

Bridgend Local Development Plan Examination

<http://www.bridgend.gov.uk/ldpexamination>

Thursday 7 February 2013 10.00am

Session 18 – Alternative Sites

Inspector's Agenda with Matters and Issues

1. Introduction

- 1.1 The Guidance Notes for the hearings have been distributed and published on the Examination website. They explain the circumstances in which any further written material may be submitted. In the case of alternative residential sites, Representors have been asked to complete a questionnaire.
- 1.2 The Inspector has previously received written information in the form of the representations to the Deposit Plan and to the alternative sites consultation (including the Council's responses in Document SD09). **No further written submissions are sought from the Representors.**
- 1.3 Matters relating to the LDP strategy and housing numbers were debated at earlier sessions and duplication of those discussions will not be permitted. The Inspector has recently issued his '**Preliminary Findings' on the Need for, and Supply of, Housing and Employment Land**. This document (Ref ED24) is available on the Examination website. The Inspector has concluded that some additional housing allocations are required if the Plan is to be considered sound in that regard. He has invited the Council to identify the sites that it would prefer and the matter is likely to be considered by Full Council on 29 January. Should the Council identify sites that are currently due to be considered at Sessions 16-18, the Inspector proposes to withdraw those sites from the agenda and to defer their consideration to a later session. At that session there would be an opportunity for an appearance by those who previously submitted formal representations against those sites at the Alternative Sites consultation stage.
- 1.4 This agenda for Sessions 16-18 is based on the representations made at deposit stage and on the questionnaire. The representations include a number of common themes which are set out below. Not all the questions listed will apply to all sites. Each site will be considered in order and questions addressed as appropriate.
- 1.5 The agenda is being issued before the deadline set for the receipt of questionnaires and the Inspector may raise other issues before or at the hearing.
- 1.6 Unlike the previous UDP inquiry system, the Inspector is not holding an inquiry into objections. The Inspector's reports will concentrate on topics and issues and will not summarise representations or describe discussions in hearing sessions. If the Inspector finds the Plan to be sound, there is no remit to substitute allocations with sites that others argue would make the plan better. It may be, therefore, that the Inspector's final report makes no mention of your site or any of the alternative sites submitted.

2. Site Specific Matters for Discussion

2.1 Sites:

- i) AS057 Land at Bryn Road, Ogmores Vale (Residential Development)
- ii) AS002 Land to the South of Garregside, Blaengarw (Amend Settlement Boundary – so as to enable Residential Development)
- iii) AS025 Land at Lamb Row/Devon View, South Cornelly (Mixed Use Residential and Employment Development)
- iv) AS023 Land at Porthcawl Road, south of South Cornelly (Residential Development)
- v) AS031 Land at Pencoed Farm and Broomfield, Pencoed (Residential-Led Mixed Use Development)

~~vi) AS032 Land at Llangewydd Road, Cefn Glas (Residential Development)~~

~~vii) AS027 Ty Draw Farm, Pyle (Mixed Use Employment and Residential Development)~~

Comment [NG1]: The Council are now supporting this Alternative Site. Discussion on this site will be held at a later hearing session.

2.2 Matters to be addressed for the above sites, where relevant:

- i) How would the development of the site/amendment of the settlement boundary contribute to the aims and strategic objectives of the Plan?
- ii) Where mixed use development is proposed, what non-residential development would be included?
- iii) Are there any significant obstacles to the delivery of the site?
- iv) When could the development be delivered?
- v) Should the site be within the settlement boundary? Why was the boundary drawn to exclude the site?
- vi) Does the site merit inclusion within a Special Landscape Area?
- vii) Is the inclusion of the site in a Green Wedge in accord with national guidance?
- viii) The Council's response to the questionnaires. **(The Council may make an oral response at the hearing and may also choose to submit a written response at or before the hearing)**

Comment [NG2]: The Council are now supporting this Alternative Site. Discussion on this site will be held at a later hearing session.

01 February 2013