

BRIDGEND LOCAL DEVELOPMENT PLAN EXAMINATION

HEARING SESSION 15th MAY Response to Bridgend Statement

Prepared by Boyer Planning

PLA3(2) NORTH EAST BRACKLA REGENERATION AREA, BRIDGEND

1.1 We note that since our initial response, the 2012 JHLAS has been published, the Lovell Application (99 dwellings) has been approved (that was originally submitted in May 2011) and an application was submitted in April 2013 on the eastern part of the site for 230 dwellings.

1.2 With regards to the 2012 JHLAS, we do not dispute that application (11/355) will be built out over the next couple of years. However, we refer to our original submission on timings of completions for the eastern part of the site and projected development.

1.3 In that regard, we consider that there is limited prospect of completions on the eastern part until 2016 at the very earliest - taking into account at least 12 months for determination and signing the s106 (which we reduce from 18 months in our initial response to take account of the fact that an application was submitted in April 2013), a further 12 months for Reserved Matters approval and 6 to 8 months until the first legal completions. Following the start on site, given the size of the site we would expect one sales outlet at 30 to 40 per annum.

1.4 We note that there are constraints that have limited the capacity of the site (as set out in the Planning Statement associated with planning application 13/246) including overhead pylons, ground conditions and noise from neighbouring industrial uses (part of the site is TAN 11 Category C).

1.5 In relation to the western part of the site, there are plainly significant question marks over matters such as compatibility with the industrial units (particularly in relation to noise), suitability of ground conditions etc. This will have knock on effects for the master planning of that site. Accordingly, we do not believe this site can be relied upon to deliver the higher level of development.

PLA3(4) PARC AFON EWENNI, BRIDGEND

1.6 We are not aware that any evidence of progress has been provided in order to give any degree of certainty that the required levels are achievable in light of the constraints listed in the Council's Development Brief.

PLA3(10) LAND WEST OF MAESTEG ROAD, TONDU

1.7 We draw attention to the difference between the Council's Statement (1st May) and the 2012 JHLAS (over). In light of historic completions, we believe the JHLAS forms a more realistic assessment of potential supply.

	JHLAS 2012 (projected forward)	Council's statement
2012/2013	40 (9 u/c plus 31)	31
2013/2014	40	40
2014/2015	40	40
2015/2016	40	75
2016/2017	40	75
2017/2018	40	75
2018/2019	40	75
2019/2020	40	60
2020/2021	40	32
TOTAL	360	503

