

Bridgend Local Development Plan Examination

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

Wednesday 15 May 2013 10.00am

Session 20 – Amended Sites

Inspector’s SUPPLEMENTARY AGENDA with Matters and Issues

1. INTRODUCTION

- 1.1 Since the Agenda was issued for this session, Bridgend Town Council (BTC) has asked to appear at the hearing. This supplementary agenda is being issued to address relevant matters which BTC raised in their representations on the Amended Sites consultation. This relates specifically to the County Borough Council’s proposed changes to the Parc Afon Ewenni site at Waterton which was part of the recent Amended Sites public consultation.
- 1.2 Session 20 concerns the responses to the recent Amended Sites public consultation. The BTC response document also includes references to the Island Farm Site which was the subject of Hearing Session 6, the subsequent consultation with participants at that hearing has been dealt with by written representations which will be taken into account. However Island Farm was not included in the Amended Sites public consultation and is not included on the Session 20 agenda. The Council Borough has indicated that it does not now support changes to Island Farm allocation in the submitted Plan. The BTC response document also includes comments about the Alternative Sites AS052 Land at Waterton Lane Bridgend and AS056 Land at Cowbridge Road Bridgend. However those sites were considered at hearing Session 19 which included participation by those representors who had requested an appearance during the Alternative Sites public consultation. The Town Council’s written representations on those sites will be also taken into account but they are not part of the Session 20 agenda.
- 1.3 Any written responses to the questions below may be accepted if submitted by **8 May 2013**. As there will not be time to circulate rebuttal statements, any rebuttals of the responses should be made orally at the hearing.

2. PLA3(4) PARC AFON EWENNI, BRIDGEND

- 2.1 *Bridgend Town Council (35) Highway Network* The Inspector’s attention is drawn to issues that may arise in relation to the original LDP allocation at Parc Afon Ewenni and the additional allocation, relating to the potential effect on highway volumes, management etc. regarding the extant conditional planning permission P/08/1114/OUT and the linked Section 106 Agreement. The Town Council believes that there should be greater examination of the effects on the highway network of the Section 106 agreement implementation with the programme of development and the proposed allocation including the additional allocation at Parc Afon Ewenni especially as BCBC state that “which is required for the purpose of overall viability of the site”. The Inspector’s attention is drawn to the fact that the

justification is to the site ONLY. What emerges is a sustainability issue of the sites relationship with known development consents and other proposed policies in the LDP.

Public Consultation The Town Council is aware that although the BCBC Development Control Committee approved the 'draft' Master Plan for public consultation (15th December 2011) at this time the draft Master Plan has not been before the public, therefore, not before the Town Council and there has not been a report back to the BCBC Development Control Committee. It is, therefore, believed that it is not a wholly BCBC approved 'plan' except that it is included in the LDP. Some limited commentary regarding the Master Plan and the effects of the Section 106 agreement attached to the Island Farm Recreation and Leisure approval is in the paragraph Island Farm Section 106 below.

Island Farm Section 106 The Section 106 agreement envisages significant changes to traffic flow at Ewenny Junction which is interpreted as additional traffic volumes at the Waterton A48 Roundabout, Picton Court Roundabout, 'Tesco' Roundabout, the Traffic Light Junction of the Retail Park with the A473 and junctions on the A473 Cowbridge Road from the following Avon Court, residential streets Jubilee Road, Jubilee Crescent, College Close, Uxilla Terrace, Wyndham Crescent, Caewallis Street and especially the effect upon the Traffic Light junction of the A473 and Coychurch Road [also refer Appendix A Highway Plan]. Therefore, the A473 and local residents living alongside will suffer significant difficulties with access especially College Close, Jubilee Road etc. who have submitted many complaints to County and Town Councillors direct and at PACT meeting.

Qn5f The BTC representations highlight concerns about the claimed adverse traffic impacts in the Waterton area of the approved Island Farm sports, leisure and employment development and relates to whether the proposed changes to the PLA3(4) allocation would exacerbate those impacts. It does not appear that BTC objected to the original PLA3(4) allocation.

i) Whereas the proposed changes include an increase in the number of dwellings from 550 to 650 with an associated increase in traffic movements from that source, what regard should be had to the reduction in proposed employment at the site and to any associated reduction in potential traffic movements from employment?

ii) If it is confirmed that the bulky goods retail allocation on the site is to be deleted, would that also offset any increase in traffic movements associated with the residential development?

iii) Would BCBC please provide a copy of the S106 obligation for the Island Farm development.

- iv) Can BCBC provide any estimate of the likely traffic generation from the proposed development of the PLA3(4) site with and without the proposed amendments?**
- v) Does BCBC have any further response to the BTC representations?**

19 April 2013

Appendix A Highway Plan

