

**BRIDGEND
REPLACEMENT LOCAL DEVELOPMENT PLAN (2018-2033)
EXAMINATION**

SCHEDULE OF MATTERS, ISSUES AND QUESTIONS

Matter 11: Good Design and Sustainable Placemaking – Strategic Allocation at Land East of Pencoed (PLA4 and SP2(4))

Issue – Is the allocated Strategic Development Site soundly based and capable of delivering new residential and community development over the Plan period?

a) What is the current use of the Strategic Development Site (SDS)?

The site comprises approximately 44.27ha in total and is arranged in two parts: the main site (land and buildings to the east of the A473) and additional land to the west of the A473. The land is currently used for educational purposes in relation to the college's agriculture curriculum, as a golf course, and for sports fields.

A detailed Agricultural Land Classification Survey was carried out (See SD158) which found elements of BMV (49% of the total site is Grade 3a) within the site boundary. A Supplementary Note (See SD159) has been prepared by the site promoter to justify there is an overriding need for the development. Background Paper 15: Best and Most Versatile Agricultural Land (See SD48) has also undertaken a sequential test before determining there is an overriding need for the development, which further justifies the loss of BMV. As part of their Deposit Consultation representation, Welsh Government confirmed, "the Council has demonstrated a pragmatic approach to considering BMV loss in the context of national planning policy and on that basis, **no objection** is offered" (original emphasis).

b) What is the proposed use of the SDS?

Land East of Pencoed is allocated for a comprehensive, residential led mixed-use development. The site will deliver 804 homes (20% / 161 of which will be affordable housing units), including a 1.5 form entry primary school, recreation facilities, public open space, plus appropriate community facilities and commercial uses.

c) What are the constraints affecting the site, and are these constraints significant obstacles to development within the Plan period?

The constraints affecting the site are detailed within the Implementation and Delivery Appendix to the Replacement LDP, together with the Infrastructure Delivery Plan (SD77, 2022). However, none are considered significant obstacles

to development within the plan period due to suitable mitigation measures having been identified. The site's supporting evidence has taken all constraints into account to demonstrate the site is both deliverable and viable. The main constraints are summarised below for ease of reference:

Transport

The Strategic Transport Assessment (SD95, 2022) has considered the collective impact of the proposed allocations. As summarised in Background Paper 24: Strategic Transport Assessment (See SD56), appropriate mitigation is possible via a s106 contribution to enhance the strategic highway network. For Land East of Pencoed, the Strategic Transport Assessment concluded that the site would be free of any transport related constraints. As such no mitigation measures or contributions will be required to enhance the strategic highway network.

Flood Risk

A review of the new Flood Map for Planning shows the site to be partially located within Flood Zone 2 and 3 (Ewenny Fach Main River). The land relating to the eastern boundary and south-eastern boundary of the site is designated as Flood Zone 2 and 3. Most of the land to the west of the A473 is also located within Flood Zone 2 and 3. The illustrative masterplan (SD164) has considered these constraints and has appropriately positioned development around them to mitigate flood risk and ensure the site's development will not be in conflict with the requirements set out in the forthcoming TAN15.

Utilities

In terms of water supply, there is a 200mm diameter distribution water main which runs along the western boundary of the site. In terms of sewerage, the site is crossed by a public combined sewer which runs north to south along the eastern boundary of the site before crossing the site towards the A474 south of the college campus. Welsh Water have advised that the wastewater treatment plant (Penybont) has sufficient capacity to accommodate the envisaged foul flows from the proposed development. Additional hydraulic modelling will be required to support an outline planning application to advise on foul and water supply network capacity and potential connections points due to the size of the site.

For electrical services, there are high voltage underground cables which run along the western boundary of the site from the campus entrance to the roundabout between the A474 and Felindre Road. There are also high voltage cables which run along the site boundary to the existing substation located along on the south of the development site adjacent to Felindre Road. The site promoter's illustrative

masterplan (SD164) takes into account the required 3m easement either side of the apparatus. Connections will be made to 11kV ring main sub-stations.

The site is crossed by a high-pressure gas main which runs north to south across the sites. Wales and West Utilities have provided details of the easements associated with this pipeline which states that no structure should be erected within 6.096m (20ft) either side of the pipeline. Due to the high-pressure nature of the pipeline, it is considered a hazard and therefore there are also development exclusion zones associated with the pipeline. The site promoter's illustrative masterplan has adopted a 10m buffer zone either side of the pipeline. This area will be used to make a significant, positive contribution to the development's green infrastructure network by creating a linear park that incorporates landscaping areas, nature conservation and pedestrian linkages to avoid unnecessary sterilisation of land.

These requirements have been factored into the Infrastructure Delivery Plan (SD77, 2022). National Grid and Welsh Water consider there to be no major constraints regarding the capability of the electricity and gas transmission systems and water and sewerage infrastructure to accommodate the development (refer to respective Statements of Common Ground, SD100 and SD101).

Land Ownership

The existing 2.1ha 3G football pitch located within the extent of the site is identified on the illustrative masterplan (SD164) for a new 1.5 form entry primary school. This land is within the Council's ownership and there are considered to be no barriers to ensure the land can form part of the wider development site and be delivered holistically to enable the whole site to come forward as planned.

Archaeology

The site is located within close proximity to two Listed Buildings within the main campus (Tregroes House and the bridge located on the driveway leading to the House). Glamorgan Gwent Archaeological Trust advised this is the site of an 18th century house, farm, estate and managed landscape; boundaries as on Tithe Map, with remnant planted avenues. There is also a medieval settlement nearby. A pre-determination assessment is recommended as a first step in mitigation, although this is unlikely to preclude development. The illustrative masterplan (SD164) acknowledges these buildings and has subsequently been designed to ensure that no development will be in close proximity and will have no adverse impact upon the listed buildings.

d) In light of the constraints, and having regard to the need to provide affordable housing, is SDS economically viable?

Yes, the site has been subject to rigorous independent viability testing, at a level of detail that is both meaningful and proportionate to the site's significance in the Replacement LDP. The promoter commissioned Burrows-Hutchinson Ltd to undertake Independent Financial Viability Appraisals using the Development Viability Model; an approach endorsed collectively by Welsh Government, the South East Wales Region and South West Wales Region.

An initial site-specific appraisal was undertaken in 2021, which established the site could meet the proposed Replacement LDP policy requirements in full, while delivering a competitive, market risk adjusted return to the developer and a land value that is sufficient to encourage a land owner to sell for the proposed use. This appraisal was later refreshed in 2022 to consider changes in affordable housing transfer values, market values and construction costs since the original appraisal, plus details from the latest concept masterplans and recommendations from the Strategic Transport Assessment. This latest appraisal reaffirmed the site's viability based on the latest evidence, coupled with realistic and reasonable assumptions concerning costs and values. Both appraisals were undertaken in accordance with the preferred approach set out in Welsh Government's Development Plans Manual (Edition 3), after appropriate consultation on key issues and principles with the site promoter.

The appraisals evidence the site's ability to deliver 20% affordable housing in accordance with the need identified in the LHMA, a 1.5 form entry primary school to meet identified education needs and recreational facilities in accordance with the Replacement LDP policy framework. The appraisals have also demonstrated the site is capable of funding connections to the main utility networks and capable of funding a new spine road running between the northeast and southwest corners of the site.

The evidence demonstrates the site is financially viable to develop and there are considered to be no impediments to delivery, having full regard to site-specific constraints and the need to provide affordable housing. Refer to the Potential Strategic Sites Independent Financial Viability Appraisals Report (2021) (See SD82) and Updated Financial Viability Appraisals Addendum – Strategic Sites (2022) (See SD83).

e) Are the number of residential units proposed realistic and deliverable over the plan period?

Yes, the site is supported by a proposed illustrative masterplan and proving layout, which were informed by a density level considered to respond most appropriately

to the site-specific context. The Masterplan has been refined to enable development parcels or areas to be quantified using a density that engenders character and a clear street hierarchy. The typologies employed in the layout are sensitive to the existing context surrounding Pencoed and have been arranged efficiently on the site whilst also allowing for the creation of high quality public open spaces. The development will consist of a range of multi-tenure dwellings at densities ranging from 27.7 dwellings per hectare up to 47 dwellings per hectare, considered appropriate to enable a population suitable of supporting a sustainable mix of uses contained within a neighbourhood. Refer to the site promoters Masterplan and Proving Layout Report (SD164).

The number of residential units proposed is also deliverable and 804 dwellings are expected to be delivered within the plan period. The housing trajectory rate has been informed by site-specific evidence on deliverability, viability, and phasing analysis in consultation with the site promoter and Housing Trajectory Stakeholder Group. At the most recent Housing Trajectory Stakeholder Group (held on 27/05/2022), there were no outstanding matters of disagreement on the timing and phasing of sites in the plan period. Equally, all strategic site promoters are party to a Statement of Common Ground (SD241, dated 20/12/2022) that confirms all signatories unanimously support the RLDP and consider the strategic allocations sustainable, viable and deliverable in accordance with the submitted housing trajectory.

f) How and when will the proposed new educational facilities be delivered?

The new education facilities will be delivered on-site. The developer will be required to provide the land and a financial contribution to the Local Education Authority in accordance with the 2021 Educational Facilities and Residential Development Facilities SPG (or subsequent updates thereof). This has been factored into both the illustrative masterplan and also the site-specific viability appraisals as part of the proposed allocation from the outset. The requirements are specified in PLA4, necessary to render the future development acceptable in principle. The Infrastructure Delivery Plan (IDP, SD77, 2022) also provides a single schedule of all infrastructure necessary to render development acceptable in planning terms, including educational facilities. The allocation will need to deliver appropriate supporting infrastructure, as referenced within the IDP, to enable the quantum of proposed development within the plan period to proceed. The timescales for delivery of the new educational facilities will be specified through a s106 agreement, which will be monitored through dwelling occupation thresholds, to ensure timely delivery of the schools in dialogue with the Local Education Authority.

g) What are the mechanisms and timescales for delivering the site?

Thematic Policy PLA4 details the site-specific requirements of Land East of Pencoed, set within the context of SP3. This will enable its implementation, in accordance with the Growth and Spatial Strategy identified within SP1 and Strategic Allocations identified within SP2.

The Implementation and Delivery Appendix also sets out the key issues, constraints, phasing and mitigation measures which are required to deliver the site, from which monitoring indicators and triggers have been derived. It provides an overview of site-specific delivery and implementation issues, including site constraints, necessary mitigation and compensation measures. This informs the site's planning, infrastructure and s106 requirements and will ensure clarity for all parties at the planning application stage. A s106 agreement will be utilised to outline specific triggers and thresholds for delivery of all planning obligations on the site.

Delivery of the site has been subject to site-specific phasing analysis (in combination with the site promoter and Housing Trajectory Stakeholder Group) to enable development of the housing trajectory. The site is projected to deliver 84 residential units in 2026/27, with 120 residential units per annum thereafter; a total of 804 residential units in the plan period. Occupation of such units will form the basis for setting appropriate s106 triggers to deliver the necessary planning obligations and infrastructure requirements, which will be monitored by the LPA.

h) Is the allocation of the SDS essential to ensure the soundness of the Plan?

Yes, this Sustainable Urban Extension is essential to deliver an appropriate quantum of sustainable development within the Sustainable Growth Area of Pencoed. It accounts for 10% of the total housing provision and exhibits high placemaking credentials in terms of accessibility, availability of amenities and employment provision in the context of the existing population base and position in the settlement hierarchy. Development of this site will direct growth towards a Main Settlement that exhibits high housing need as identified by the LHMA and will enable delivery of a range of other supporting infrastructure including a new primary school, recreation facilities, utilities, and highways. The site is supported by extensive viability and deliverability evidence and presents a key opportunity for sustainable new development to take place over the plan period to help meet the LDP Vision and Objectives and ensure the implementation of the Regeneration and Sustainable Growth Strategy.