

Mrs Nicola Gulley,
Inspector,
Planning and Environment Decisions Wales,
Crown Buildings,
Cathays Park,
Cardiff,
CF10 3NQ

16th May 2023

Dear Mrs Gulley,

Replacement Bridgend Local Development Plan 2018 – 2033 Inspector's Note – Housing Supply

I refer to your note on housing supply and have duly considered your conclusions and requested way forward.

I note that you consider an appropriate extension to the flexibility allowance would further safeguard delivery of the housing requirement throughout the plan period. I therefore propose the following sites for incorporation into the housing trajectory to address the issue raised:

Former Cooper Standard Site, Ewenny Road, Maesteg (Policy COM1(R2), P/13/808/OUT)

This site was originally proposed as a Long-Term Regeneration Allocation, which recognised that delivery timescales of such brownfield sites can be more difficult to specify, yet reflected the Council's ongoing commitment to enabling the site's redevelopment. However, the position of this site has changed considerably over the course of RLDP preparation and it is now considered appropriate to incorporate this site into the housing trajectory. A mixed-use development proposal now benefits from a resolution to grant subject to s106, which is expected to be completed shortly. The site was also awarded grant funding by the Cardiff Capital Region in November 2022. The grant will tackle several major infrastructure and remediation works, such as diverting a historic mining drain and the backfilling of several mineshafts, which are necessary to unlock the site and enable development in the short-term. The site masterplan has been revised to ensure it can meet local housing, employment, and transportation needs. The number of houses planned for the site has increased to 205 dwellings, 15% of which will be affordable; a higher quantum than the affordable policy requirement for the wider area. A new transport interchange featuring both bus links and a park-and-ride facility will be located at the far western end of the site to remain close

to the railway station, while a proposed new enterprise hub will also be relocated to take advantage of the new transport links. The new interchange at Ewenny Road is a key component of the Metro's enhanced services on the Valley Lines via the Maesteg branch. With the funding in place, and the s106 shortly due to be signed for the outline application, there are no barriers to a detailed planning application coming forward in due course and enabling delivery of the site. As such, this developed brownfield site is likely to come forward in the early years of the trajectory and will provide additional short-term flexibility. It is considered that this brownfield site demonstrates the highest possible credentials in terms of sustainable development and placemaking and should be prioritised for delivery in accordance with the site search sequence outlined in national policy.

P/14/838/FUL - Land East Cwm Felin & South Craig Terrace / Ebenezer Terrace, Blackmill

This site is a vacant area of land situated between Isfryn Industrial Estate to the east, existing housing on Cwm Felin to the west and the Ofwr Fach River to the south, in Blackmill. A revised layout plan has been prepared by the applicant, Barratt South Wales Ltd, for the erection of 28 affordable residential dwellings, car parking, landscaping and associated works. Revised flood modelling and a flood consequence assessment has been submitted as part of the application and Natural Resources Wales raise no objection subject to conditions. Barratt South Wales Ltd have entered into a partnership arrangement with United Welsh Housing Association to deliver the proposal as a **100% affordable housing scheme**. The site's planning constraints have been addressed by the applicant to enable the scheme to come forward. The application is due to be reported to Development Committee on 15/06/2023 with an officer recommendation for approval on the basis that the development is in accord with the existing adopted LDP and will deliver affordable housing on a sustainable site. Without prejudice, and should this application now be approved at Committee, an additional 28 dwellings will be available for incorporation within the 'existing commitments' component of the housing trajectory.

Taken together, these two sites are considered capable of delivering 233 dwellings of additional flexibility and will result in an enhanced flexibility allowance of 14.3% or 1,081 dwellings. I consider this level of increase will further address any site specific or unknown circumstances and ensure the delivery of housing throughout the plan period.

I trust you will give this revised position due consideration and await further correspondence regarding this matter.

Yours Sincerely



Richard Matthams,
Strategic Planning and Transportation Manager