

INSPECTOR'S REPORT, APPENDIX B - ANNEX 3
(MAC 60)

Appendix 4

Schedule of housing sites with anticipated planning obligations for community infrastructure provision where appropriate

- *The Community Infrastructure Contributions listed in the following schedule are prioritised in order of importance.*
- *Utilities infrastructure and highways contributions are categorised as LOW, MEDIUM or HIGH. These categories indicate the perceived level of impact the contribution will have on development costs.*
- *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 essential improvements will be required should no Regulatory improvements be planned under Welsh Water's Capital Investment Programme.*
- *The extent of planning obligations will be dependent on development viability.*

Primary Growth Area

Site Ref	Site Name	Size (ha.)	No. of units	Anticipated delivery timetable
H1	Sweetwater Park, Trefechan <ul style="list-style-type: none"> • Brownfield site • Under construction • 26 units remaining at January 2006 	1.24	26	2006-2011
H2	Trevor Close, Pant <ul style="list-style-type: none"> • Brownfield site • Utilities Infrastructure provision - LOW <ul style="list-style-type: none"> - <i>High voltage electrical underground cable crosses site to the south - little impact can be planned around.</i> - <i>Trunk/distributor water main runs along eastern boundary - little impact.</i> • Financial contribution secured towards affordable housing provision • Financial contribution secured towards leisure provision 	1.0	28	2006-2011
H3	Beacon Heights, Swansea Road <ul style="list-style-type: none"> • Brownfield site • Under construction • 153 units remaining at January 2006 	5.94	153	2012-2016
H4	Bryngwyn Farm, Swansea Road <ul style="list-style-type: none"> • Greenfield site • Utilities Infrastructure provision - MEDIUM <ul style="list-style-type: none"> - <i>Trunk water main runs across site from NE corner to SW corner, containing air valve.</i> - <i>High voltage overhead line to be diverted - runs centrally across site E to W.</i> 	2.36	75	2006-2011

	<ul style="list-style-type: none"> Contribution required towards affordable housing provision (on site) 			
H5	Twyncarmel Shop <ul style="list-style-type: none"> Brownfield site Under construction 	0.42	11	2006-2011
H6	Clwydyfagwr, Swansea Road <ul style="list-style-type: none"> Brownfield site Contribution required towards affordable housing provision (on site) Financial contribution required towards leisure provision 	1.79	50	2012-2016
H7	Cyfarthfa Mews, Swansea Road <ul style="list-style-type: none"> Brownfield site Under construction Has contributed financially towards affordable housing provision 	1.57	47	2006-2011
H8	Gellideg Flats <ul style="list-style-type: none"> Brownfield site Utilities Infrastructure provision - MEDIUM <ul style="list-style-type: none"> <i>Combined sewerage & surface water sewer crosses centre of site from E to W - to be diverted.</i> <i>Small southern section of site crossed by high & low voltage electric cables - little impact.</i> Likely to be developed through an RSL 100% affordable housing site 	1.03	53	2012-2016
H9	South of Castle Park, Twyncarmel <ul style="list-style-type: none"> Brownfield site Utilities Infrastructure provision - LOW <ul style="list-style-type: none"> <i>Distribution water main crosses NE section of site, to be diverted</i> Contribution required towards transportation improvements - MEDIUM <ul style="list-style-type: none"> <i>road widening required along extent of site</i> Contribution required towards affordable housing provision (on site preferred) Development brief required 	5.76	160	2017-2021
H11	Winchfawr <ul style="list-style-type: none"> Brownfield site Utilities Infrastructure provision - LOW <ul style="list-style-type: none"> <i>High voltage overhead cables follow boundary of western corner of site - to be planned around or diverted.</i> <i>Local hydraulic overloading</i> Contribution required towards transport improvements - MEDIUM <ul style="list-style-type: none"> <i>road widening required along extent of site</i> Contribution required towards affordable 	2.8	30	2017-2021

	<p>housing provision (on site preferred)</p> <ul style="list-style-type: none"> Financial contribution required towards leisure provision 			
H12	<p>Brecon View Park, Heolgerrig</p> <ul style="list-style-type: none"> Brownfield site Partly under construction Affordable housing contribution required on final phase of scheme On-site contribution required towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management 	5.12	150	2006-2011
H13	<p>Cwmglo Road, Heolgerrig</p> <ul style="list-style-type: none"> Brownfield site Utilities Infrastructure provision - MEDIUM <ul style="list-style-type: none"> <i>High voltage overhead & low pole mounted cables to be diverted from western edge of site.</i> <i>Local hydraulic overloading</i> Contribution required towards transport improvements - MEDIUM <ul style="list-style-type: none"> <i>Work required on road/junction providing access</i> Flood mitigation measures may be required on this site - a surface water flood assessment will be required to confirm Financial contribution required towards affordable housing Financial contribution required towards leisure provision 	1.77	50	2012-2016
H14	<p>Brondeg, Heolgerrig</p> <ul style="list-style-type: none"> Brownfield site Utilities Infrastructure provision - LOW <ul style="list-style-type: none"> <i>Extra high voltage underground cables along E boundary to be diverted or planned around.</i> Contribution required towards affordable housing (on site) Financial contribution required towards leisure provision 	3.32	70	2012-2016
H15	<p>Upper Georgetown Plateau</p> <ul style="list-style-type: none"> Brownfield site Contribution required towards affordable housing provision (on site) Financial contribution required towards leisure provision 	2.24	70	2012-2016
H16	<p>Lower Georgetown Plateau</p> <ul style="list-style-type: none"> Brownfield site On-site contribution secured towards leisure provision that meets Council specifications 	3.97	131	2006-2011

	<p>including appropriate arrangements for aftercare management</p> <ul style="list-style-type: none"> • Under construction 			
H17	<p>Former Vulcan Brewery, Brecon Road</p> <ul style="list-style-type: none"> • Brownfield site • Under construction • 100% affordable housing site 	0.43	20	2006-2011
H18	<p>Gwaelodygarth House</p> <ul style="list-style-type: none"> • Brownfield site • Under construction 	1.37	20	2006-2011
H19	<p>Goitre Lane, Gurnos</p> <ul style="list-style-type: none"> • Greenfield site • Utilities infrastructure provision - LOW - <i>Hydraulic overloading of local sewerage network</i> - <i>High voltage underground network cables border southern boundary - to be diverted, or planned around.</i> • Contribution required towards affordable housing (on site) • Financial contribution required towards education provision • On-site contribution required towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management • Development brief required 	6.7	190	2017-2021
H20	<p>St. Tydfil's Hospital</p> <ul style="list-style-type: none"> • Brownfield site • Contribution required towards transport improvements - MEDIUM - <i>Traffic Impact Assessment required to assess extent of work required</i> • Contribution required towards affordable housing provision (on site) • Financial contribution required towards education provision • Financial contribution required towards leisure provision • Development brief required 	2.00	60	2017-2021
H21	<p>Penydarren Reservoir</p> <ul style="list-style-type: none"> • Brownfield site • Under construction through RSL • 100% affordable housing site 	1.16	33	2006-2011
H22	<p>Rear of Haydn Terrace, Penydarren</p> <ul style="list-style-type: none"> • Greenfield site • Utilities infrastructure provision - LOW - <i>High voltage underground cable borders site to the western boundary</i> 	2.19	70	2017-2021

	<ul style="list-style-type: none"> - <i>Small section south west corner of site crossed by surface water sewer - can be planned around</i> • Contribution required towards transportation improvements - LOW - <i>Traffic Impact Assessment required to assess extent of work required</i> • Contribution required towards affordable housing provision (on site) • On-site contribution required towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management 			
H23	<p>Former Dowlais Foundry (Project Heartland)</p> <ul style="list-style-type: none"> • Brownfield site • Utilities infrastructure provision - MEDIUM/HIGH - <i>Hydraulic overloading of local sewerage network</i> - <i>South-east corner of site crossed by underground and overground cables; part of eastern boundary crossed by overhead cables - to be diverted.</i> • Outline consent for 450 dwellings • 12.5% affordable housing to be delivered on site • Site masterplan in place 	12.4	450	<p>2012-2021</p> <p>2012-2016 200 units</p> <p>2017-2021 250 units</p>
H24	<p>Dowlais Flats</p> <ul style="list-style-type: none"> • Brownfield site • RSL has residential planning consent • 100% affordable housing site 	1.12	38	2006-2011
H25	<p>Outlook Village, Goatmill Road</p> <ul style="list-style-type: none"> • Brownfield site • Council owned land • Affordable housing to be provided (on site) • Financial contribution required towards leisure provision • Revised development brief required 	3.58	160	2012-2016
H26	<p>North of Bradley Gardens, Penyard</p> <ul style="list-style-type: none"> • Brownfield site • Council owned land • Flood mitigation measures may be required on this site - a surface water flood assessment will be required to confirm • Affordable housing to be provided (on site) • Financial contribution required towards education provision • On-site leisure provision to be made in accord with Council specifications including 	3.06	110	2017-2021

	<p>appropriate arrangements for aftercare management</p> <ul style="list-style-type: none"> • Development brief required 			
H27	<p>Pant-y-ffin Road (Queens Exchange), Penyard</p> <ul style="list-style-type: none"> • Brownfield site • Under construction • Will provide approximately 150 affordable homes 	5.63	260	2006-2011
H28	<p>Former Twynyrodyn Junior School</p> <ul style="list-style-type: none"> • Brownfield site • Under construction • 100% affordable housing site 	0.71	24	2006-2011
H29	<p>Twynyrodyn</p> <ul style="list-style-type: none"> • Brownfield site • Council owned land • Flood mitigation measures may be required on this site - a surface water flood assessment will be required to confirm • Contribution required towards affordable housing provision (on site) • On-site contribution required towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management • Development brief required 	5.76	180	2012-2016
H30	<p>Former Mardy Hospital</p> <ul style="list-style-type: none"> • Predominantly brownfield site • Under construction • Financial contributions secured for affordable housing provision and education provision • Improved leisure provision required on site 	3.88	125	2012-2016
H31	<p>Rhydycar Leisure Village</p> <ul style="list-style-type: none"> • Brownfield site • Utilities infrastructure provision - MEDIUM - <i>Pressurised gas plant lines cross southern part of site - to be diverted. Extreme caution to be exercised.</i> • Residential planning consent granted as part of wider leisure scheme 	0.9	24	2012-2016
H32	<p>The Greenie, Penydarren</p> <ul style="list-style-type: none"> • Greenfield site • Utilities infrastructure provision - LOW - <i>Low voltage underground and overhead cables border site to the south and south-east border.</i> • Contribution required towards affordable housing provision (on site preferred) • Financial contribution required towards 	1.73	60	2017-2021

	<ul style="list-style-type: none"> education provision Financial contribution required towards leisure provision 			
H33	<p>Gethin Tip, Abercanaid</p> <ul style="list-style-type: none"> Predominantly greenfield site Utilities infrastructure provision - MEDIUM <ul style="list-style-type: none"> <i>High voltage underground and EXTRA high voltage overhead cables border site to the majority of the eastern boundary and small central section of site - to be diverted.</i> <i>Hydraulic overloading of local sewerage network</i> <i>Trunk distributor water main runs along eastern boundary of site and crosses site at north-eastern corner - to be planned around.</i> Contribution required towards transport improvements - MEDIUM/HIGH <ul style="list-style-type: none"> <i>Traffic Impact Assessment required to assess extent of work required. Access will cross Taff Trail cycle path</i> Flood mitigation measures will be required on this site - a surface water flood assessment will be required to ascertain the exact nature and scale. Contribution required towards affordable housing provision (on site) Financial contribution required towards education provision On-site contribution required towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management Development brief required 	10.9	150	2017-2021
H34	<p>Rocky Road, Penydarren</p> <ul style="list-style-type: none"> Brownfield site Under construction 	0.61	19	2012-2016
H35	<p>Former Rugby Club, Ynysfach</p> <ul style="list-style-type: none"> Brownfield site Under construction 	0.25	13	2006-2011
H36	<p>P & R Motors, Pentrebach</p> <ul style="list-style-type: none"> Brownfield site Utilities infrastructure provision - LOW <ul style="list-style-type: none"> <i>Pressurised gas plant lines enter site at north east corner - to be diverted. Extreme caution to be exercised.</i> Contribution required towards affordable housing (on site) Site has planning consent 	0.98	24	2012-2016

Secondary Growth Area				
H43	North of Twynygarreg Road, Treharris <ul style="list-style-type: none"> • Brownfield site • Under construction 	0.9	25	2006-2011
H44	Oaklands, Treharris <ul style="list-style-type: none"> • Brownfield site • Council owned site • Utilities infrastructure provision - LOW - <i>Site crossed by public sewer (foul and surface water) along north-east strip of site.</i> - <i>Site crossed by 2 distributor water mains. One crosses centre of site from east to west, the second across the southern quarter of the site, east to west.</i> • Affordable housing to be provided (on site) • Financial contribution required towards leisure provision • Development brief required 	3.65	85	2017-2021
H45	Cilhaul, Treharris <ul style="list-style-type: none"> • Greenfield site • Contribution required towards affordable housing provision (on site) • Financial contribution required towards leisure provision 	1.22	50	2012-2016
H46	Millbrook, Quakers Yard <ul style="list-style-type: none"> • Brownfield site • Under construction 	3.69	54	2006-2011
H47	Ty Llwyd Parc, Quakers Yard <ul style="list-style-type: none"> • Brownfield site • Benefits from outline residential planning consent • Under construction 	0.93	20	2006-2011
H48	Adjacent to Shingrig Estate, Trelewis <ul style="list-style-type: none"> • Greenfield site • Utilities infrastructure provision - LOW/MEDIUM - <i>Overhead high voltage lines cross centre of site from north -south direction, and along eastern boundary of site - to be diverted or planned around.</i> - <i>Trunk main crosses small southern sections of site - divert or plan around.</i> - <i>Western entry to site crossed by foul sewage main and two gravity sewers meet at this point - plan around or divert.</i> • Contribution towards transportation improvements - LOW - <i>Work required to ensure appropriate</i> 	13.76	300	2012-2016 100 units 2017-2021 200 units

	<p><i>access for scale of development</i></p> <ul style="list-style-type: none"> • Flood mitigation measures will be required on this site - a surface water flood assessment will be required to ascertain the exact scale and nature. • Contribution required towards affordable housing provision (on site) • Financial contribution required towards education provision • On-site contribution required towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management • Development brief required 			
H49	<p>Maen Ganol, Trelewis</p> <ul style="list-style-type: none"> • Brownfield site • Utilities infrastructure provision - MEDIUM - <i>Local area suffers from low water pressure - new water main needed.</i> - <i>High voltage overhead lines to be diverted underground and existing underground cables - possible need to plan around. Located at north east boundary.</i> - <i>Possible transformer upgrade needed to accommodate development.</i> • Contribution required towards transportation improvements - MEDIUM - <i>Traffic Impact Assessment required to assess extent of work required.</i> • Contribution required towards affordable housing provision (on site) • Financial contribution required towards leisure provision 	2.30	30	2012-2016
H50	<p>Rahber's Corner, Treharris</p> <ul style="list-style-type: none"> • Brownfield site • Under construction through RSL • 100% affordable housing site 	0.3	18	2006-2011
Other Growth Areas				
H37	<p>Mount Pleasant, Troedyrhiw</p> <ul style="list-style-type: none"> • Greenfield site • Benefits from outline residential planning consent • Utilities infrastructure provision - LOW - <i>High voltage overhead cables and underground cables along part of southern boundary.</i> • Contribution required toward 	0.68	10	2012-2016

	<p>transportation improvements - LOW</p> <ul style="list-style-type: none"> - <i>Traffic Impact Assessment required to assess extent of work required.</i> • Contribution required towards affordable housing (on site) • Financial contribution required towards leisure provision 			
H38	<p>Rear of Oakfield Street, Aberfan</p> <ul style="list-style-type: none"> • Greenfield site • Utilities infrastructure contribution - MEDIUM - <i>High voltage overhead lines cross centre of site north-south -to be diverted or planned around.</i> • Contribution required towards transportation improvements - LOW - <i>Improvement to junction providing access</i> • Contribution required towards affordable housing provision (on site) • Financial contribution required towards leisure provision 	1.13	50	2012-2016
H39	<p>Former Merthyr Vale Colliery (Project Riverside)</p> <ul style="list-style-type: none"> • Brownfield site • Outline planning consent includes approximately 15% affordable housing, a new primary school and public open space • Contribution required towards transportation improvements - MEDIUM - <i>Traffic Impact Assessment required to assess extent of work required.</i> • Flood mitigation measures will be required on this site - a surface water flood assessment will be required to ascertain the exact nature and scale. • Contribution required towards affordable housing provision (on site) • Financial contribution required towards leisure provision • Site masterplan in place 	9.12	150	2012-2016
H40	<p>Grays Place, Merthyr Vale</p> <ul style="list-style-type: none"> • Brownfield site • Benefits from outline residential planning consent • Contribution required towards affordable housing (on site) • Financial contribution required towards leisure provision 	0.26	10	2012-2016
H41	<p>Rear of Pleasant View, Bedlinog</p>	0.5	10	2017-2021

	<ul style="list-style-type: none"> • Brownfield site • Utilities infrastructure provision - MEDIUM - <i>Existing substation and low voltage underground network cross site, to be diverted. Located to small section at south of site.</i> - <i>Pressurised gas plant in vicinity to the eastern boundary of site - caution to exercised. Possible diversion.</i> • Contribution required towards affordable housing (on site) • Financial contribution required towards leisure provision 			
H42	<p>Cwmfelin, Bedlinog</p> <ul style="list-style-type: none"> • Brownfield site • Under construction • Utilities infrastructure provision - LOW - <i>High voltage underground cable located to north of site to be diverted.</i> - <i>Possible need for new substation on site.</i> • Contribution required towards transportation improvements - MEDIUM - <i>Improvements to access and road widening required to develop site to full extent</i> • Contribution required towards affordable housing (on site) • Financial contribution required towards leisure provision 	5.29	18	2012-2016