

Bridgend County Borough Council
Bridgend Local Development Plan Examination

Schedule of Matters Arising Changes (MAC) with Inspector's comments (IC) in green

Session 4 – Regeneration and Mixed Use Sites

MAC Reference	Location in LDP	Details of Change	Reason for Change
MAC4.1 (Action Point 4.1)	Para 5.1.13	<p>Amend paragraph 5.1.13 to read:</p> <p>Policy REG2 also recognises that <u>industrial employment</u> areas operate more efficiently if they can provide an element of service provision to their employees and their clients. In this context, a limited number of non-<u>industrial employment</u> uses that are considered complementary and ancillary to the main <u>industrial employment</u> use, may be considered acceptable, although their cumulative impact is a factor which will need to be taken into account when deciding upon individual proposals. <u>Exceptions previously identified are generally those services to which employees / patrons of the industrial estate businesses can use with linked-trips to and from their place of work / business, rather than generating new trips to the industrial estate by members of the public. Such acceptable uses could be hotels with conference facilities, banks, post offices, public houses, cafes, newsagents, bakeries, and crèches.</u> In addition, many sui generis employment uses do not fit neatly within town centres or within close proximity to residential areas; but by their very nature are far better located on an industrial estate. <u>Such suitable sui generis uses that maybe acceptable include motor vehicle sales and/or hire and waste management facilities.</u></p>	To provide further clarity to the Plan in terms of the application of Policy REG2.
		IC1 – For consistency shouldn't all the new text refer to 'employment areas' rather than 'industrial estates'?	
MAC4.2	Chapter 9	The text of Chapter 9 is to be amended as contained in Appendix	To clarify the status of sites

(Action Point 4.2)	Appendix 1	<p>B of this document.</p> <p>The matrix in Chapter 9 of the deposit LDP to be deleted from the plan in its entirety OR at the Council's request and at the discretion of the Inspector to include the matrix as a new Appendix 5 – explaining in reformatted Chapter 9 that it represents an overview and a ‘snapshot’ in time with more detailed information contained in the LDP online database.</p> <p>The text of Appendix 1 and elements of the matrix in Chapter 9 relating to PLA mixed-use sites will replace the existing Appendix 1 to the LDP (see Appendix A of this document).</p> <p>A new ‘live’ database will be created as part of the monitoring and review process of the LDP. Background Paper 10: Delivery and Implementation will form the starting point to this, but will be updated on a regular basis when additional information / requirements are known. The database will be hyper-linked to masterplans, development briefs and/or related studies to provide as much comprehensive information as possible.</p>	including the mix of uses proposed in the plan.
		IC2 – I prefer the retention of the Chapter 9 matrix as a new separate appendix as suggested. If this would be Appendix 5, what would be Appendix 4?	
MAC 4.3 (Action Point 4.3)	Policy REG1(15)	<p>Amend Policy REG1(15) as follows:</p> <p>REG1(15)* Pwll y Waun, Porthcawl; B1</p>	To clarify in the plan that the Policy REG1(15) allocation is part of the wider Policy PLA3(9) mixed use site.
		IC3 - Agreed	

APPENDIX A

Proposed New Appendix 1 of the deposit LDP

NB The final amount of each type of development will be confirmed at a later date. The Council will await Inspector's Preliminary Findings on employment and housing land need and supply before confirming the final changes needed in these areas.

IC4 – The preliminary findings have now been issued. I support the combination of Appendix 1 with information about the same sites that is currently in Chapter 9.

Descriptions of Regeneration and Mixed Use Development Schemes allocated under Policy PLA3

A1. Crucial to the LDP Strategy is the delivery and implementation of the Policy PLA3 Regeneration and Mixed Use Development Schemes. Descriptions of these sites are given below together with the policy allocation ‘components’ which make up the mix of uses proposed on the site. Not all the planning and infrastructure requirements are listed below as they may be subject to change through the Plan period; however they will be kept up-to-date on the LDP online site database, together with hyperlinks to related masterplans and/or site specific development briefs, baseline studies such as ecological surveys and flood / hydrological studies etc.

A1.1 PLA3(1) Parc Derwen, Bridgend

Mixed Use Components	Total Area 79.01 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(1)	Residential	1,500 units	Implemented and funded through the private sector (including Section 106 agreements)
COM9(2)	Community Building	N/A	
COM10(3)	Education Facility	Primary School	
COM12(5)	Playing Field	N/A	
COM13(8)	Accessible Natural Greenspace	N/A	
COM5(1)	Local Retailing	Up to 3,000 sq m net	

A1.1.1 The site is located 1.5 km to the north of Bridgend town centre and south of Junction 36 of the M4. This proposed exemplar development represents an existing commitment in north-east Bridgend which benefits from planning consent for 1,500 houses on an 79.0 hectare site, that also includes a Primary School, Local Commercial Centre, Playing Fields and areas of Public Open Space. The site is subject to a detailed design code adopted in 2005 and a Section 106 agreement, which will deliver 150 affordable housing units.

A1.2 PLA3(2) North East Brackla Regeneration Area, Bridgend

Mixed Use Components	Total Area 59.10 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
REG1(1)	Employment	14.00ha	JESSICA Fund (Welsh Government) and the private sector (including Section 106)
REG1(5)	Employment	0.46ha	
COM1(2)	Residential	350 units	
REG11(2)	Bulky Comparison Goods	TBC	
REG5(2)	Local Retailing	New Local Service Centre Up to 450 sq m net	
PLA8(1)	Improvements to the Transportation network	B4281 / Heol Simonston	
COM12(1)	Playing Field	N/A	
SP7(4)	Waste Treatment Facility	N/A	Will be implemented and funded by the private sector in response to

			demand from within South West Wales
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A1.2.1 The site is located 1 km to the north of Bridgend town centre and 1km to the south of Junction 36 of the M4. It consists of roughly 32 hectares of previously developed and agricultural land surrounding the existing Brackla and Litchard Industrial Estates, previously under the ownership of the Welsh Government but has been sold as part of the JESSICA regeneration funding project; as well as the 35 ha comprising the estates themselves which are not under the ownership of the Welsh Government.

A1.2.2 The site is the focus of an employment-led mixed-use regeneration scheme retaining and providing additional jobs and homes and flexible commercial and recreation facilities to serve the new community, the industrial estate, the village of Coity and the wider residential community of Brackla to the south. This development is subject of a Development Brief, and the LDP will ensure that the site's regeneration comes forward in a comprehensive and phased way during the plan period up to 2021 and is integrated with surrounding development.

A1.3 PLA3(3) Coity Road Sidings, Bridgend

Mixed Use Components	Total Area 6.47 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(4)	Residential	140 units	Implemented and funded through the private sector
REG1(3)	Employment	Fully Developed	Developed to capacity
PLA7(21)	Park and Ride Facility	Wildmill Station	This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding

A1.3.1 This 6.47 hectare brownfield site, in private ownership, is located less than 1 km north of Bridgend Town Centre. The site is substantially vacant, sustainably located off Coity Road and relatively close to the town centre. The site offers the opportunity for a mix of uses including residential, a retained area of employment, recreation (including the possible expansion of adjacent allotment facilities) and a proposed Park & Ride facility, in connection with the existing Wildmill Railway Halt.

A1.4 PLA3(4) Parc Afon Ewenni, Bridgend

Mixed Use Components	Total Area 26.8 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(3)	Residential	650 units* TBC	Implemented and funded through the private sector (including Section 106)
REG1(6)	Employment	2.0* TBC	Partnership approach including private investors, Section 106 monies and the Council
REG5(3)	Local Retailing	New local service centre Up to 2,000 sq m net	Implemented and funded through the private sector (including Section 106)
REG11(3)	Bulky Comparison Goods	TBC	
COM9(9)	Community Building	N/A	
COM13(7)	Accessible Natural Greenspace	TBC	

PLA8(4)	Improvements to the transportation network	Access to Parc Afon Ewenni	
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* Note: TBC refers to potential change discussed at Session 1. The amount of units and land reflecting the Parc Afon Ewenni Framework Masterplan.

A1.4.1 Parc Afon Ewenni is a significant brownfield and underutilised employment site which stretches along the A473 corridor from the residential area of Waterton in the east to Waterton Roundabout in the west. The proposed mixed-use development of the Parc Afon Ewenni Site represents an opportunity to build a viable and more sustainable community at Waterton, which is currently isolated, by accommodating additional residential development served by a commercial hub, community and recreation facilities. The site is subject to a flexible development framework that will deliver future residential, commercial and business space. At its western extent close to Waterton Roundabout a 'landmark' building is envisaged at this visually prominent location.

A1.4.2 The careful regeneration of this currently environmentally degraded and under-utilised site located immediately adjacent to the A473 and therefore representing an important gateway to Bridgend from Junction 35 of the M4 and from Cardiff and Cowbridge along the A48, will raise the image of the whole of Bridgend creating valuable additional jobs, homes and other commercial opportunities in a landscaped and comprehensively developed environment.

A1.5 PLA3(5) The Former Maesteg Washery, Maesteg

Mixed Use Components	Total Area 15.3 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(15)	Residential	135 units	Western Valleys Regeneration Fund and the private sector (including Section 106)
COM13(11)	Accessible Natural Greenspace	N/A	

A1.5.1 This site is located immediately to the north-east of Maesteg town centre. The western and southern boundaries of the site are defined by the former mineral railway line but the northern and eastern boundaries are not defined by any physical features as the land in general is an open reclaimed area, including the former Maesteg Washery site, offering scope for informal recreation opportunities.

A.1.5.2 A mixed use scheme including education, market and affordable housing and recreational end uses are considered appropriate for this site. A new comprehensive school with associated playing fields has been constructed and is one of the primary uses on the developable part of the site. The actual amount of housing will be determined by ongoing feasibility although it is anticipated that up to 135 new dwellings can be accommodated on the southern part of the site in the plan period.

A1.6 PLA3(6) Coegnant Reclamation Site, Caerau / Nantyffyllon;

Mixed Use Components	Total Area 15.3 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(17)	Residential	100 units	Western Valleys Regeneration Fund and the Private Sector (including Section 106)
COM10(10)	Education Facility	Primary School	
COM12(2)	Playing Field	N/A	
REG1(9)	Employment	2.00ha	

A1.6.1 This is a large development site in the upper Llynfi Valley comprising of a linear site of 15.3 hectares of brownfield land, located immediately to the east of the communities of Caerau and Nantyffyllon. Previously allocated solely for employment and recreational uses it is now recognised that the comprehensive development of the whole area represents a significant opportunity to enhance the environment, improve access to the countryside for the benefit of tourism and deliver a mixture of uses, including new market and affordable housing, open-space, more formal recreation facilities and local employment opportunities and social enterprises.

A1.6.2 At its northern end the site integrates well with the new primary school in Caerau and is currently the focus of recreation facilities and a new leisure park, including a BMX track. At its southern extremity, the site has the potential to link via a dedicated walking and cycling route to the Maesteg Washery Site and the newly opened Maesteg Comprehensive School, which is located less than 1.5km to the south.

A1.7 PLA3(7) Ewenny Road, Maesteg

Mixed Use Components	Total Area 7.7 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(16)	Residential	125 units	
REG1(10)	Employment	3.50ha	
REG5(4)	Local Retailing	New local service centre Up to 1,000 sq m net	
REG11(1)	Bulky Comparison Goods	TBC	

A1.7.1 This 7.7 hectare site, which was formerly occupied by Cooper Standard and Budelpak Cosi now represents one of the most strategically sited development opportunities in the Llynfi Valley. Located within the urban area of Maesteg adjacent to the Oakwood Estate, which is a renewal priority for V2C Housing. The site is owned, in part, by the County Borough Council, and has been identified as suitable for funding from the Western Valleys Strategic Regeneration Area (WVSRA).

A1.7.2 The strategic and sustainable location of the site, adjacent to a rail halt on the Maesteg to Bridgend line, means that this regeneration opportunity could have benefits for the whole of the Llynfi Valley. The significance of this opportunity has been recognised by the Llynfi VARP which earmarks the future development of the area as a Strategic Project. The LDP promotes the site as a flexible regeneration opportunity to create a new mixed-use neighbourhood that can deliver much needed development space for small businesses, new market and affordable housing, and other commercial development, set within a newly created pleasant environment that can capitalise on its riverside setting.

A1.8 PLA3(8) Porthcawl Waterfront Regeneration, Porthcawl;

Mixed Use Components	Total Area 47.8 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(24)	Residential	1,350 units	
COM10(11)	Education Facility	Extension of Newton Primary School	
COM8(4)	Health & Social Service Facility	N/A	
COM9(3)	Community Building	N/A	

REG9(6)	Retail & Commercial Development	TBC	
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A1.8.1 The Porthcawl Waterfront Regeneration site is the main focus of existing and future development opportunities in Porthcawl SRGA, which provides a unique opportunity to create a vibrant new focus that will bring social, economic and environmental benefits including flood protection measures to the Town itself and the wider area.

A1.8.2 This 48 hectare brownfield waterfront site provides a significant opportunity through comprehensive regeneration to transform Porthcawl into a premier seaside resort. Extending from Trecco Bay caravan site and Rhych Point in the east to the existing harbour and town centre to the west, taking in the former Council owned Sandy Bay caravan site, the fairground and Salt Lake car park and its environs. The regeneration of this area is the subject of adopted Supplementary Planning Guidance, which was approved in 2007. Its aim is to properly integrate new development areas into the town centre and the surrounding urban area and will guide development in a phased approach over the next 10 years. The guidance is considered flexible and robust enough to adapt over time to cope with varying market conditions.

A1.8.3 A variety of land uses is proposed, including residential, tourism and leisure, retail and community provision in the form of a new Community Hub. With respect to retail provision the area is subject to an allocation for a new retail convenience store, which will be well integrated with the existing town centre and stem current retail outflow of expenditure. The Project Area also includes significant new areas of attractive open space along the seafront and an extension to Griffin Park. Key elements of the waterfront will be the creation of improved sea defences and new, high quality promenades between the harbour and Trecco Bay, and the regeneration of the harbour area itself.

A1.9 PLA3(9) Pwll-Y-Waun, Porthcawl;

Mixed Use Components	Total Area 4.5 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(26)	Residential	40 units	Implemented and funded through the private sector (including Section 106)
REG1(15)	Employment	0.70ha	
COM13(4)	Accessible Natural Greenspace	N/A	

A1.9.1 This 4.5 hectare site is situated within the urban area of Porthcawl. It comprises Pwll-y-Waun pond to the west of the site which will be retained and enhanced for recreational purposes. An opportunity exists however on the adjacent land to the east of the pond which currently represents under-utilised land within the urban area to provide a high quality mixed use scheme incorporating B1 business uses, residential development of market and affordable homes and new public open space, safeguarding important natural elements especially within the southern part of the site.

A1.9.2 Development will be expected to respect the nature conservation interests and recreational value of the pond and improve and enhance biodiversity resources of the site. The bringing forward of the employment aspect of this site is seen as important in the context of Porthcawl, given the general lack of designated employment sites and buildings outside of the tourism industry.

A1.10 PLA3(10) Land West of Maesteg Road, Tondu;

Mixed Use Components	Total Area 44.7 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(30)	Residential	436 units	
REG1(21)	Employment	2.00ha	
PLA8(3)	Improvements to the Transportation Network	Access to Land West of Maesteg Road	Implemented and funded through the public/private sectors (including Section 106)
COM10(8)	Education Facility	Primary School	

A1.10.1 This existing mixed-use Regeneration Area in Tondu is a substantial site of almost 45 hectares of land, which has already delivered the Tondu Ironworks Heritage Centre and a new Waste Transfer Station, serving the whole of the County Borough. The southern part of the site, has the benefit of planning permission and has the capacity to deliver 165 new dwellings, 40 of which will be affordable.

A1.10.2 As part of the development, a new retailing area comprises a 1200 square metre supermarket (which is already in operation) and other smaller units will provide much needed shopping facilities for the whole of the Tondu and Aberkenfig area. This site, due to its proximity and pedestrian linkages with the existing Aberkenfig District commercial centre, provides an opportunity to provide a Community Hub, with a mixture of retailing and social and community facilities.

A1.10.3 As part of this development a further improvement to the A4063 is required, and to this end an area of land has been safeguarded. This will facilitate accessibility between the Valley's Gateway and Maesteg and the Llynfi Valley. This will allow the northern part of the site comprises 12 hectares of undeveloped land to also come forward, which offers the opportunity to deliver further residential, employment and additional open space, complementing the existing Heritage Centre as part of a comprehensive scheme.

A1.11 PLA3(11) Former Christie Tyler Site, Brynmenyn

Mixed Use Components	Total Area 5.6 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(34)	Residential	75 units	
REG1(19)	Employment	2.00ha	

A1.11.1 The former Christie Tyler premises are located on a discreet, separately accessed, part of the wider Brynmenyn Industrial Estate. The site has direct links with the M4 via the A4065 and represents an ideal location, within the Valleys Gateway SRGA to provide a significant number of residential units whilst still enabling a comparable amount of B1, B2 and B8 employment floorspace to be delivered as part of a mixed-use scheme.

A1.12 PLA3(12) Ogmore Comprehensive School, Brynmenyn

Mixed Use Components	Total Area 7.1 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(32)	Residential	130 units	
PLA8(6)	Improvements to the Transportation Network	Access to Land East of A4065, Abergarw	
REG5(5)	Local Retailing	Small Scale Convenience Goods Provision Up to 100 sq m net	Implemented and funded through the private sector (including Section 106)
COM10(9)	Education Facility	Reconfigured Educational Provision	

A1.12.1 The Ogmore Comprehensive School site provides an opportunity for the utilization of the existing school buildings for the relocation of the Special School at Ysgol Bryn Castell in Bridgend, together with the consolidation of complementary social and children's services activities within the existing buildings. Residential development is proposed on surplus land to the south west of the existing school buildings.

A1.12.2 There is also an opportunity to provide an element of local convenience goods retailing to serve the proposed development and surrounding areas.

A1.13 PLA3(13) Gateway to the Valleys, Tondu

Mixed Use Components	Total Area 18.7 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(33)	Residential	100 units	
REG5(6)	Local Retailing	Small Scale Convenience Goods Provision Up to 100 sq m net	
COM9(7)	Community Building	N/A	Implemented and funded through the public/private sectors (including Section 106)
COM12(6)	Playing Fields	N/A	
COM10(7)	Education Facility	Secondary School	

A1.13.1 The central focus of this 18.7 hectare site at Ynysawdre is a new comprehensive school. This initiative forms part of the Council's School Modernisation Programme and centres on the creation of a new Secondary School to replace the two existing schools of Ogmore and Ynysawdre and will serve the wider catchment area of the whole of the Valleys Gateway and the Secondary School educational needs of the Ogmore and Garw Valleys.

A1.13.2 The campus will provide a range of services and facilities to the local community with scope to become a multi-agency hub and a focus for sporting excellence, benefiting from its location immediately adjacent to the recently refurbished existing Ynysawdre Swimming Pool and Pandy Park Playing Fields. As

part of the comprehensive scheme an element of residential development is proposed on the surplus land to the north of the site.

A1.13.3 The project has been successful in receiving funding from the Welsh Government and it is anticipated that the new campus will be completed by 2014.

A1.14 PLA3(14) Bryncethin Depot

Mixed Use Components	Total Area 3.0 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(35)	Residential	50 units	Implemented and funded through the private sector (including Section 106)
REG5(7)	Local Retailing	Local Convenience Goods Store Up to 1,500 sq m net	
REG1(17)	Employment Site	Fully Developed	

A1.14.1 This 3 hectare brownfield site includes an existing ‘Depot’ site and vacant underutilized land to the north, which has scope for the development of a mixed use employment and residential scheme.

A1.14.2 The current depot use on is likely to become redundant during the LDP period and due to its good relationship with the urban area of Bryncethin and direct links with the M4 via the A4061 provides an opportunity to develop a number of residential units whilst still enabling a comparable amount of B1, B2 and B8 employment floorspace to be delivered as part of a mixed-use scheme; also providing a flexible opportunity to develop an element of local convenience goods retailing to serve the eastern part of the Valleys Gateway.

A1.15 PLA3(15) Glanyrafon, Tondu

Mixed Use Components	Total Area 0.6 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(37)	Residential	30 units	Implemented and funded through the private sector / Registered Social Landlord (including Section 106)
COM8(6)	Health & Well Being Facility	N/A	

A1.15.1 The Glanyrafon site, located immediately opposite the Gateway of the Valleys new comprehensive school, provides the opportunity for housing renewal in the form of extra care housing and an enhanced special Health and Wellbeing facility. The project is being taken forward on a partnership basis by the Council, the local Health Board (ABM) and a proposed future registered social landlord.

A1.16 PLA3(16) Land South West of City Road, Bettws

Mixed Use Components	Total Area 5.0 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM2(1)	Residential	80units	Implemented and funded through the public/private sectors (including Section 106)
COM13(10)	Accessible Natural Greenspace	N/A	

A1.16.1 The proposal is for a mixed use residential led development of market and affordable housing on land owned by the Council and registered social landlord, by V2C Housing. The residential development will be interspersed with new open space, allotments, landscaping and additional infrastructure. An enhanced

retail facility to serve the site and the village of Bettws, with improved vehicular parking; pedestrian access will also be developed as part of the overall project

A1.17 PLA3(17) Land adjoining Cwm Ogwr Fach, Blackmill

Mixed Use Components	Total Area 1.2 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM9(1)	Community Building	N/A	Implemented and funded through the public/private sectors (including Section 106)
REG1(32)	Employment	0.90ha	
COM2(4)	Residential	44 units	

A1.17.1 This 1.21 hectare brownfield site will be developed for mixed uses comprising of residential units, work units and local community facilities. The residential component will provide a mix of market and affordable housing.

A1.17.2 The employment element of the proposal will be accessed via the estate road serving the existing Isfry Industrial Estate, whilst most of the residential development will be served off the residential estate at Cwm Ogwr Fach.

A1.18 PLA3(18) Land at Gibbons Way, North Cornelly

Mixed Use Components	Total Area 1.7 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM2(21)	Residential	45 units	Implemented and funded through the public/private sectors (including Section 106)
REG1(29)	Employment	0.03ha	
COM8(3)	Health & Well Being Facility	N/A	

A1.18.1 The scheme for Gibbons Way is predominantly a residential development of approximately 45 dwellings of which 15 will be affordable housing. This development is focused on the eastern and south-eastern part of the site, which will link with land being made available following selective demolition at Plas Morlais. The western part of the site, which fronts onto Heol-y-Parc, is to be retained for and developed for community, small scale employment and recreation uses with improved landscaping.

A1.19 PLA3(19) Former Surgery Site, Pencoed

Mixed Use Components	Total Area 0.2 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM2(26)	Residential	13 units	Implemented and funded through private sector (including Section 106)
REG9(7)	Retail & Commercial Development Site	N/A	

A1.19.1 This is a key site within Pencoed District Centre which has been identified in the Pencoed Regeneration Strategy. The site is some 1650 sq metres and in split ownership – part private, part Valleys to Coast Housing Association. The site is currently vacant, previously being occupied by a doctors surgery.

A1.19.2 The site could accommodate retailing and/or commercial premises on the ground floor with residential apartments above.

A1.19.3 The development of this site would significantly enhance the retail provision within Pencoed and could also provide an attractive development within the heart of the town on a former derelict site.

A1.20 PLA3(20) Coronation Works, Evanstown

Mixed Use Components	Total Area 0.3 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
REG1(25)	Employment	0.00ha	Implemented and funded through the private sector (including Section 106)
N/A	Residential	1-9 units	

A1.20.1 This site occupies a prominent gateway position to the village of Evanstown. This site has been allocated solely for employment purposes for a number of years but has remained unoccupied in its current dilapidated form for at least the past 5 years. It has not been identified as a site which the Council is looking to assist in bringing forward for employment purposes and is not in public ownership. It is, however, located in one of the most economically deprived areas of the County Borough.

A1.20.2 Given its distance from other employment opportunities, locally based employment development and/or social enterprises and training should be brought forward to serve the employment needs of the local community. However it is considered essential that in order to provide the necessary funding leverage to bring forward employment/enterprise training development, an element of enabling residential development is required.

APPENDIX B
Proposed New Text of Chapter 9 of the deposit LDP

IC5 – I support in principle the proposed revisions to Chapter 9

CHAPTER 9 – SITE DELIVERY AND IMPLEMENTATION

9.1.1 Local Development Plan Wales (2005) paragraph 1.21 states the importance of ensuring that all proposals within the Local Development Plan (LDP) are ‘realistic and likely to be implemented within the plan period’ in the interest of avoiding blight. In this respect, all proposals included as land use allocations within the LDP should have sufficient evidence to suggest that they can be delivered within the plan period.

9.1.2 Appendix 4 provides an overview and ‘snapshot’ of all the landuse allocations included in the LDP together with an estimate of the likely phasing of development, likely funding sources and current planning status.

9.1.3 The Council has also produced a related ‘live’ online site database which contains up-to-date and detailed information on the site specific delivery and implementation of the land-use allocations contained in the respective Policies in the plan, including detailed information, where this is known, of site specific constraints, requirements and/or mitigation measures (for example, screening for a site specific HRA) that will be required in order to bring the sites forward for development. This includes issues where the site is expected to ‘trigger’ a policy consideration due to its size and/or capacity. In terms of the likely phasing of development, this is broken down into three 5 year periods up to 2021 to provide an indication of when the proposed development will come forward in the plan period. This indication of phasing is based on the most up-to-date information available; however it is acknowledged that this may change as the Plan period progresses.

9.1.4 In general the residential, employment and retail allocations are expected to be delivered by the private sector, including housing associations (Registered Social Landlords (RSLs)). The private sector will also be required to fund essential utilities infrastructure and/or make a contribution towards other public infrastructure, including transport improvements, leisure, educational and community facilities. Where there are firm proposals, the LDP has made provisions through site allocations. However, it is acknowledged that the ability of both the public and private sector to deliver future development will be influenced by external economic factors and cycles as well as availability of funds and the demands of the market.

9.1.5 The Plan has considered initial highway and access issues relating to site allocations and these have been included as related land-use requirements and cross-referenced in the Plan, especially with respect to the PLA mixed-use sites. Where there are areas which need further investigation; issues which have been identified as significant constraints and / or highway improvements required, these will be highlighted within the online database together with any other specific site issues.

9.1.6 Where related studies, masterplans and/or site specific development briefs have or will be produced in the future, these are and will be ‘hyperlinked’ in the database to provide as much comprehensive information as possible. Consultations with the main statutory undertakers indicate that there are generally no significant constraints which would prevent delivery of sites identified for development within the LDP and such detailed information from these and other statutory bodies in terms of advice is also included within the database to assist delivery.

9.1.7 The site infrastructure requirements will be reviewed at the time of any future planning application; this is particularly relevant where need for educational provision and/or community facilities is identified. This is due to the fact that, at the point of a planning application being considered, changes in local service provision will need to be taken into account. These changes may occur in the intervening period prior to developments being formally considered through the planning system. Where planning permission has already been granted (or granted subject to the signing of a S106 agreement), and not yet implemented, the requirements are not shown. However, if an application is resubmitted it will need to be assessed in accordance with the up-to-date policy position.

9.1.8 In this respect, regard will have to be paid to the implications of any unforeseen circumstances such as the impact of windfall development taking place which may require additional community infrastructure

within the local area. As a consequence, any proposals for development will have to pay particular regard to Strategic Policy SP14 – Infrastructure.

9.1.9 Should the Council introduce a Community Infrastructure Levy, then applications for new development will be subject to the associated charging schedule. The Council will prepare a regulation 123 list which will set out those projects or types of infrastructure it intends to fund through the levy, and those matters to be addressed through section 106 planning obligations. This will help to clarify the Council's infrastructure needs and ensure there is no 'double-charging'. The requirements will also be reviewed as part of any Plan review.

9.1.10 The Council will keep the online database up-to-date via its website which will be updated frequently and also in hard copy form annually to accompany the Annual Monitoring Report (AMR).