

AH/110044/L0001

6 November 2012



Ms Nicola Gandy
LDP Programme Office
Innovation Centre
Laurel Room
Bridgend Science Park
Bridgend
CF31 3NA

Dear Nicola

Representations on behalf of K&W Developments Limited: Representations in respect of Land at Heol Mostyn, Pyle

In advance of the forthcoming hearing session relating to retailing, I set out below my client's brief responses to the specific questions raised by the Inspector in respect of my client's site at Pyle.

Question 3a – How could the site contribute to improved highway access?

The subject site is situated adjacent to both the Co-op store and the local authority owned swimming pool / leisure site, both of which have substandard highway access. The landowner has held discussions with the estates departments of both parties to consider the potential for wider-scale comprehensive regeneration of the backland area occupied by these three land parcels.

The basis of these preliminary discussions was prompted by the overall objective set out in Policy LS20 of the Deposit LDP that states:

*"In the three Valley areas and **Pyle** - Kenfig Hill, the district centres are dispersed over a wide area containing a high percentage of residential units **with sometimes no identifiable core area of activity** which is leading them to the point of terminal decline."* (Our emphasis)

The subject site provides the opportunity to provide a highway access to this larger area that meets current highway specifications.

Question 3b – What was the site last used for and how long has it been vacant?

The site has, to my client's knowledge, not been developed in recent memory. It has been vacant for at least twenty years.

Question 3c - Has the site been marketed for employment use?

As the enclosed particulars show, the site has been marketed for employment uses since at least October 2006, with no interest.

Question 3d – Is the site deliverable as an employment site?

While an issue for comment by the local planning authority, we would note that OBJ 3b of the Deposit LDP is:

*“To provide a **realistic** level and variety of employment land to facilitate the delivery of high quality workspaces and job opportunities”*

This site has formed part of the Village Farm allocation since, we understand, the Ogwr Local Plan, but has not been brought forward for development. An explanation for this can be found in Box 5.2 of the Bridgend LDP Employment Land Review 2010, which cites the advice of agents on the local employment market. It states, inter alia:

“Most demand for units within Bridgend town only (ie. Bridgend Ind. Est, Brackla, Waterton, etc.) - much less demand for units on estates north of M4.”

Box 5.3 of the same document comments, inter alia:

*In my view Bridgend County Borough Council need to have regard to the old adage of “location, location, location” when deciding on the future provision of employment land within the UDP/LDP; the majority of both owner-occupiers and developers look to develop on sites located within just a mile or so of the Bridgend and Waterton Industrial Estates and are generally speaking loathe to consider outlying employment development sites such as Spelter, Ffaldau **or even the Village Farm Industrial Estate at Pyle.**” (Our emphasis)*

The Council’s own evidence base therefore highlights clearly the lack of a market for sites such the subject site. As such, we maintain that there is no realistic employment market for this site and its continued allocation for employment use will continue to sterilise it from other, job creating development such as retail.

Question 3e – Would retail employment meet the LDP employment objectives?

The British Retail Consortium has highlighted that retail generates 10 per cent of the Gross Domestic Product of Wales, compared with 7 per cent for the UK as a whole, and employs nearly 140,000 people. Retail is the largest private sector employer and one of few sectors to have increased its workforce in the past few years.

The contribution that retail employment makes to the economic development has been recognised in England where Planning Policy Statement 4 (recently superseded by the NPPF) acknowledged that such jobs constituted ‘economic development’.

Research by Drivers Jonas Deloitte on employment densities (Appendix 6, Employment Densities Guide 2nd Edition 2010 has confirmed that per square metre, retail creates more employment than any B2 or B8 use, and most B1 uses (other than call centres and B1 business parks).

This information supports our view that this site has, in retail use, the potential to create valuable local employment, whereas if retained in employment use has little prospect of creating employment at all.

I trust that these comments are of assistance.

Yours sincerely

A black rectangular redaction box covering the signature of Arfon Hughes.

Arfon Hughes
Director

Two black rectangular redaction boxes covering contact information, likely a phone number and an email address.

Encls

Marketing particulars of site.

VILLAGE FARM



LOCATION

A prominent development site towards the entrance of the established Village Farm Ind. Est. Pyle and just off the A48. J.37 of the M4 is within 2 miles. Bridgend and Swansea are 8 and 12 miles away respectively. The immediate area comprises a mixture of uses including DIY, Retail, Leisure, Offices and Industrial.

DESCRIPTION

A rectangular generally level greenfield site extending to approx. 2 acres. Access is via the main estate road. We understand that all mains services are available.

PLANNING

Currently allocated for industrial and commercial development. Due to its location and from our informal enquiries it could be suitable for quasi-retail, showroom and trade counter uses (subject to planning).



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FURTHER INFORMATION



Terry Melia
Tel: 029 2034 7101
Email: terry@ejhales.co.uk



Dyfed Miles
Tel: 01656 644288
Email: commercial@wattsandmorgan.co.uk

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