

BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (2018-2033)

MATTER 1: PLAN PREPARATION AND LDP STRATEGIC FRAMEWORK

Prepared on behalf of Llanmoor Development Co. Limited.

Rep ID: 223

1. Boyer is instructed by our client, Llanmoor Development Co. Limited ('Llanmoor'), to submit a Matter Statement in respect of Matter 1: Plan Preparation and LDP Strategic Framework.
2. This Matter Statement should be read in conjunction with previous responses prepared by Boyer:
 - Regulation 19 Submission (July 2021)

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?

Q14. Is the approach to site selection sufficiently clear and transparent, and is it founded on a robust and credible evidence?

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

3. Llanmoor control the only developer led strategic site (Land West of Bridgend PLA3) which they consider has been thoroughly assessed as part of the site assessment methodology through all stages of the Plan. Since the Candidate Site Assessment, Llanmoor has robustly demonstrated delivery in accordance with the requirements set out in the Development Plans Manual through extensive technical assessments (Supporting Evidence for Proposed Allocations SD134 – SD157) which address and mitigate any potential constraints.

Q15. 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?

4. Llanmoor consider the extensive evidence base (Supporting Evidence for Proposed Allocations SD134 – SD157) as well as the thorough assessment of Land West of Bridgend by the Authority since the Candidate Site Assessment stage, provides a clear justification as to why the site was selected over other candidate sites.
5. The Land West of Bridgend has been assessed by the Authority against its compatibility with the National Sustainable Placemaking Outcomes, the Gateway Test applied to the site search sequence and the Sustainable Transport Hierarchy, supplemented by an SA/SEA analysis. In each instance the site accords with the required outcomes.
6. Llanmoor do not consider that specifically Land West of Bridgend would result in an over reliance of the delivery of strategic development sites. As noted, Llanmoor control this strategic site which can provide certainly on the delivery.

7. However, as detailed further in Matter 2 Llanmoor support an increase in the flexibility allowance for housing delivery to provide a range and choice of immediately deliverable and developer led sites.