

Bridgend Local Development Plan Examination

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

Wednesday 15 May 2013 10.00am

Session 20 – Amended 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. Except where specific written documents are requested, there is no obligation on participants to make any further written submissions in advance of the hearing. However any written responses to the questions below may be accepted if submitted by **1 May 2013**. Any rebuttal statements may then be submitted by **8 May 2013**.
- 1.2 During the course of the Examination the Inspector has pointed out that there a number of area-based policies and allocations in the submitted Local Development Plan that have been identified on the Proposals Map only by symbols which do not accurately define the area of land to which they apply. The Council has accordingly proposed changes which either delete the relevant proposals or which would amend the Proposals Map to more precisely represent the land to which they apply.
- 1.3 In January 2013 the Inspector also 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 the Plan would be at risk of being considered unsound unless some additional housing provision is made in the range of 750-800 additional dwelling allocations. He invited the Council to identify the sites that it would prefer.
- 1.4 The matter was considered by Full Council on 29 January 2013 when, amongst other things, the Council 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 (a further amendment to site PLA3(7) was not supported). These amendments would typically increase the number of dwellings on each site with an associated reduction in another form of development as follows:-

Policy	Site Name	Residential Change
PLA3(1)	Parc Derwen, Bridgend	+ 15 dwellings
PLA3(2)	North East Brackla	+ 200 dwellings
PLA3(4)	Parc Afon Ewenni	+ 100 dwellings
PLA3(10)	Land West of Maesteg Road, Tondu	+ 102 dwellings
PLA3(20)	Coronation Works, Evanstown	+ 11 dwellings

TOTAL = 428 dwellings

- 1.5 Altogether they would add 428 dwellings to the housing supply proposed by the submitted LDP. As those changes had not been the subject of previous public consultation a new consultation exercise has been undertaken between February and April 2013.
- 1.6 Session 20 has been arranged so that there would be an opportunity for an appearance by those who are opposed to the changes being proposed by the Council and who had requested a hearing appearance when responding to the above consultation.
- 1.7 In addition to the amendment of these PLA3 sites, the Council also resolved to propose the allocation for housing development of 5 of the 'Alternative Sites' that had been proposed by other Representors at the Deposit Stage. These sites have previously been the subject of public consultation and Hearing Session 19 considered representations from those who had requested an hearing appearance in relation to those sites which are:

AS No.	Site Name	Residential Supply
AS052	Land at Waterton Lane, Bridgend	+ 42 dwellings
AS056	Enlarge area at S Wales Police HQ	+ 8 dwellings
AS060	Enlarge Y Parc, Maesteg allocation	+ 31 dwellings
AS027	Ty Draw Farm, North Cornelly	+ 94 dwellings
AS032	Land at Llangewydd Road, Cefn Glas	+ 228 dwellings
TOTAL = 403 dwellings		

2. HOUSING SUPPLY & DELIVERY

- 2.1 *Boyer Planning - Bellway Homes (788) & Persimmon Homes (Wales) (911).*
 Whilst national policy guidance is clear that "sufficient land is genuinely available" and "that sites must be free, or readily freed, from planning, physical and ownership constraints, and economically feasible for development", there is a reliance in the amendments (and LDP strategy as a whole) upon sites that are subject to constraints and cannot be considered to be genuinely available for development. Based on the above considerations we do not see that there is any prospect of these sites achieving the additional level of development required within the plan period. Rather the Inspector should give consideration to sites where there is developer interest and where sites can effectively be brought forward immediately to contribute towards the land supply during the plan period.
- 2.2 *NLP - for Redrow (851)* refers to the need for a minimum 5 year housing supply required by PPW and that this is likely to require that any additional allocations include sufficient sites that can be delivered within phase 2 of the Plan before April 2016. Therefore NLP is surprised at the emphasis on increasing mixed use allocations to make up the shortfall. None of the additional capacity will be forthcoming before April 2016. A majority of the sites are around J36 of M4 and geographically quite close together. NLP

question likelihood of the sites coming forward over development lifetime of plan given the relatively stagnant market. The Council should consider other sites that can come forward immediately such as Redrow's Alternative Site at Pencoed Farm/Broomfield Farm, Pencoed.

Qn2a For Hearing Session 2 (Document HS02.05) the Council prepared both a Housing Trajectory and also an estimate of the 5 year housing land supply situation at 1 April 2013 (had the LDP adopted been adopted at that date). Would the Council please provide updated versions of these documents which include the proposed Amended sites and the Additional housing sites to show how and when it expects that these sites will contribute to the housing supply?

3. PLA3(1) PARC DERWEN, BRIDGEND

- 3.1 *Mrs Wilkins (117)*. Large housing estates need open space not over intensifying. She is against the extra 15 units. The Council should heed lessons of Broadmead – 100 units to over 2,000 units. When will policies be taken into account [by] the Planning Committee?

Qn3a Would Mrs Wilkins please explain her references to the Broadmead development and identify to which other policies she is referring?

4. PLA3(2) NORTH EAST BRACKLA REGENERATION AREA, BRIDGEND

- 4.1 *Boyer for Bellway Homes (788) and Persimmon Homes (Wales)(911)* We do not consider that there is any realistic prospect that this site will contribute the higher level of development envisaged. Optimistically it would take up to 18 months for outline planning permission to be granted (including preparation of all application documentation including ES, determination and s106 to be signed) and a further 12 months for Reserve Matters approvals (including detailed design). Following this a further 6 months for the first legal completions (this is a highly optimistic scenario based on comparative lead in times in relation to Parc Derwen). This would therefore mean that first completions would be towards the end of 2016 at the earliest. At a rate of 40 dwellings per annum this would equal 200 during the plan period (assuming 40 during 2016). This is significantly below the 550 envisaged by the proposed increase in capacity.
- 4.2 *Mrs Wilkins (117)* is against the development. Coity Village will be swallowed up and will be part of urban sprawl of Bridgend. She raises queries about the acquisition of the land by the Welsh Government.

Qn4a Could the Council please confirm at the hearing whether the ownership of the PLA3(2) site has passed from the Welsh Government to South Wales Land Developments Ltd (1253)?

Qn4b Does the current land ownership situation affect Mrs Wilkins' concerns or have any bearing on the proposed change to the Local Development Plan?

Qn4c In a plan accompanying representations submitted by South Wales Land Developments Ltd (1253) on the proposed change to PLA3(2) the residential parcels include two main parcels at the eastern and western end of the site respectively together with other small parcels on land adjacent to those main areas. Has there been a planning application or any negotiations in respect of the residential development of the eastern site(s)?

Qn4d When does the Council expect the eastern site(s) to come forward?

Qn4e The proposed PLA3(2) site amendment for residential development is understood to relate mainly to the western sites close to the A4061 which were proposed for employment use in the 2011 North East Brackla Development Brief (SD53). When does the Council expect that these sites will come forward for development?

Qn4f On what does Boyer Planning base the estimate of delivery at 40 dwellings per annum?

Qn4g What rate of housing delivery does the Council expect?

Qn4h Would the proposed change to add housing instead of employment at the western end of the site have any negative effect on the setting of Coity?

Qn4i As part of the Council proposed changes following Retail Session 7 the Council has suggested a change (MAC 7.1) to Policy REG11(2) which would define the bulky goods retail allocation for the as 4,500sq m (net). The REG11(2) site is part of the same PLA3(2) North East Brackla allocation. Can that 4,500sqm development be accommodated within the mixed use parcel for retail and other purposes identified in the Development Brief or does this imply some change to the development proposed in that brief?

5. PLA3(4) PARC AFON EWENNI, BRIDGEND

5.1 *Boyer Planning - for Bellway Homes (788)/Persimmon Homes (Wales) (911)* notes there are numerous and significant constraints on this site (including contamination, lack of funding for remediation, ownership constraints, existing occupiers, flood constraints etc.). If these constraints are discounted then assuming a similar optimistic lead in time as at North East Brackla we consider that there would be capacity for around 200 dwellings in total during the plan period. This would equate to a shortfall of 450 on the proposed amendment.

5.2 *Mrs Wilkins (117)* disagrees with the Masterplan Framework. Another housing estate sprawling over land [and] retailing. There should not be more out of town shopping at cost of town centre. Traffic is now at gridlock from retail traffic [around Tesco].

Qn5a Having regard to the Delivery Strategy and other information for the site included within the draft Masterplan Framework (SD54) does Boyer Planning have any evidence to support their assertion that the development of this site will be constrained to the extent that they claim?

Qn5b The Council's Property Services (857) have submitted written representations in support of this change which advise that the Council is a key landowner and intends to project manage the development. How does the Council respond to the Boyer Planning assertions and when and at what rate does the Council expect the delivery of housing on this site to come forward?

Qn5c In written representations the Environment Agency (61) has drawn attention to the inclusion of part of the site allocation in Zone C2 in the latest Welsh Government Development Advice Maps. Does the hydraulic modelling referred to in the development brief resolve this and are there any outstanding implications for site capacity and delivery?

Qn5d In the submitted Local Development Plan this PLA3(4) site included the REG11(3) allocation for New Bulky Comparison Goods. The Amended Sites consultation document indicated that there would be 'No Change' in this allocation but it also refers to the Matters Arising Changes following Session 7 Retail in which the Council proposed the deletion of this retail allocation. Neither did the Development Brief (SD54) include such retail space in any of the proposed development parcels. Would the Council please explain its current position?

Qn5e If the bulky goods retail allocation is deleted, would that resolve Mrs Wilkins' concerns about retail development?

6. PLA3(10) LAND WEST OF MAESTEG ROAD, TONDU

- 6.1 *Boyer Planning - for Bellway Homes (788)/Persimmon Homes (Wales)(911)*
Whilst we are conscious that some development has commenced, based on the existing JHLAS, there is forecast to be 40 completions per annum (2013 to 2017). If this is projected forward to the end of the plan period then this would amount to 320 completions. In the first instance we consider this to be very optimistic as there have only been 89 completions in the past 10 years. However, if this higher rate were to be achieved then there would be a shortfall of around 129 dwellings (in relation to the 538 now proposed).
- 6.2 *Mrs Wilkins (117)* Mrs Wilkins did not object to the PLA3(10) allocation at the deposit stage but now considers that the roads cannot cope with the extra traffic from this development in the morning and throughout the day. This will cause gridlock for Tondu and Penyfai.

Qn6a The proposed change would increase the number of dwellings from 436 to 538 but would reduce the amount of employment land from 2.7ha to 1ha. Would Mrs Wilkins please clarify whether she is objecting to the PLA3(10) development as a whole or to the additional housing now proposed?

Qn6b If Mrs Wilkins' objection is to additional traffic from the extra 102 houses, does she acknowledge that the reduction in employment land would also reduce traffic from that source?

Qn6c The representations from Merthyr Mawr Estate in support of the allocation indicate a proposed realignment of Maesteg Road. What is the objective and will it ease congestion at nearby junctions?

Qn6d What is the Council's response to the Boyer Planning Representations?

Qn6e What rate of housing delivery does the Council expect on this site?

7. PLA3(20) CORONATION WORKS, EVANSTOWN

7.1 *NLP- for Redrow (851)* questions the likelihood of site coming forward for residential development due to extremely low land values, the cost of remediating the site and 'the fact that Evanstown is such a deprived area'.

Qn7a The proposed change would delete an employment allocation of 0.32ha with 'small scale' housing provision (LDP Ch9)and substitute a residential allocation for 11 dwellings. Would that enhance or diminish development viability?

Qn7b If the residential development does not go ahead would that materially impact on the soundness of the Plan having regard to overall dwelling numbers?

15 April 2013