

*Merthyr Mawr Community Council*  
*Gyngor Cymuned Merthyr Mawr*

10 Heronstone Park Homes  
Heronston Lane  
Bridgend  
CF31 3BZ

Ms Nicola Gulley  
Inspector - Local Development Plan  
Bridgend County Borough Council  
Civic Office  
Angel Street  
Bridgend  
CF31 4WB

**Date:** 28th July 2023

**E-mail:** [clerkmmcc@gmail.com](mailto:clerkmmcc@gmail.com)

Dear Inspector,

Bridgend Local Development Plan

Thank you for your reply. My council were interested to hear the response from the planning authority and would be very keen to see "A Case of Two Scales (SP52) which is referenced by the LPA in your email.

MMCC would also note that the area which the LPA refers to containing the bat roost, pond, grassland and tree-planting and created as part of the previous consented scheme is existing as are the sinkhole areas. Our assumption is therefore that this cannot be presented as providing net benefit for biodiversity in any future planning application relating to the housing allocation in this LDP.

Given the ongoing detrimental effects to the biodiversity of the SINC of a large housing development and the fragmentation presented by the access road which will be particularly damaging to the flight route of the lesser horseshoe bats roosting in Hut 9, we are concerned how any net benefit to biodiversity will be achieved. The allocation as it is presented in the RLDP does not seem to provide an indication of where the net benefit will come from without the creation of a further, linked biodiversity enhancement area, which is not indicated. The consultation document talks of the importance of NBB principles being "applied at the earliest stages of any development planning, aiming to maintain and enhance as much biodiversity as possible and moving away from the assumption that damage can be compensated on or off site."

MMCC would therefore be grateful if the LPA could forward the council a copy of SP52 and provide an assurance that the habitat created for the previous consented application will not be allowable for use by the developer as proof of net benefit in future applications.

In order to ensure a positive outcome for biodiversity, given the presence of dormice and lesser horseshoe bat habitats, we would also suggest that an ecological impact assessment is carried out at this stage of the planning process so that the protection and enhancement of biodiversity is fully embedded early in the planning process.

Yours faithfully

**1 Price**

Clerk to Merthyr Mawr Community Council