

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

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**AGENDA**

for

**Additional Hearing Session Wednesday 24 January 2024 10:00 – 17:00**

**Virtual Hearing**

**Additional Matter: MAC 047 – Policy COM1(5) Land at Eweny Road, Maesteg**

*Issue – Is the proposed allocated housing site soundly based and capable of delivering new residential and community development over the Plan period?*

**1. Introduction**

**2. Questions**

- a) What is the current use of the allocated site?
- b) What is the proposed use of the allocated site?
- c) 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 matters such as:
  - Transportation and the impact of the development public footpath level crossings;
  - Heritage and the need for a programme of targeted archaeological evaluation;
  - Flood Risk;
  - Historic Coal Mining Activity and the need for a Coal Mining Risk Assessment or updated coal mining information;
  - Remediation;
  - Biodiversity;
  - Fire Safety and the need for a comprehensive fire strategy; and
  - Utilities
- d) Is the submitted Strategic Flood Consequences Assessment – Site Appraisal Addendum (June 2023) [SD267] based on robust evidence, consistent with national planning policy and are its conclusions sound, if not how can this be ameliorated?
- e) In light of the constraints, and having regard to the need to provide affordable housing, is the allocated site economically viable?
- f) Are the number of residential units proposed realistic and deliverable over the plan period?

- g) 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 and the granting of planning permission.
- h) Is the allocation of the SDS essential to ensure the soundness of the Plan?

### **3. Summing Up**

**CLOSE**

**Action Points**