

Statement of Common Ground, Strategic Site Promoters, Bridgend Replacement Local Development Plan

Between

Bridgend County Borough Council (Local Planning Authority)

And

Bridgend County Borough Council (Corporate Landlord)

Geraint John Planning

Llanmoor Homes

Savills

Date of statement: 20th December 2022

1. Introduction

- 1.1. This Statement of Common Ground has been prepared to inform the Examination of the Bridgend Replacement Local Development Plan 2018-2033 (RLDP) and concerns the five strategic sites key to delivery of the Plan:

Table 1: RLDP Strategic Sites

Policy	Site Name	Total Units in Plan Period	Units Beyond LDP Period
SP2(1) / PLA1	Porthcawl Waterfront	780	320
SP2(2) / PLA2	Land South of Bridgend	788	0
SP2(3) / PLA3	Land West of Bridgend	830	20
SP2(4) / PLA4	Land East of Pencoed	804	0
SP2(5) / PLA5	Land East of Pyle	970	1,033

- 1.2 This Statement has been prepared jointly by the Local Planning Authority (LPA), Bridgend County Borough Council's Corporate Landlord Team (promoting Porthcawl Waterfront), Savills (promoting Land South of Bridgend and Land East of Pencoed), Llanmoor Homes (promoting Land West of Bridgend) and Geraint John Planning (promoting Land East of Pyle). These site promoters have been working collaboratively with the LPA over the RLDP period to demonstrate deliverability of the above sites and progress them as allocations through the statutory RLDP process.
- 1.3 Each strategic site promoter has prepared a substantial body of evidence that considers detailed costs, constraints and infrastructure requirements for each strategic site. This evidence informed a series of independently verified viability assessments to demonstrate the viability and deliverability of each site during the RLDP period.
- 1.4 The RLDP is also supported by a housing trajectory, which the four strategic site promoters helped inform from the outset. The final trajectory has been developed through effective engagement with a Housing Trajectory Stakeholder Group (including the four strategic site promoters) to ensure it based on up-to-date information and robust timing and phasing forecasts.
- 1.5 This Statement of Common Ground sets out the latest agreed position of the LPA and strategic site promoters in relation to the RLDP, notably regarding infrastructure deliverability, viability and the housing trajectory. It reaffirms that each strategic site promoter supports the RLDP, the suite of strategic allocations contained therein and the site delivery forecasts outlined within the RLDP's housing trajectory.

2. Infrastructure Deliverability and Viability

- 2.1 Independent, site-specific viability appraisals have been undertaken for all five strategic sites considered key to delivering the plan. These assessments have been undertaken by Burrows-Hutchinson Ltd in conjunction with the strategic site promoters. This exercise established whether it would be financially viable for each site to meet detailed policy objectives and infrastructure requirements through consideration of detailed costs, values and constraints. Initial appraisals were undertaken in 2021 and then refreshed in 2022¹, both sets of which involved a level of site-specific investigation that accords with Welsh Government’s viability requirements for “key sites” as detailed within Edition 3 of the Development Plans Manual.
- 2.2 All appraisals were undertaken using the Development Viability Model, based on realistic and reasonable assumptions concerning costs and values. Burrows-Hutchinson Ltd confirmed all strategic sites, “are capable of meeting the proposed RLDP policy requirements in full, whilst also providing competitive returns to both the landowner(s) and the developer(s) involved”. This verifies that each strategic allocation can fund and deliver the necessary infrastructure requirements detailed in their respective strategic site policies and the Infrastructure Delivery Plan. These requirements are summarised in Table 2 for ease of reference.

Table 2: RLDP Strategic Site Infrastructure Provision

Strategic Allocation	Infrastructure provision
SP2(1) / PLA1 Porthcawl Waterfront	<ul style="list-style-type: none"> • 30% affordable housing • 1 form entry Welsh medium primary school • 4 classroom block extension at existing English medium primary school • Approx. 2,000sqm food store • Outdoor recreation facilities and public open space • Active travel routes • Strategic highway enhancements
SP2(2) / PLA2 Land South of Bridgend	<ul style="list-style-type: none"> • 20% affordable housing • 1 form entry primary school plus co-located nursery • 4ha to relocate Heronsbridge Special Education Needs School • Outdoor recreation facilities • Leisure and ancillary commercial uses • Active travel routes

¹ Refer to Potential Strategic Sites Independent Financial Viability Appraisals Report (2021) and Updated Financial Viability Appraisals Addendum - Strategic Sites (2022)

	<ul style="list-style-type: none"> • Strategic highway enhancements, including a significant upgrade to Ewenny Roundabout
SP2(3) / PLA3 Land West of Bridgend	<ul style="list-style-type: none"> • 20% affordable housing • 1.5 form entry primary school • Outdoor recreation facilities and public open space • Active travel routes • Strategic highway enhancements, including a significant upgrade to Broadlands Roundabout
SP2(4) / PLA4 Land East of Pencoed	<ul style="list-style-type: none"> • 20% Affordable units • 1.5 form entry primary school • Outdoor recreation facilities • Active Travel routes • Strategic highway enhancements
SP2(5) / PLA5 Land East of Pyle	<ul style="list-style-type: none"> • 15% affordable housing • 2 x 2 form entry primary schools • Outdoor recreation facilities • New active travel routes • Strategic highway enhancements

2.3 All strategic site promoters party to this Statement agree with the respective approach, model and methodology used by Burrows-Hutchinson Ltd to determine development viability for each strategic site. There are considered to be no viability barriers to any of the strategic sites coming forward based on the site-specific information known at this point of plan preparation. All strategic site promoters endorse the findings of the Independent Financial Viability Appraisals Report (2021 and 2022 Update).

3. Housing Trajectory

3.1 The housing trajectory is the key mechanism to demonstrate how all sites will be delivered in the identified timescales, throughout the whole plan period, to meet the housing requirement. New housing allocations are key components of housing supply as determined through the Candidate Site Assessment (2022) and detailed within the housing trajectory (refer to Background Paper 4 – Housing Trajectory).

3.2 All strategic sites key to the delivery of the plan have been subject to greater evidence requirements to support their delivery, including schematic frameworks, phasing details, highway mitigation, critical access requirements, design parameters, s106 requirements, infrastructure and costs. This has provided a high degree of confidence that all strategic sites are realistically deliverable, considering the full plethora of associated development requirements, infrastructure provision and placemaking principles necessary to deliver high-quality new communities.

3.3 The resultant housing trajectory was prepared initially through close dialogue with the respective site-promoters, followed by effective collaboration with a range of stakeholders at several annual Stakeholder Group Meetings. The delivery timescales and phasing forecasts for the strategic sites are illustrated in Table 3.

Table 3: Housing Trajectory Phasing, RLDP Strategic Sites

Allocation	Total Units	Phasing of Development (2018-33)										
		23/ 24*	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32	32/ 33	Beyond plan period
Porthcawl Waterfront	1100	0	0	0	60	120	120	120	120	120	120	320
Land South of Bridgend	788	0	0	0	68	120	120	120	120	120	120	0
Land West of Bridgend	850	0	30	100	100	100	100	100	100	100	100	20
Land East of Pencoed	804	0	0	0	84	120	120	120	120	120	120	0
Land East of Pyle	2003	0	0	0	70	150	150	150	150	150	150	1033

* Anticipated RLDP Adoption

3.4 At the final Stakeholder Group Meeting (27/05/2022) prior to examination, no objections were raised regarding the anticipated annual delivery rates for the proposed strategic allocations. **As such, there are no outstanding matters of disagreement on the completion figures or the timing and phasing of sites in the plan period, all of which have been approved by the Stakeholder Group.**

3.5 Six months have passed since the last Stakeholder Group Meeting took place. All strategic site promoters have re-analysed the proposed trajectory (as at the date of this Statement) to provide further verification and ensure the proposed phasing, annual delivery rates and development timescales still remain appropriate. Without exception, each strategic site promoter party to this Statement agrees that the trajectory is still sound and no further amendments are required to the strategic site delivery rates. This applies to both the sites they are promoting directly and also to the other strategic sites proposed for allocation within the RLDP.

4. Conclusion

- 4.1 This Statement of Common Ground reaffirms that all site strategic promoters unanimously support the RLDP and the strategic sites therein. All parties to this Statement confirm that the strategic allocations are considered sustainable, viable and deliverable in accordance with the submitted housing trajectory. The phasing forecasts for each site are considered robust and appropriate and no further amendments to the housing trajectory are considered necessary at this stage.

Signatories

Bridgend County Borough Council, Local Planning Authority

Signature:



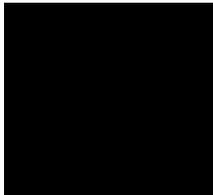
Richard Matthams, Strategic Planning and Transportation Manager

Date: 20/12/2022

Bridgend County Borough Council, Corporate Landlord

(promoting SP2(1) / PLA1 Porthcawl Waterfront)

Signature:

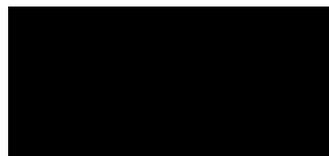


Justin Kingdon, Group Manager, Corporate Landlord

Date: 19/12/2022

Savills (promoting SP2(2) / PLA2 Land South of Bridgend)

Signature:



Laura Williams, Director, Planning

Date: 20/12/2022

Llanmoor Homes (promoting SP2(3) / PLA3 Land West of Bridgend)

Signature: 

Simon Grey, Managing Director

Date: 14/12/2022

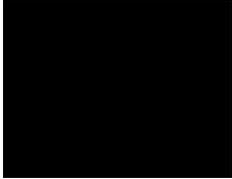
Savills (promoting SP2(4) / PLA4 Land East of Pencoed)

Signature: 

Laura Williams, Director, Planning

Date: 20/12/2022

Geraint John Planning (promoting SP2(5) / PLA5 Land East of Pyle)

Signature: 

Geraint John, Director

Date: 14/12/2022