BRIDGEND

REPLACEMENT LOCAL DEVELOPMENT PLAN (2018-2033)

EXAMINATION

Inspector's Note – Housing Supply

Thank you for your letter of 16th May 2023.

I have now had the opportunity to review your reply and the submitted evidence in respect of the Former Cooper Standards Site, Ewenny Road, Maesteg, and would be grateful if you could provide a written response to the following questions:

1) What is the current use of the allocated site?
2) What is the proposed use of the allocated site, and, in addition to amending Policy COM1, are amendments necessary to Policies SP11 and ENT1 in respect of employment and Policy ENT6 in respect of retail development?
3) What are the constraints affecting the site, and are these constraints significant obstacles to development within the Plan period?. This should include an explanation of the nature and scale of the flood risk at the site, details of any discussions / agreement with Natural Resources Wales about how this risk can be ameliorated and clarification about whether or not the designation of the site, as a Flood Zone 2 and 3 on the Flood Maps for Planning, can be successfully challenged?
4) In light of the constraints, and having regard to the need to provide affordable housing, is the allocated site economically viable?
5) Are the number of residential units proposed realistic and deliverable over the plan period?
6) What are the mechanisms and timescales for delivering the site?. This should include details of the funding arrangements and timescale for the remediation element of the scheme.

In addition, it would be of assistance if the Council could provide an update on the progress of application P/14/838/FUL – Land East of Cwm Felin and South Craig Terrace / Ebenezer Terrace, Blanckmill.

The Council should submit this further information and a list of proposed changes to the RLDP as soon as it is available, and no later than 30 June 2023.

If you have any questions about the content of this note, please contact me via the Programme Officer.

Nicola Gulley

INSPECTOR