

## **BRIDGEND COUNTY BOROUGH COUNCIL LOCAL DEVELOPMENT PLAN EXAMINATION**

### **Hearing Session 1 (Matter 1): Plan Preparation and LDP Strategic Framework**

**Tuesday 28<sup>th</sup> February 2023 10:00-17:00**

Submissions made on behalf of  
**HD Ltd (407) by Savills**

The following statement has been prepared for Session 1 of the LDP Examination. The Inspector's questions are repeated before a brief answer (to those which are relevant) is provided. In this instance, only questions 5, 10, 11, 14, 15 and 17 are relevant.

*Issue: Is the LDP legally compliant, and is the Plan's strategy justified and likely to be effective in ensuring that development needs of Bridgend can be met in a way that contributes to the achievement of sustainable development?*

#### **5. Is the Plan consistent with Future Wales: The National Development Framework?**

Through the allocation of land at Island Farm in Bridgend it is considered that the RLDP is consistent with the aspirations of Future Wales. Island Farm is located within the National Growth Area as identified in Future Wales: The National Plan 2040 and Bridgend is specifically identified as a strategically important location.

#### **10. Does the Plan's Growth and Spatial Strategy represent an appropriate approach for delivering, managing and distributing growth over the Plan period?**

The Plan's Growth and Spatial strategy – underpinned by a Regeneration and Sustainable Growth Strategy which seeks to *'broadly balance housing, economic development, connectivity, social needs and environmental protection and enhancement to allow the County Borough to prosper, whilst contributing to the success of the Cardiff Capital Region and Swansea Bay Region'* – represents an appropriate approach to sustainably managing and distributing growth.

Crucially, the role of the Strategic Allocations provides a clear spatial element to achieve the strategy whilst also seeking to distribute its benefits – new transport infrastructure, affordable housing, community / education / recreation facilities – across new and existing communities. In 2021, the site promoter supported the Deposit LDP's Spatial Strategy – this remains the case.

#### **11. How was the Settlement Hierarchy derived, and is it based on robust and credible evidence?**

The Settlement Hierarchy has been informed by the conclusions of the Bridgend Settlement Assessment (SD91). Quite correctly, and as supported by HD Ltd, Bridgend is identified as being at the top of the settlement hierarchy

#### **14. Is the approach to site selection sufficiently clear and transparent, and is it founded on a robust and credible evidence?**

Although commentary can only be provided on the site they have promoted, the site promoter confirms that a wealth of information and technical documents have been prepared over a period of circa 5 years in support of the site's allocation. This has contributed to a transparent and clear site selection process where every issue or query raised by the LPA and their statutory consultees has been subject of extensive due diligence (by way of commissioning additional surveys and technical information) which has been made available to the public.

**14a) Are the allocated sites based on a robust site assessment methodology that takes into account all potential constraints?**

The site promoter confirms that the Local Planning Authority has been duly informed of site constraints across all stages of the process and that the suite of technical documentation submitted demonstrates that the site's constraints are not insurmountable and do not pose any risk or threat to the development of the site.

**14b) Have all infrastructure requirements been considered to ensure the timely deliverability of allocated sites?**

The site promoter confirms that all known infrastructure requirements – as well as a reasonable contingency for development abnormalities – have been factored into the appropriate viability appraisals and calculations to demonstrate its inherent deliverability.

**15. Is it clear why the Strategic Development Sites were selected over other candidate sites? and is the Plan over reliant on the delivery of these sites?**

Yes – the relationship between the plan's Growth and Spatial Strategy and the allocated sites (and how the strategy has informed the choice of allocation) is evident. The plan is based on two separate Regeneration Growth Areas and three Sustainable Urban Extensions – the variety in geography (by way of location) and type (regeneration sites and urban extensions) is welcomed and does not suggest that the plan is over-reliant on any one site or approach.