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## ***PLANNING, LICENSING AND REGULATORY COMMITTEE***

Date Written	9 <sup>th</sup> October 2020
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Exempt/Non Exempt	Non Exempt
Committee Date	21 <sup>st</sup> October 2020

*To: Chair, Ladies and Gentlemen*

### **Merthyr Tydfil Replacement Local Development Plan (LDP) 2016 – 2031: Supplementary Planning Guidance (SPG) Notes 1 - 4**

#### **PURPOSE OF THE REPORT:**

To seek Committee's approval to commence a six week consultation of four Supplementary Planning Guidance Notes.

#### **1. INTRODUCTION AND BACKGROUND**

- 1.1 The Replacement Local Development Plan (LDP) was adopted by Full Council in January 2020 and provides an up-to-date planning policy framework that will be used to guide development in the County Borough up to 2031.
- 1.2 As part of the LDP process, it was recognised that certain policy areas would benefit from further guidance to clarify how specific LDP policies will be put into practice.
- 1.3 This reflects Welsh Government guidance as set out in Development Plans Manual (Edition 3, 2020) which highlights the value of supplementary planning guidance in setting out more detailed advice on the way in which the policies of a local development plan will be applied.

## 2. SUPPLEMENTARY GUIDANCE

- 2.1 Four draft SPG Notes are being presented to committee in order to be approved for public consultation:
- SPG Note 1: Affordable Housing;
  - SPG Note 2: Planning Obligations;
  - SPG Note 3: Archaeology and Archaeologically Sensitive Areas;
  - SPG Note 4: A Design Guide for Householder Development.
- 2.2 *SPG Note 1: Affordable Housing* explains how the policies included in the Replacement LDP will be implemented to deliver affordable housing across the County Borough. The note provides a definition of affordable housing; identifies the level of housing need in the County Borough; explains how development viability is considered; and outlines the various mechanisms that can be used to secure affordable housing.
- 2.3 *SPG Note 2: Planning Obligations* explains how the Council will use planning obligations and what planning obligations will be sought by the Council; identifies the type of developments from which obligations will be required; and outlines both the legal content and the procedures involved when entering into obligations. The note also explains the relationship between S106 planning obligations and Community Infrastructure Levy.
- 2.4 *SPG Note 3: Archaeology and Archaeologically Sensitive Areas* provides guidance in relation to archaeological issues in the planning process. Archaeologically Sensitive Areas (ASAs) are a new designation included in the Replacement LDP that aim to assist those who are planning development in areas where there is a known archaeological resource, or where it is likely that remains may be sensitive to development pressures.
- 2.5 *SPG Note 4: A Design Guide for Householder Development* is an update of a guidance note that was produced in 2016. This document encourages a higher standard of design in householder development proposals, setting out the Council's expectations of anyone who wishes to extend or carry out improvements to their property. This guidance note has been updated to consider the new design policy that is included in the Replacement LDP.
- 2.6 Copies of the draft SPG have been provided to Councillors, and are available on the following page of the Council's website. <https://www.merthyr.gov.uk/resident/planning-and-building-control/planning-consultations/>

### **3. NEXT STEPS**

- 3.1 The draft SPGs are being presented to Committee in order to obtain approval to commence a 6 week period of public consultation. Comments received as part of the consultation process will be taken into account before a final version of the documents are presented to Committee for approval.
- 3.2 The documents will be published on the Council website and people will be able to make representations via email or letter. All stakeholders that are currently on the Planning Policy consultee database will be notified of the consultation details by email or letter. The consultation will also be advertised on the Council's website and social media.
- 3.3 Ordinarily, hard copies of the documents would be available for inspection at the Civic Centre, Unit 5 and the Council's libraries. However, given the current situation with regard to COVID-19, Council buildings currently remain closed to the public. In order to mitigate this issue, the Planning Policy Section will hold specific digital engagement sessions on each SPG note, where stakeholders have expressed an interest in engaging with the Council.
- 3.4 Representations received on the SPGs will be considered by the Planning Policy team and reported back to Planning Committee, alongside any appropriate changes to the SPGs, in order for the guidance notes to be formally adopted.

### **4. RECOMMENDATION that**

- 4.1 Committee approves the four Supplementary Planning Guidance Notes for public consultation purposes.

**Judith Jones**

**CHIEF OFFICER PLANNING AND NEIGHBOURHOOD SERVICES**

<b>BACKGROUND PAPERS</b>		
<b>Title of Document(s)</b>	<b>Document(s) Date</b>	<b>Document Location</b>
SPG Note 1: Affordable Housing;	October 2020	Councillor's Library
SPG Note 2: Planning Obligations;		
SPG Note 3: Archaeology and Archaeologically Sensitive Areas;		

SPG Note 4: A Design Guide for Householder Development.		
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