

# Bridgend Local Development Plan Examination

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**Monday 4 March 2013 10.00am**

**Session 19 – 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 previously been asked to complete a questionnaire for each site.
- 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 concluded that some additional housing allocations are required if the Plan is to be considered sound in that regard. He invited the Council to identify the sites that it would prefer. The matter was considered by Full Council on 29 January 2013 when, amongst other things, the Council resolved to support the inclusion in the LDP of four of the Alternative Sites that had previously been proposed by Representors as follows:
- |  |                 |
|--|-----------------|
| AS052 Land at Waterton Lane, Bridgend    | + 42 dwellings  |
| AS056 Enlarge area at S Wales Police HQ  | + 8 dwellings   |
| AS027 Ty Draw Farm, North Cornelly       | + 94 dwellings  |
| AS032 Land at Llangewydd Road, Cefn Glas | + 228 dwellings |
- 1.4 Session 19 has been arranged so that there would be an opportunity for an appearance by those who had previously submitted formal representations against those sites at the Alternative Sites consultation stage. This also provides an opportunity for the Inspector to consider the merits of the sites and to seek further information about them.
- 1.5 At its meeting on 29 January 2013 the Council also resolved to support the inclusion in the Local Development Plan of a series of amendments to mixed use development allocations that had been proposed under Policy PLA3. These amendments would typically increase the number of dwellings on the site with an associated reduction in another form of development. As those changes had not been the subject of previous public consultation a new consultation exercise is to be undertaken which will be followed, if necessary, by another hearing session to consider any representations made against those changes.

## **2. AS052 - LAND AT WATERTON LANE, BRIDGEND (RESIDENTIAL DEVELOPMENT)**

- 2.1 This site of 1.2ha lies within the defined Bridgend Settlement Boundary. It is a previously-developed (brownfield) site. It was allocated for employment in the Unitary Development Plan but had no allocation in the submitted LDP. It lies within a Strategic Regeneration Growth Area. The site adjoins a modern residential development to the south with which it shares an access road. There is vacant land to the east and other land in employment use to the west. There is a current planning application to extend the date for submission of details for a permission for 8 dwellings on the 0.35ha vacant land to the east (P13/15/RLX). The site is also close to the PLA3(4) Parc Afon Ewenny proposed mixed use residential and employment allocation.
- 2.2 The site is currently occupied by employment uses that may require relocation including large modern garage showrooms. A strategic public sewer crosses the site and will reduce the area available for development. Other potential constraints identified in Document SD09 include land contamination, air quality, noise from adjacent employment, partial floodrisk, minor groundwater vulnerability, the need to evaluate traffic impacts and a likely need to enhance public transport accessibility.
- 2.3 There were no representations received at the alternative sites consultation stage. The Council concluded in Document SD09 that the site could be delivered as a windfall site in the context of relevant criteria based policies.
- 2.4 The Council Report for 29 January 2013 estimated the site capacity as 42 dwellings. However the questionnaire response suggests that the density be limited to 30 dwellings allowing for the public sewer but this might increase if the site is developed in conjunction with other sites. The questionnaire response considers the site might be developed in the second LDP phase before April 2016 but subject to the relocation of the existing uses and to negotiation with adjoining landowners who may wish to be involved.

**Qn2a The site is occupied by established functioning businesses in modern premises. What effect may this have on the site becoming available eg current lease terms?**

**Qn2b Would the site's likely contaminated status and established existing use value mean that the viability of including 20% affordable housing would be challenged?**

**Qn2c Would the Council please provide an update on the current planning position in respect of the adjacent land to the east?**

**Qn2d The adjacent site was first granted planning permission in 2007 but development has not yet proceeded. Does that, and the need to relocate existing users, suggest that the delivery of this site may be delayed until the third phase (after April 2016)?**

**Qn2e What public transport is currently available and what, if any, improvements could be achieved?**

**Qn2f Having regard to the sewer, does the Council agree the Representor's estimate of dwelling numbers and could density be further affected by any of the other constraints identified above?**

**3. AS056 - ENLARGE AREA AT SOUTH WALES POLICE HQ (RESIDENTIAL DEVELOPMENT AS AN EXTENSION TO PROPOSED LDP RESIDENTIAL ALLOCATION COM1(5))**

- 3.1 Policy COM1(5) would allocate land at the South Wales Police Headquarters for a residential development of an estimated 130 dwellings including an estimated 26 affordable dwellings. Chapter 9 of the LDP estimates the site area as 3.78ha which would suggest a gross site density of about 34.4 dwellings per hectare.
- 3.2 The alternative site proposal is to extend the site towards Cowbridge Road. No questionnaire response has been received but Document SD09 describes the extended site as having an area of 4ha which would suggest that the additional land has an area of 0.22ha. In Document SD09 the Council commented that it had no objection to the site's development but that it could be considered as additional windfall development rather than as an allocation. No representations were received during the Alternative Sites' consultation. Potential development constraints identified by consultees in Document SD09 included air quality, surface water flooding potential, land contamination and noise from the railway and industrial estate. Noise from the adjacent main road was not mentioned but is likely to be more significant for this frontage land than noise from the industrial estate at the rear. The subject land is hard surfaced and is currently used as a car park adjoining Cowbridge Road but does not include the western end of the car park.
- 3.3 The Council estimates that the site extension would allow an additional 8 dwellings to be accommodated.
- 3.4 There are other rival representations seeking the deletion of the COM1(5) allocation and the allocation of the site for alternative retail development. The landowner has previously expressed support for either scheme.

**Qn3a Having regard to the character of existing development in the area, and to noise from the road and air quality, would development need to be set back from this frontage?**

**Qn3b If the added site area were not itself occupied by 8 dwellings would it nevertheless allow for more development elsewhere on the site, for example by the relocation of open space?**

**Qn3c Which part of the site may be subject to surface water flooding?**

**4. AS027 - TY DRAW FARM, PYLE (CORNELLY PARISH) (MIXED USE RESIDENTIAL AND EMPLOYMENT DEVELOPMENT TO REPLACE PROPOSED STRATEGIC EMPLOYMENT ALLOCATION SP9(4))**

- 4.1 This is a greenfield site of about 6.1ha in Cornelly Parish adjacent to the M4 and North Cornelly and which the submitted LDP allocates for strategic employment development. The site has been marketed unsuccessfully for such development since 1982. It had a similar employment allocation in the UDP notwithstanding the then objections of the Welsh Government as landowner. The UDP Inspector had recommended the deletion of the employment allocation and its replacement with a housing allocation but that recommendation was not accepted by the Council. The land remained in public ownership until sold by the Regeneration Investment Fund for Wales into the private ownership of South Wales Land Development Ltd. It is the subject of a current planning application for development similar to that now

proposed and which includes a full application for 94 dwellings and an outline application for 6,000sqm of B1 business space (Ref P/12/796/FUL). The Representor supported the planning application with a document setting out the economic case for the development (See Documents HS18.02 and HS18.03).

- 4.2 The questionnaire response indicates that the dwellings could be delivered in the LDP second phase before April 2016. Part of the site would be retained for employment use but the Representor suggests that it be re-designated under Employment Policy REG1 rather than Strategic Employment Policy SP9.
- 4.3 At the Alternative Sites consultation stage there was an objection to residential development from Cornelly Community Council on the grounds that the site should be retained for high quality employment to serve the local economy in the western part of the Borough and to provide opportunities for the nearby Marlas Communities First Area.
- 4.4 One objection was also received from a neighbouring resident (*Mr Gillard 1701*) who was apparently unaware of the site's planning history in spite of conducting searches at the time of his home purchase. He wishes the land to remain green and undeveloped.

**Qn4a Would the Council please provide the Inspector with details of the current planning application and of the consultation responses to that application.**

**Qn4b What are the respective site areas for employment and housing in the current planning application?**

**Qn4d When is that application expected to be determined?**

**Qn4e Would the housing development facilitate the employment development and, if so, how?**

**Qn4f Having regard to the site history, the representations by Cornelly Community Council, and the Representor's submitted Economic Case (HS.02) would the retained employment area be more or less likely to support the local economy and create local job opportunities than the long-standing strategic employment designation?**

**5. AS032 - LAND AT LLANGEWYDD ROAD, CEFN GLAS (RESIDENTIAL DEVELOPMENT TO INCLUDE AMENDMENTS TO SETTLEMENT BOUNDARY AND TO SPECIAL LANDSCAPE AREA DESIGNATION)**

- 5.1 This is a greenfield site of about 6.5ha which was included in a Landscape Conservation Area (LCA) in the adopted UDP notwithstanding that the UDP Inspector did not consider the landscape 'special' and had recommended that the LCA boundary be reviewed in this vicinity.
- 5.2 Landscape Conservation Areas have been deleted in the submitted LDP and there are now instead Special Landscape Areas (SLA). These are based on a different assessment methodology and often have different boundaries. The subject land is included in a SLA but it would not be logical to retain that designation if the site were to be allocated for housing as now proposed by the Council. The Council Report of 29 January 2013 accepts that the land does not have intrinsic landscape value in its own right. The Countryside Council for Wales comments that existing landscape features along the northern and western boundaries should be retained if the site is developed.

- 5.3 The Representor and the Council estimate that the site has a capacity for 228 dwellings (including 46 affordable dwellings) and the Representor considers that about half this number could be delivered by April 2016 in the Plan's second phase with the remainder to be delivered in the third phase after that date.
- 5.4 The Highway Authority did not object to the proposed development but advised that a Transport Assessment would be needed in particular to evaluate the impact on some junctions in the vicinity.
- 5.5 There were 3 representations at the alternative sites consultation stage objecting to the site's development on the grounds of:
- 1 *Mrs M C Wilkins (117)* Loss of open countryside. Creation of urban sprawl. Outside the settlement boundary of Cefn Glas. Outward expansion into the open countryside and Landscape Conservation Area (EV10(2)) of Cefn Glas and Court Coleman, Pen y Fai. There is no justification for this parcel of land to be developed as brown field site should be used not green field sites; more protection for the open countryside is needed not less.
  - 2 *Miss Sarah Head (1736)* This development is extremely close to my property. The local roads are at present in no way suitable to cope with an increased volume of traffic, particularly during busy time. The adjacent hedging contains protected trees and I have reservations about whether or not it will be possible to sufficiently protect them. There are many and varied species of local wildlife, mammalian, inset and avian which benefit from the protected status of the local trees which are likely to be affected to their detriment. There are waterways running to the south side of the development. What risk is there of flooding to existing residential properties if there is heavy development of the area and less surface rainwater absorption?
  - 3 *Persimmon Homes (784)* object to the proposed alternative site. No information is provided as to how development may proceed and limited technical evidence has been provided. Development at this location would result in a protrusion into the SLA and will in effect become an appendage to the existing urban area, poorly related to the settlement and existing facilities. Connectivity and permeability with the existing urban area will be difficult to achieve on account of the site's boundary and the orientation of built form. The most appropriate means of development at Bridgend is through appropriate land releases that respond to existing patterns of development, movement and community facilities. In this regard, our land at Broadlands (AS050) is a highly suitable alternative site. (That site was considered at Session 18)

**Qn5a In the assessment of SLAs is there any evidence that the site merited Special Landscape Area status in its own right or was it included for another reason?**

**Qn5b Would other LDP policies provide suitable protection for landscape features of interest and associated wildlife?**

**Qn5c Can surface water drainage systems be designed to avoid an increase in the rate of surface water run-off?**

**Qn5d Will the additional sites proposed by the Council maintain the ratio of 60% brownfield to 40% greenfield development in the submitted LDP?**

**Qn5e What would be the likely consequences of reducing the proportion of greenfield development in terms of housing site delivery and the availability of land for other purposes including employment?**

**Qn5f Is there any reason to conclude that the traffic impact could not be suitably mitigated at the planning application stage by appropriate off-site works such as junction improvements?**

13 February 2013