

3rd December 2012
Our Ref: RW/KW/

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For the Attention of the Inspector, Mr R Mellor

Dear Sir,

Hearing Session 8 : Convenience Retailing

Further to previous E mail correspondence I am writing in advance of the Hearing Session scheduled for 6th December, in order to clarify the stance of South Wales Police, my clients, on the issue of proposals affecting part of the Police Headquarters site, at Cowbridge Road, Bridgend.

As you will be aware we submitted supporting representations in respect of the proposed Deposit Plan Housing Land Allocation COM 1 (5), subject to additional land along the frontage of the site being included in the overall development area.

We acknowledge, however, that the site in question has also been subject to representations by Waterstone Estates Limited, who object to the Plan on the basis that the site should be allocated for a convenience retailing store. Evidence has been submitted which questions the Council's assessment of retail need and the assumptions upon which it is founded, and in doing so maintains that additional capacity exists which merits a new store at this location.

If therefore you were to accept this evidence and find the Plan to be unsound as it relates to convenience retailing proposals, South Wales Police would support the re-allocation of the site to favour a superstore development.

If however, you consider the Plan to be sound as it stands the Police Authority would continue to support the housing land allocation.

With regard to retailing and related schemes elsewhere in Bridgend we also support the proposals for a mix of uses in the Cheapside/Brackla Street area under Policies REG 9(1) and COM 1 (11).

I confirm that Robin Williams, my Managing Director, will be in attendance at the Hearing Session.

Yours sincerely,



Associate Director

Copy - Chris Shattock, South Wales Police, Estates Division