



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

HEARING SESSION 4
STRATEGIC AND SITE ALLOCATIONS
ACTION POINT 4.2 – COUNCIL RESPONSE

HEARING 4 – ACTION POINT 2 RESPONSE

Action Point

Council to amend the entry for site SW3.8 (Land South of Castle Park) in Appendix 1 to reference the Site of Importance for Nature Conservation (SINC) designation and any necessary ecological mitigation in relation to it.

Council's Response

This response has been prepared by the Council in regard to an issue that arose at Hearing Session 4. A proposed extension to the boundary of the site has resulted in part of the allocation being situated within a Site of Importance for Nature Conservation (SINC). The following amendments to the Site Allocation Details for site SW3.8 – Land South of Castle Park are proposed to be included in Appendix 1 of the LDP Written Statement as a Matters Arising Change.

Matters Arising Change

	No of units
SW3.8 – South of Castle Park	160
<p>This 5.3 5.79 hectare Greenfield site lies within the settlement of Swansea Road. The site is in private ownership. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</p> <p>The development of the site is expected to deliver 160 dwellings. Access could be provided from the adopted highway of Winch Fawr Road to the southeast. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p>The site is adjacent to a Scheduled Ancient Monument, adjacent to the Winchfawr West SINC and in close proximity (50m) to the Winchfawr East & Clwydyfagwr SINC. <u>A parcel of land measuring approximately 0.4ha at the North West of the site is situated within the Winchfawr West SINC.</u> The site acts as an important east-west ecological connective corridor for Great Crested Newts (population to the east at Winchfawr & Clwydyfagwr SINC) and an east-west ecological connective corridor for Great Crested Newts is required to be designed in to development proposals (this may also be an effective 'linear' SuDS scheme). An exclusion scheme for Great Crested Newts is likely to be required to the west and south during construction. A protective ecological buffer may be required between the proposed development and Winchfawr West SINC/Open Countryside.</p> <ul style="list-style-type: none"> • A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the local highway network improvements required. • A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site. • Significant areas of the site lie in a Development High Risk Coal Area. A coal mining risk 	

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assessment will therefore be required.

- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) & a Desk Based Assessment will be required.

The site is projected to deliver an initial 10 units in 2025/2026, with a further 30 units per year being delivered between 2026 and 2031.