

Bridgend Local Development Plan Examination

<http://www.bridgend.gov.uk/ldpexamination>

Wednesday 6 February 2013 10.00am

Session 17 – Alternative Sites

Inspector's Agenda with Matters and Issues

1. Introduction

- 1.1 The Guidance Notes for the hearings have been distributed and published on the Examination website. They explain the circumstances in which any further written material may be submitted. In the case of alternative residential sites, Representors have been asked to complete a questionnaire.
- 1.2 The Inspector has previously received written information in the form of the representations to the Deposit Plan and to the alternative sites consultation (including the Council's responses in Document SD09). **No further written submissions are sought from the Representors.**
- 1.3 Matters relating to the LDP strategy and housing numbers were debated at earlier sessions and duplication of those discussions will not be permitted. The Inspector has recently issued his '**Preliminary Findings' on the Need for and Supply of Housing and Employment Land.** This document (Ref ED24) is available on the Examination website. The Inspector has concluded that some additional housing allocations are required if the Plan is to be considered sound in that regard. He has invited the Council to identify the sites that it would prefer and the matter is likely to be considered by Full Council on 29 January. Should the Council identify sites that are currently due to be considered at Sessions 16-18, the Inspector proposes to withdraw those sites from the agenda and to defer their consideration to a later session. At that session there would be an opportunity for an appearance by those who previously submitted formal representations against those sites at the Alternative Sites consultation stage.
- 1.4 This agenda for this Session is based on the representations made at deposit stage and on the questionnaire. The representations include a number of common themes which are set out below. Not all the questions listed will apply to all sites. Each site will be considered in order and questions addressed as appropriate.
- 1.5 The agenda is being issued before the deadline set for the receipt of questionnaires and the Inspector may raise other issues before or at the hearing.
- 1.6 Unlike the previous UDP inquiry system, the Inspector is not holding an inquiry into objections. The Inspector's reports will concentrate on topics and issues and will not summarise representations or describe discussions in hearing sessions. If the Inspector finds the Plan to be sound, there is no remit to substitute allocations with sites that others argue would make the plan better. It may be, therefore, that the Inspector's final report makes no mention of your site or any of the alternative sites submitted.

2. Site Specific Matters for Discussion

2.1 Sites:

- i) AS051 Land at Llangewydd Road, Bryntirion, Bridgend (Residential Development)
- ii) AS042 Land to the north of Cefn Glas, Bridgend (Residential Development)
- iii) AS040 Land at Heol Pen y fai, Pen y fai, Bridgend (Residential Development)
- ~~iv) AS052 Waterton Lane, Bridgend (Residential Development)~~
- ~~v) AS001 Land at Bryn Siriol, Bettws (Residential Development)~~
- ~~vi) AS029 Land ay Ty Draw Farm, Ty Merchant, Pencoed (Residential Development)~~
- ~~vii) AS022 Bryncethin (Residential Development)~~
- ~~viii) AS007 Land at Cypress Gardens, Newton, Porthcawl (Residential Development)~~
- ~~ix) AS006 Ffoes-yr-Efail Farm Pencoed (Residential Development)~~
- ~~x) AS049 Land at Heol Maendy, North Cornelly (Residential Development)~~
- ~~xi) AS050 Broadlands, Bridgend (Residential Development)~~
- ~~xii) AS034 Land at City Farm, Bettws (Amend PLA3(16) and increase housing provision)~~

Comment [NG1]: The Council are now supportive of this Alternative Site. The Site will be discussed at a later hearing session.

2.2 Matters to be addressed for the above sites, where relevant:

- i) 3.2.1 How would the development of the site/amendment of the settlement boundary contribute to the aims and strategic objectives of the Plan?
- ii) 3.2.2 Are there any significant obstacles to the delivery of the site?
- iii) 3.2.3 When could the development be delivered?
- iv) 3.2.4 Is the inclusion of the site in a Green Wedge in accord with national guidance?
- v) 3.2.5 Does the site merit inclusion within a Special Landscape Area?
- vi) 3.2.6 Should the site be within the settlement boundary? Why was the boundary drawn to exclude the site?
- vii) The Council's response to the questionnaires. **(The Council may make an oral response at the hearing and may also choose to submit a written response at or before the hearing)**

21 January 2013