

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO DEVELOPMENT CONTROL COMMITTEE

3 JUNE 2010

REPORT OF THE CORPORATE DIRECTOR - COMMUNITIES

STORMY DOWN DEVELOPMENT BRIEF

1. Purpose of Report.

- 1.1 To present the draft Stormy Down Development Brief to the Development Control Committee for approval. The Development Brief has been prepared to assist officers in determining future planning applications for development at the former Stormy Down Airfield.

2. Connection to Corporate Improvement Plan / Other Corporate Priority.

- 2.1 The approval of the Development Brief will contribute to the Council's Corporate Priority to foster a Diverse and Sustainable Economy.

3. Background.

- 3.1 Members of the Development Control Committee received a presentation on 11th December 2009 outlining the current situation with regards the former Stormy Down Airfield. The presentation outlined the location of the site, its quarrying history, the planning context, the recent planning history and the proximity of local residents to the site. The presentation also outlined the transportation issues affecting the site, recent developments that have increased the pressure on the capacity of local highway routes and an explanation of current and future development proposals that are likely to come forward for the site.
- 3.2 Following the presentation, it was agreed that a Development Brief should be prepared by officers to ensure that the various issues discussed were given careful and sensitive consideration and fed into a brief that will primarily be used as a material part of the decision making process.

4. Current situation / proposal.

- 4.1 The Development Brief attached at Appendix 1 has been prepared within the context of national and local planning policy. The area has a strong legacy of quarrying with parts of the site currently designated or safeguarded for future exploration and potential future mineral working. This sits alongside current national waste policy produced by the Welsh Assembly Government (WAG) that places importance on the identification of sites that will help to achieve ambitious sustainable waste treatment and energy generation targets. Both fit within a regime of granting consents on a time limited basis, yet continuing to encourage innovative forms of economic development/regeneration of existing sites.

- 4.2 Recent developments at the site have led to concern regarding the potential intensification of traffic arising from the site, the affect this has on highway safety within the local area and the impact increased activity at the site has on residential amenity. Balanced against this is a continuing need to encourage activities that promote economic development in this part of the Borough and assist the Authority in reaching sustainable waste objectives.
- 4.3 The Brief has considered a number of key issues in turn to provide a series of aims, objectives and requirements that will need to be met in order for future proposals to comply with planning policy.
- 4.4 In terms of land use, there has been considerable concern with regard to the piecemeal nature of development at the site in recent years and the cumulative impact this has had on residential amenity. To address these concerns the Brief seeks a requirement that all future development proposals demonstrate clear linkages with existing uses, external storage of materials is controlled in terms of its type, extent and location within the site and proposals should be temporary in nature. These requirements will protect future mineral operations, maintain the open countryside setting of the location and safeguard against sporadic development. At the same time, opportunities to develop a cluster of 'Innovative Green Industries' will not be unfairly curtailed so as to prevent economic development and the creation of job opportunities.
- 4.5 The inadequate nature of the local highway network and the increase in activity on the site has led to an uneasy conflict between heavy goods vehicles (HGVs), other motorists and pedestrians. A chief concern is caused due to HGVs entering and leaving the site having a tendency to overhang into the outside lane of the A48 when performing right turning manoeuvres. Improvements in recent years have helped to reduce the number of accidents. These have included the creation of a new section of highway, the introduction of speed cameras, road markings and a speed limit of 50mph on the A48. To continue to reduce the highway impact of the site, the Brief requires the following:
- Production of a Travel Plan to encourage the use of sustainable modes of transport to and from the site. All future developers operating from the site will be required to adopt the Travel Plan.
 - All future developers/operators to enter into routing agreements to reduce the use of Stormy Lane by HGVs
 - Investigation into the feasibility of corridor improvements on Heol Y Splot and the new link road
 - Prevention of right turning manoeuvres onto the A48, with enforcement of left turn only manoeuvres towards the Pyle Roundabout
 - Limiting new trip generation from new development to less than 5% increase on 2009 Base Flow Traffic Levels
 - Submission of detailed information relating to the nature of operations to accompany all applications

- Time restrictions on vehicle movements to be enforced in interests of residential amenity

4.6 Given the countryside setting of the surrounding area, concern has been raised previously with regards to the amount of noise, odour levels, emissions and dust generation caused by current operations on the site and the potential for future escalation through increased levels of development. Maintenance of the amenity of local residents and members of the public is of paramount importance and as such the Brief requires the following to be submitted with all development proposals:

- A Method Statement detailing pollution prevention measures during construction
- Full noise assessment to include a baseline assessment, predicted noise levels on site and at nearest sensitive locations to include noise generated by individual developments and cumulative impacts of all development.
- Full details of levels of illumination to demonstrate that visual amenity of the area will not be affected
- A comprehensive bio aerosol and odour impact assessment and odour control and monitoring scheme to ensure public protection

In addition to this the brief states that cumulative noise levels shall not exceed stated levels of noise tolerance, that all development proposals should comply with the legislative requirements for environmental permitting where relevant, that vehicle movements will be restricted outside of certain hours and that any process giving rise to odour, noise and dust should only be undertaken within suitable buildings.

4.7 Further to the requirements regulating the type and density of development, highway considerations and matters of public protection the development brief provides further clarity to requirements concerning the use of energy, the protection of the landscape and ecology in the area and matters relating to the design of future development proposals.

4.8 In order to contain the amount of future development of the site, the brief concludes by outlining a suitable development boundary enclosing the built footprint of the former Airfield site. It is hoped that this will provide a degree of certainty with regards to the amount and location of future development proposals. Within this, a further hashed line is indicated to highlight the parts of the site where proposals for new built form should be located. Outside of this line but within the development boundary, applications for external materials that are considered ancillary to existing uses will be considered acceptable.

4.9 Notwithstanding the introduction of a development boundary, all applications for development at the site will be subject to the requirements of the brief, the Development Plan and any other material considerations.

5. Effect upon Policy Framework& Procedure Rules.

5.1 Subject to agreement the Development Brief will provide additional site specific detail to the policies applying to the site as contained in the Adopted Bridgend Unitary Development Plan and the future Local Development Plan. It will also have a bearing on the determination of future planning applications for the site.

6. Legal Implications.

6.1 None.

7. Financial Implications.

7.1 None.

8. Recommendation.

8.1 To endorse the content of the Stormy Down Development Brief for consideration in the decision making process with regards to future development proposals at the site.

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Background documents

Bridgend Unitary Development Plan
Bridgend Local Development Plan – Pre-Deposit Proposals