposal, including an assessment of highway and pedestrian safety. Where appropriate, a Section 106 Agreement may be sought to ensure satisfactory future maintenance of a non-adopted road.		
MONITORING TARGETS AND INDICATORS				
79	6.0 (SO1 - fifth column, second row)	100% (42 30 hectares) by the end of the plan period	As per recommendation made within Consultation Report. Representation 073/16/MISC relates.	Monitoring target that relates to LDP policy. SA not required.
80	6.0 (SO6 - fifth column, second row)	Approximately 265 dwellings per annum (200 240 market / 65 25 affordable)	As per recommendation made within Consultation Report.. Representations 053/48/TB4/CE2; 053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2;	Monitoring target that relates to LDP policy. SA not required.



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			076/02/TB4/C2; and 076/17/TB4/CE4 relate Relates to Focussed Proposed Change number 2 - Policy AS22: Affordable Housing. Test of Soundness: C1, C2, CE2 and CE4	
81	6.0 (SO6 - fifth column, sixth row)	Approximately 1000 370 by the end of the plan period	As per recommendation made within Consultation Report. Representations 053/48/TB4/CE2; 053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and 076/17/TB4/CE4 relate Relates to Focussed Proposed Change number 2 - Policy AS22: Affordable Housing. Test of Soundness: C1, C2, CE2 and CE4	Monitoring target that relates to LDP policy. SA not required.
82	6.0	Approximately 580 170	As per recommendation made within	Monitoring target that relates



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
	(SO6 - fifth column, seventh row)		<p>Consultation Report. Representations 053/48/TB4/CE2; 053/49/TB4/C2; 053/50/TB4/CE4; 073/01/TB4/C2; 074/15/TB4/C1; 074/16/TB4/CE2; 074/17/TB4/CE4; 076/01/TB4/CE2; 076/02/TB4/C2; and 076/17/TB4/CE4 relate</p> <p>Relates to Focussed Proposed Change number 2 - Policy AS22: Affordable Housing.</p> <p>Test of Soundness: C1, C2, CE2 and CE4</p>	to LDP policy. SA not required.
83	6.0 (SO6 - fifth column, eighth row)	50 25% Social / 50 75% Intermediate	Proposed change reflects interpretation of requirement provided by the Merthyr Tydfil Local Housing Market Assessment Update (Simon Inkson 2009).	Monitoring target that relates to LDP policy. SA not required.
84	6.0 (SO7 - fifth column, first row)	42 30 hectares over the plan period	As per recommendation made within Consultation Report. Representation 073/16/MISC relates.	Monitoring target that relates to LDP policy. SA not required.
85	6.0 (SO7 - fifth column,	Minimum of 20 15 hectares (50%)	As per recommendation made within Consultation Report.	Monitoring target that relates to LDP policy. SA not required.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
	third row)		Representation 073/16/MISC relates.	
86	6.0 (SO9 - fourth column, third row)	Percentage of new residential development with access to usable open space including formal play space, outdoor sport, major amenity space and natural green space.	As per recommendation made within Consultation Report. Representation 050/03/ALL/CE2 relates. Test of Soundness: CE2	Monitoring target that relates to LDP policy. SA not required.
87	6.0 (SO9 - fifth column, third row)	100%	As per recommendation made within Consultation Report. Representation 050/03/ALL/CE2 relates. Test of Soundness: CE2	Monitoring target that relates to LDP policy. SA not required.
88	6.0 (SO9 - sixth column, third row)	Private Developers, Local Authority	As per recommendation made within Consultation Report. Representation 050/03/ALL/CE2 relates. Test of Soundness: CE2	Monitoring target that relates to LDP policy. SA not required.
89	6.0 (SO9 - seventh column, third row)	Town Planning Division	As per recommendation made within Consultation Report. Representation 050/03/ALL/CE2 relates. Test of Soundness: CE2	Monitoring target that relates to LDP policy. SA not required.
90	6.0 (SO9 - eighth	Annually	As per recommendation made within Consultation Report.	Monitoring target that relates to LDP policy. SA not required.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
	column, third row)		Representation 050/03/ALL/CE2 relates. Test of Soundness: CE2	
91	6.0 (SO11 - fourth column, second row)	Number of archaeological sites, scheduled ancient monuments, registered historic parks and gardens , listed buildings and conservation areas adversely affected by development proposals	As per recommendation made within Consultation Report. Representation 073/17/MISC relates.	Monitoring target that relates to LDP policy. SA not required.
92	6.0 (SO12 - fourth column, first row)	Percentage of major developments incorporating on-site renewable energy equipment	Change to reflect new national policy guidance. Relates to Focussed Proposed Change number 6 - Deletion of Policy BW9: Climate Change. Test of Soundness: C2	Monitoring target that relates to LDP policy. SA not required.
93	6.0 (SO12 - fifth column, first row)	100%	Change to reflect new national policy guidance. Relates to Focussed Proposed Change number 6 - Deletion of Policy BW9: Climate Change. Test of Soundness: C2	Monitoring target that relates to LDP policy. SA not required.
94	6.0 (SO12 - sixth column, first row)	Private Developers, Local Authority	Change to reflect new national policy guidance.	Monitoring target that relates to LDP policy. SA not required.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
			Relates to Focussed Proposed Change number 6 - Deletion of Policy BW9: Climate Change. Test of Soundness: C2	
95	6.0 (SO12 - seventh column, first row)	Town Planning Division	Change to reflect new national policy guidance. Relates to Focussed Proposed Change number 6 - Deletion of Policy BW9: Climate Change. Test of Soundness: C2	Monitoring target that relates to LDP policy. SA not required.
96	6.0 (SO12 - eighth column, first row)	Annually	Change to reflect new national policy guidance. Relates to Focussed Proposed Change number 6 - Deletion of Policy BW9: Climate Change. Test of Soundness: C2	Monitoring target that relates to LDP policy. SA not required.
97	6.0 (SO12 - fourth column, second row)	Percentage of major applications accompanied by an energy design statement	Change to reflect new national policy guidance. Relates to Focussed Proposed Change number 6 - Deletion of Policy BW9: Climate Change.	Monitoring target that relates to LDP policy. SA not required.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
			Test of Soundness: C2	
98	6.0 (SO12 - fifth column, second row)	100%	Change to reflect new national policy guidance. Relates to Focussed Proposed Change number 6 - Deletion of Policy BW9: Climate Change. Test of Soundness: C2	Monitoring target that relates to LDP policy. SA not required.
99	6.0 (SO12 - sixth column, second row)	Local Authority	Change to reflect new national policy guidance. Relates to Focussed Proposed Change number 6 - Deletion of Policy BW9: Climate Change. Test of Soundness: C2	Monitoring target that relates to LDP policy. SA not required.
100	6.0 (SO12 - seventh column, second row)	Town Planning Division	Change to reflect new national policy guidance. Relates to Focussed Proposed Change number 6 - Deletion of Policy BW9: Climate Change. Test of Soundness: C2	Monitoring target that relates to LDP policy. SA not required.
101	6.0 (SO12 - eighth column, second row)	Annually	Change to reflect new national policy guidance.	Monitoring target that relates to LDP policy. SA not required.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
			Relates to Focussed Proposed Change number 6 - Deletion of Policy BW9: Climate Change. Test of Soundness: C2	
102	6.0 (SO12 - fourth column, third row)	Percentage of residential development of 10 5 or more units (one or more units post 1 st September 2010) meeting at least Level 3 of the 'Code for Sustainable Homes Level 3' and obtaining 6 credits under issue Ene 1 - Dwelling Emission Rate or an equivalent quality assured scheme.	Change to reflect new national policy guidance. Relates to Focussed Proposed Change number 6 - Deletion of Policy BW9: Climate Change. Test of Soundness: C2	Monitoring target that relates to LDP policy. SA not required.
103	6.0 (SO12 - fourth column, fourth row)	Percentage of non-residential development buildings with a floor-space of 1000m ² or more, to meeting BREEAM 'Very Good' standard and achieving mandatory credits for 'Excellent' under issue Ene 7 - Reduction of CO ₂ Emissions or an equivalent quality assured scheme.	Change to reflect new national policy guidance. Relates to Focussed Proposed Change number 6 - Deletion of Policy BW9: Climate Change. Test of Soundness: C2	Monitoring target that relates to LDP policy. SA not required.
APPENDICES				
104	Appendix 1 (Sites of Importance for	Merthyr Common Central	Ffos-y-Fran land reclamation scheme has resulted in the removal of this SINC proposal.	Appendix containing supporting information only- SA not required.

REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
	Nature Conservation - first column, fourth row)			
105	Appendix 1 (Sites of Importance for Nature Conservation - second column, fourth row)	SOOONE/4	Ffos-y-Fran land reclamation scheme has resulted in the removal of this SINC proposal.	Appendix containing supporting information only- SA not required.
106	Appendix 3	<u>DIVIDE BY</u> ASSUMED JOBS PER HECTARE (1) 40 50 ADDITIONAL LAND REQUIRED (HECTARES) 35 28	As per recommendation made within Consultation Report. Representation 073/16/MISC relates.	Appendix containing supporting information only- SA not required.
107	Appendix 4 (Above table)	Schedule of housing sites with anticipated planning obligations for community infrastructure provision where appropriate <ul style="list-style-type: none"> Potential ground conditions on many sites result from former mining activity in the locality. Appropriate technical investigation and advice on ground stability and other risks should therefore be sought prior to the submission of any planning application. Development of sites constrained by 	As per recommendation made within Consultation Report. Representations 010/01/ALL/ALL; 056/01/WS/CE2; 077/17/BW1/CE1; and 077/22/WS/CE3 relate. Test of Soundness: CE1, CE2 and CE3.	Appendix containing supporting information only- SA not required.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>the capacity of the public waste water treatment works may require developers to fund essential improvements. Private funding of essential improvements will be required should no Regulatory improvements be planned under Welsh Water's Capital Investment Programme.</p> <ul style="list-style-type: none"> The requirement for planning obligations will be dependent on development viability. 		
108	Appendix 4 (Table - H4, second column)	<ul style="list-style-type: none"> Financial contribution required towards education provision 	Updated evidence base indicates that there is adequate local education provision.	Appendix containing supporting information only- SA not required.
109	Appendix 4 (Table - H6, second column)	<ul style="list-style-type: none"> Financial contribution required towards education provision 	Updated evidence base indicates that there is adequate local education provision.	Appendix containing supporting information only- SA not required.
110	Appendix 4 (Table - H9, second column)	<ul style="list-style-type: none"> Financial contribution required towards education provision On-site contribution required towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management Contribution required towards transportation improvements 	<p>Updated evidence base indicates that there is adequate local education and leisure provision.</p> <p>Transport contribution requirement as per recommendation made within Consultation Report. Representation O22/14/AS1/CE2 relates.</p>	Appendix containing supporting information only- SA not required.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
			Test of Soundness: CE2	
111	Appendix 4 (Table - H10, second column)	Financial contribution required towards education provision	Updated evidence base indicates that there is adequate local education provision.	Appendix containing supporting information only- SA not required.
112	Appendix 4 (Table - H14, second column)	Financial contribution required towards education provision	Updated evidence base indicates that there is adequate local education provision.	Appendix containing supporting information only- SA not required.
	Appendix 4 (Table - H15, first column)	H15	As per recommendation made within Consultation Report. Representations 056/02/AS1/CE2 and 056/03/PROP/CE2 relate. Relates to Focussed Proposed Change number 3 - Deletion of Housing Allocation at Upper Georgetown Plateau (H15) / Extension to Community Hospital Allocation (CH1) Test of Soundness: CE2.	Appendix containing supporting information only- SA not required.
113	Appendix 4 (Table - H15, second column)	Upper Georgetown Plateau Brownfield site Contribution required towards affordable housing provision (on site) Financial contribution required towards education provision On-site contribution required	As per recommendation made within Consultation Report. Representations 056/02/AS1/CE2 and 056/03/PROP/CE2 relate. Relates to Focussed Proposed Change number 3 - Deletion of Housing Allocation at Upper	Appendix containing supporting information only- SA not required.

REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management	Georgetown Plateau (H15) / Extension to Community Hospital Allocation (CH1) Test of Soundness: CE2.	
114	Appendix 4 (Table - H15, third column)	1.92	As per recommendation made within Consultation Report. Representations 056/02/AS1/CE2 and 056/03/PROP/CE2 relate. Relates to Focussed Proposed Change number 3 - Deletion of Housing Allocation at Upper Georgetown Plateau (H15) / Extension to Community Hospital Allocation (CH1) Test of Soundness: CE2.	Appendix containing supporting information only- SA not required.
115	Appendix 4 (Table - H15, fourth column)	60	As per recommendation made within Consultation Report. Representations 056/02/AS1/CE2 and 056/03/PROP/CE2 relate. Relates to Focussed Proposed Change number 3 - Deletion of Housing Allocation at Upper Georgetown Plateau (H15) / Extension to Community Hospital	Appendix containing supporting information only- SA not required.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
			Allocation (CH1) Test of Soundness: CE2.	
116	Appendix 4 (Table - H15, fifth column)	2012-2016	As per recommendation made within Consultation Report. Representations 056/02/AS1/CE2 and 056/03/PROP/CE2 relate. Relates to Focussed Proposed Change number 3 - Deletion of Housing Allocation at Upper Georgetown Plateau (H15) / Extension to Community Hospital Allocation (CH1) Test of Soundness: CE2.	Appendix containing supporting information only- SA not required.
117	Appendix 4 (Table - H16, second column)	<ul style="list-style-type: none"> On-site contribution required towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management 	As per recommendation made within Consultation Report. Representation 050/02/AS17/C2 relates. Test of Soundness: C2.	Appendix containing supporting information only- SA not required.
118	Appendix 4 (Table - H19, second column)	Financial contribution required towards education provision	Updated evidence base indicates that there is adequate local education provision.	Appendix containing supporting information only- SA not required.
119	Appendix 4 (Table - H21, fifth column)	2006-20 21 11	Proposed change reflects rectification of editorial error.	Appendix containing supporting information only- SA not required.



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
120	Appendix 4 (Table - H22, second column)	Financial contribution towards education provision	Updated evidence base indicates that there is adequate local education provision.	Appendix containing supporting information only- SA not required.
121	Appendix 4 (Table - H25, second column)	• Financial contribution required towards education provision	Updated evidence base indicates that there is a requirement for local education contribution.	Appendix containing supporting information only- SA not required.
122	Appendix 4 (Table - H26, second column)	• Financial contribution required towards education provision	Updated evidence base indicates that there is a requirement for local education contribution.	Appendix containing supporting information only- SA not required.
123	Appendix 4 (Table - H29, second column)	• Financial On-site contribution required towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management	As per recommendation made within Consultation Report. Representation 011/05/AS17/0 relates.	Appendix containing supporting information only- SA not required.
124	Appendix 4 (Table - H30, second column)	<ul style="list-style-type: none"> • Predominantly brownfield site • Under construction • Financial contributions secured for affordable housing provision and education provision • Replacement Improved leisure provision required on site 	<p>As per recommendation made within Consultation Report. Representations 071/06/WS/CE2 and 011/05/AS17/0 relate.</p> <p>Test of Soundness: CE2</p>	Appendix containing supporting information only- SA not required.
125	Appendix 4 (Table - H30, fifth column)	2006-20 2 11	Proposed change reflects rectification of editorial error.	Appendix containing supporting information only- SA not required.
126	Appendix 4 (Table - H31, fifth column)	2006-20 2 11	Proposed change reflects rectification of editorial error.	Appendix containing supporting information only- SA not required.
127	Appendix 4	Financial contribution required	Updated evidence base indicates	Appendix containing supporting



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
	(Table - H32, second column)	towards education provision	that there is adequate local education provision.	information only- SA not required.
128	Appendix 4 (Table - H33, second column)	Financial contribution required towards education provision	Updated evidence base indicates that there is adequate local education provision.	Appendix containing supporting information only- SA not required.
129	Appendix 4 (Table - H38, second column)	Contribution required towards affordable housing provision (on site) Financial contribution required towards education provision	Updated evidence base indicates that affordable housing contributions in mid valley communities are unviable and that there is adequate local education provision.	Appendix containing supporting information only- SA not required.
130	Appendix 4 (Table - H44, second column)	Financial contribution required towards education provision	Updated evidence base indicates that there is a requirement for local education contribution.	Appendix containing supporting information only- SA not required.
131	Appendix 5 (Above table)	Schedule of employment sites <ul style="list-style-type: none"> Potential ground conditions on many sites result from former mining activity in the locality. Appropriate technical investigation and advice on ground stability and other risks should therefore be sought prior to the submission of any planning application. Development of sites constrained by the capacity of the public waste water treatment works may require developers to fund essential improvements. Private funding of 	As per recommendation made within Consultation Report. Representations O10/O1/ALL/ALL; O77/17/BW1/CE1; and O77/22/WS/CE3 relate. Test of Soundness: CE1 and CE3.	Appendix containing supporting information only- SA not required.

REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		essential improvements will be required should no Regulatory improvements be planned under Welsh Water's Capital Investment Programme.		
132	Appendix 5 (Table - E5, third column)	21.22 11.22	As per recommendation made within Consultation Report. Representations 071/04/WS/CE2; 073/16/MISC relate. Relates to Focussed Proposed Change number 4 - Amendment to Employment Allocation E5 (Ffos-y-Fran) Test of Soundness: CE2.	Appendix containing supporting information only- SA not required.
133	Appendix 6 (Sports Fields - First column, thirty-third row)	Cefn Coed Playing Fields	Proposed change reflects rectification of editorial error.	Appendix containing supporting information only- SA not required.
134	Appendix 8	<i>Within defined hierarchy - gross floorspace estimates (m2)</i> Total Existing 94,690 57,140 Total Committed 16,184 2,249	Proposed change reflects the fact that designated edge of centre/out of centre retail parks are proposed for removal from the defined retail hierarchy in accord with changes proposed to Policy AS18: Retail Appendix containing supporting information only- SA not required.	



REFERENCE NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		Beyond defined hierarchy - gross floorspace estimates (m2) Total Existing 30,424 67,974 Total Committed Nil 13,935	Hierarchy.	

Proposals Map and Constraints Map

REFERENCE NUMBER	MAP	PROPOSED CHANGE	LOCATION	JUSTIFICATION	SA/SEA SCREENING
135	PROPOSALS	Amendment to boundary of H48	Adj. to Shingrig Estate, Trelewis	As per recommendation made within Consultation Report. Representation 005/03/AS2/CE2 relates. Test of Soundness: CE2.	Supporting information- no SA required.
136	PROPOSALS	Amendment to boundary of H6	Clwydyfagwr, Swansea Road	As per recommendation made within Consultation Report. Representation 006/01/AS1/CE2 relates. Test of Soundness: CE2.	Supporting information- no SA required.



REFERENCE NUMBER	MAP	PROPOSED CHANGE	LOCATION	JUSTIFICATION	SA/SEA SCREENING
137	PROPOSALS	Reinstatement of SINC notation on housing allocation H4	Bryngwyn Farm, Swansea Road	As per recommendation made within Consultation Report. Representations 006/04/AS6/CE2; 053/21/AS6/CE2; 053/22/AS6/CE4; and 054/03/AS6/CE2 relate. Test of Soundness: CE2 and CE4.	Supporting information- no SA required.
138	PROPOSALS	Reinstatement of SINC notation on housing allocation H33	Gethin Tip, Abercanaid	As per recommendation made within Consultation Report. Representations 053/21/AS6/CE2; 053/22/AS6/CE4; and 054/03/AS6/CE2 relate. Test of Soundness: CE2 and CE4.	Supporting information- no SA required.
139	PROPOSALS	Cartographic correction to SINC boundary	Y-Goedwig, Treharris	As per recommendation made within Consultation Report. Representations 066/04/AS6/CE2 and 066/09/SINC/CE2 relate. Test of Soundness: CE2.	Supporting information- no SA required.
140	PROPOSALS	Amendment to settlement boundary to reflect planning consent P/08/0233	Adjacent to B4255, Trelewis	As per recommendation made within Consultation Report. Representations 021/01/BW4/CE2 and 021/02/BW4/CE2 relate. Test of Soundness: CE2.	Supporting information- no SA required.



REFERENCE NUMBER	MAP	PROPOSED CHANGE	LOCATION	JUSTIFICATION	SA/SEA SCREENING
141	PROPOSALS	Minor amendment to boundary of site allocation H11	Winchfawr	As per recommendation made within Consultation Report. Representation 026/01/AS1/CE2 relates. Test of Soundness: CE2.	Supporting information- no SA required.
142	PROPOSALS	Buffer zones added to inactive mineral sites.	Borough Wide	As per recommendation made within Consultation Report. Representations 073/10/TB9/C2; 073/11/TB9/CE1 and 073/12/TB9/CE2 relate. Test of Soundness: C2, CE1 and CE2.	Supporting information- no SA required.
143	PROPOSALS	Cartographic correction to boundary of Green Wedge	Quakers Yard	Proposed change reflects rectification of editorial error.	Supporting information- no SA required.
144	PROPOSALS	Minor amendment to boundary of site allocation H20	St Tydfil's Hospital	As per recommendation made within Consultation Report. Representation 056/04/PROP/CE2 relates. Test of Soundness: CE2.	Supporting information- no SA required.
145	PROPOSALS	Amendment to settlement boundary	Hyfrydfa, Heolgerrig	As per recommendation made within Consultation Report. Representation 059/01/BW4/CE2 relates. Test of Soundness: CE2.	Supporting information- no SA required.



REFERENCE NUMBER	MAP	PROPOSED CHANGE	LOCATION	JUSTIFICATION	SA/SEA SCREENING
146	PROPOSALS	Amendment to settlement boundary to reflect planning consent P/03/0476	Y-Goedwig, Treharris	As per recommendation made within Consultation Report. Representation 066/01/BW4/CE2 relates. Test of Soundness: CE2.	Supporting information- no SA required.
147	PROPOSALS	Amendment to settlement boundary	Bryntaf, Aberfan	As per recommendation made within Consultation Report. Representation 073/17/MISC relates.	Supporting information- no SA required.
148	PROPOSALS	Cartographic correction to Heads of Valleys Cycle Trail	Boundary with RCT administrative area	Proposed change reflects rectification of editorial error.	Supporting information- no SA required.
149	CONSTRAINTS	Removal of 3 designations pertaining to Sites of Archaeological Importance	Rhydycar West	As per recommendation made within Consultation Report. Representation 053/34/BW6/CE4; 053/35/BW6/CE2; 053/36/CON/CE4; 053/37/CON/CE2 relates. Test of Soundness: CE2 and CE4.	Supporting information- no SA required.



Appendix 2: Sustainability Appraisal of new Policy BW18: Contaminated Land

Sustainability Appraisal Key

DG	Development actively encouraged as it would resolve an existing sustainability problem
LG	No Sustainability constraints and development acceptable
B	Neutral effect
Y	Potential sustainability issues; mitigation and /or negotiation possible
O	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
R	Absolute sustainability constraints to development
?	Unknown effect

Policy BW18: Contaminated Land

Where development is proposed on a site known or reasonably believed to be contaminated, a site assessment will be required to establish the nature and extent of the contamination prior to determining the application. Development will not be permitted unless effective measures are taken to treat or control any contamination in order not to:

- Expose occupiers of the development land and neighbouring land to unacceptable risk
- Contaminate any watercourse, water body or aquifer
- Cause the contamination of adjoining land or allow the contamination to continue.

Permission for development will normally require that suitable remedial measures agreed with the authority must be completed before the development commences.

SA Objectives		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
1	1 HOUSING <i>TOPIC AREA IN SEA DIRECTIVE:</i> <i>POPULATION AND HUMAN HEALTH</i>	Although written as a controlling policy, the policy will actually allow the use of previously developed land for further development provided that appropriate remedial measures have been undertaken. This will increase the availability of land for housing to meet the Borough's housing requirements but the costs of remediation to residential use standards may deter development and render sites unviable.	LG		



SA Objectives		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		Potential for minor positive impact.			
2	2 CULTURE AND HERITAGE <i>TOPIC AREA IN SEA DIRECTIVE: CULTURAL HERITAGE</i>	Areas of land within the Borough are of high historic landscape value and, dependant on the form of remediation to take place, may have an adverse impact through removal of ground material and creation of a land profile to accommodate development. The impact will therefore be site dependant.	?		
3	3 COMMUNITIES <i>TOPIC AREA IN SEA DIRECTIVE: POPULATION</i>	The policy will allow the best use of land which may be within existing communities/settlements and help regenerate communities with extensive areas of derelict land. The uses can include education and other community facilities. However the costs of remediation can render sites non-viable or reduce the amount of community benefit derived in the form of affordable housing, or education or other community facility provision or contributions.	LG Y		
4	4 HEALTH <i>TOPIC AREA IN SEA DIRECTIVE: HUMAN HEALTH</i>	The remediation of contaminated land will have long term benefits for health which is particularly important given the health profile of the area. As noted above, such land can be used for sports and recreation and health facilities but may also simply provide accessible open space. The policy also ensures that the remedial works themselves do not expose adjacent residents or other communities to unacceptable risks from the works carried out e.g. containment is sometimes preferable to removal. Very	DG	Contaminated Land Assessment & Remediation Research Centre (CLARRC)	The policy justification could refer to the types of remediation possible and encourage the use of bioremediation techniques.



SA Objectives		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
		positive impact.			
5	<p>5 ECONOMY AND EMPLOYMENT</p> <p><i>TOPIC AREA IN SEA DIRECTIVE: POPULATION, MATERIAL ASSETS AND HEALTH</i></p>	<p>Contaminated land does not need to be remediated to such high standards if the proposed use is to be commercial rather than residential, due to the lesser likelihood of transference of any residual contaminants. There will for example be far greater areas covered by hard surfacing. The policy therefore facilitates the use of land previously in polluting uses to be redeveloped for newer and cleaner commercial uses and provide more diverse job opportunities.</p> <p>Impact is likely to be long term due to the requirement to agree and carry out remediation prior to starting redevelopment. However the costs of remediation may deter development with lower returns such as start up industrial units.</p>	LG	<p>67.6% economically active in Merthyr Tydfil compared to 74.8% in Wales 78.3% in GB</p> <p>2004/5</p>	
6	<p>6 TRANSPORT</p> <p><i>TOPIC AREA IN SEA DIRECTIVE: POPULATION AND CLIMATIC FACTORS</i></p>	No direct impact on this objective.	B		
7	<p>7 BUILT ENVIRONMENT</p>	The Borough has scope for extensive redevelopment and regeneration through the use of previously developed sites. With the implementation of sound design policies there is real potential for a long term and cumulative improvement	DG	The County Borough contains around 200 Listed	



SA Objectives		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	<i>TOPIC AREA IN SEA DIRECTIVE: MATERIAL ASSETS</i>	to the built environment.		Buildings mostly Grade II.	
8	8 LANDSCAPE <i>TOPIC AREA IN SEA DIRECTIVE: LANDSCAPE</i>	Enabling development on previously developed sites will relieve pressure on greenfield sites and thereby protect the landscape. However there are significant areas of historic landscape value in Merthyr Borough and remediation works should not have an adverse effect. Depending on the nature of works required there is potential for adverse impact.	Y	The landscape of Merthyr Tydfil is an important asset to the County Borough due to its natural beauty, its historical and ecological value, and as a recreational resource.	
9	9 BIODIVERSITY <i>TOPIC AREA IN SEA DIRECTIVE: BIODIVERSITY, FAUNA AND FLORA</i>	Although contaminated these sites can become significant wildlife habitats for both flora and fauna. Without proper survey and control this could lead to habitat destruction so policy BW5 must be applied to ensure this does not arise. In many cases previously developed has reverted to a natural state which tolerates certain levels of contamination.	Y	?	Robust implementation of policy BW5
10	10 WATER	The policy specifically links land contamination and the potential impact on any groundwater sources, water bodies or water courses. Remediation can involve removing the source of contamination from one site to	LG		



SA Objectives		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	<i>TOPIC AREA IN SEA DIRECTIVE: WATER</i>	another and the impact on the receiving site should be carefully assessed. Implementation of the policy should ensure that appropriate remediation measures are used which do not have adverse impacts on the water environment.			
11	11 CLIMATE CHANGE <i>TOPIC AREA IN SEA DIRECTIVE: CLIMATIC FACTORS</i>	The policy seeks to both remediate past land contamination and provide land for new development which does not require greenfield sites. This is particularly significant when such sites have good access to facilities and public transport.	LG		
12	12 ENERGY <i>TOPIC AREA IN SEA DIRECTIVE: CLIMATIC FACTORS AND AIR</i>	No specific impacts although the energy costs in remediation do add to the overall energy costs of site development. Minor adverse impact.	Y		
13	13 LAND AND SOILS <i>TOPIC AREA IN SEA DIRECTIVE: SOIL</i>	The policy progresses this objective and will have a long term and cumulative impact.	DG		
14	14 Waste	If the remediation works involve the large scale removal of top soils and sub soils, a significant waste management	Y	Water framework Directive	



SA Objectives		Assessment of Effects		Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)			
	TOPIC AREA IN SEA DIRECTIVE: WATER, SOIL, HUMAN HEALTH AND POPULATION	issue arises over the safe disposal/treatment of contaminated material and the implications for other SA objectives. Potential for negative impact.			
15	15 MINERALS TOPIC AREA IN SEA DIRECTIVE: MATERIAL ASSETS	The impact on minerals will be site specific and any action should not sterilise mineral resources.	?		
<p>Summary:</p> <p>The policy has positive, long term and cumulative impacts for health objectives and some potential to provide land for development without greenfield land take. However the costs of remediation can render sites non-viable or reduce the amount of community benefit derived in the form of affordable housing or education or other community facility provision or contributions. Some land contaminated through earlier industrial processes has now become incorporated in the countryside and despite levels of contamination provide areas of habitat and contribute to local biodiversity. Equally these areas may also be of historic landscape value and there is potential for remediation works to have an adverse impact on both of the issues. The policy specifically protects the water environment and recognises the link between water quality and dealing with contaminated spoil, which again links back to biodiversity and health. These synergies make it a complex issue but the policy will generally contribute to the sustainability of the plan by providing a clear policy framework for the redevelopment of contaminated land. As noted above the policy could improve its performance by the policy justification making reference to the types of remediation possible and encouraging the use of bioremediation techniques when possible.</p>					



