

Merthyr Mawr Community Council

LDP SUBMISSION - REBUTTAL 12th November 2012

The LDP Inspector required participants to respond at the Hearing Session on 28th November 2012 as to whether protection should be included in the LDP for the Island Farm site area to ensure adequate protection for this environmentally important area during the life of the proposed LDP.

The area is subject to a current Planning Permission P/08/1114/OUT , and the Inspector also required information as to whether the planning permission is likely to be implemented in full or in part during the period of the LDP.

MMCC has submitted evidence to prove that the area is environmentally and archeologically of great importance. The Council reiterates its submission that should P/08/1114/OUT not be implemented, either IN FULL or IN PART, then protection by the inclusion of a settlement boundary and green wedge is not only necessary but essential to protect an area which Savills themselves say has a long established history of planning applications.

MMCC has submitted evidence to demonstrate its assertion that the planning application will not be implemented in the form submitted to the BCBC Council – which had been approved.

The Council has examined the submission from Savills who state quite clearly that they do not believe that the Strategic Employment site – as approved in the planning application – is viable. Indeed, their request to the Inspector is to delete such a site from the LDP. Ergo, they clearly do not believe the planning application will be delivered in part as agreed.

We contend this indeed shows the intention is not to complete the planning application in its current form.

There were two main arguments put forward by HD Ltd at the permission stage with BCBC. First, the provision of sporting facilities, second the encouragement of high quality High Technology employment. They are asking for the second to be deleted from the LDP, which causes MMCC significant doubt that P/08/1114/OUT will be delivered in its approved form.

MMCC also contends that the request for mixed use instead is an avenue to a future request in the time of the LDP for housing – which is frequent in the previous “history of planning applications” referred to by Savills in the HD P/08/1114/OUT application for Island Farm.