

## **Bridgend Local Development Plan**

### **Examination**

**Tuesday 15 January 2013 2.00pm**

### **Session 13 – Transport**

#### **Inspector's Agenda with Matters and Issues**

#### **PLA8 DEVELOPMENT- LED IMPROVEMENTS TO THE TRANSPORTATION NETWORK**

- 3.3 Mr T Jones has concerns that there is a disproportional emphasis on housing rather than infrastructure. Brackla properties along Heol Simonston have seen large increases in traffic and noise over the years. The traffic is likely to further increase with the major housing development at PLA3(2) Parc Derwen along a road never constructed to take such a volume (1238.1). This road has a high level of accidents and is subject to high levels of traffic at peak times, particularly around the Wyndham Close junction. No detail of the improvements to this road are given in the LDP. The Representor is concerned that, without the detail being provided, that the LDP intends to straighten the road by demolishing properties or removing large parts of the traffic screening wooded areas (1238.2).
- 3.4 Further to the previous representation and following a conversation with a member of the planning team, Mr Jones is satisfied that the LDP provides detail of how the road will be improved, but is concerned as to how this will be implemented given the road alignment and considers that the LDP should further clarify how the road improvements will mitigate against the current problems with high density traffic and the increases which will result from the high level of development proposed at Parc Derwen and North East Brackla (Brackla Ind Est).
- 3.5 The Council responds that the North East Brackla Development Brief details key elements of infrastructure and facilities that will need to be provided and establishes key principles and parameters for the development of the site. Development proposals and planning applications will need to demonstrate compliance with this document in whole or in part. Further details of the highway improvements will be provided with the submission of detailed planning applications in association with the North East Brackla Regeneration Area designated under Policy PLA3(2) of the LDP.

**Qn4a. Has the Council's response resolved the Representor's concerns and, if not, what change does he consider would be necessary for the Plan to be sound?**

The Council awaits the response of the Representor on this matter.

## **Representor's (1238) Response**

3.4 The Council's response states that "Mr Jones is satisfied that the LDP provides detail of how the road will be improved" is incorrect as per item 3.3 "No detail of the improvements to this road are included in the LDP" and the conversation with a member of the planning team only confirmed that the road improvements are due to be considered in more detail at a later stage.

**The initial concern of how and when any road improvements would be carried out and any subsequent implications on residents remains.**

3.5 The Council's response that the North East Brackla Development Brief details the key elements of infrastructure is only correct for adjoining areas and does not include any specific provision for the improvement of Heol Simonston.

Irrespective of any proposed development of North East Brackla and the privately owned Brackla Industrial Estate there is already a major issue with the level of traffic using Heol Simonstone, which is currently the only link between the North and North West of Bridgend and the industrial/commercial areas of Bridgend and Waterton industrial estates and Retail Park. The traffic is already on the increase due to the partial development of Parc Derwen housing estate which is in it's very early stages of development.

**The initial concerns relating to the detail of the necessary road improvements and any implications on affected residents remain.**