

Replacement Bridgend Local Development Plan Examination Statement



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POSITION	Associate Director
REPRESENTOR REFERENCE	391
SUBJECT	Hearing Session 1: Plan Preparation and LDP Strategic Framework
CLIENT	Llanmoor Development Co. Ltd (Castle Meadows, Coity)
DATE	13 February 2023

1. INTRODUCTION

This Statement has been prepared on behalf of our Client Llanmoor Development Co. Ltd to provide further comments in respect of some of the Matters for discussion at Hearing Session 1: Plan Preparation and LDP Strategic Framework.

As requested, we do not intend to add to our comments already made and will rely on the Inspector taking those views and comments into account as part of their consideration of the Plan; specifically our comments within the following submissions:

- Preferred Strategy – dated 6th November 2019
- Deposit RLDP Stage – dated 27 July 2021

We would, however, seek to supplement our comments in respect of Bettws’ position within the Settlement Hierarchy and therefore specifically Questions 12 and 13 (which appear to be identical) – *“How was the Regeneration and Sustainable Growth Strategy defined? and is it based on robust and credible evidence?”* and also Question 11c – *“Are the settlement boundaries drawn sufficiently widely to enable the predicted amount of growth?”*

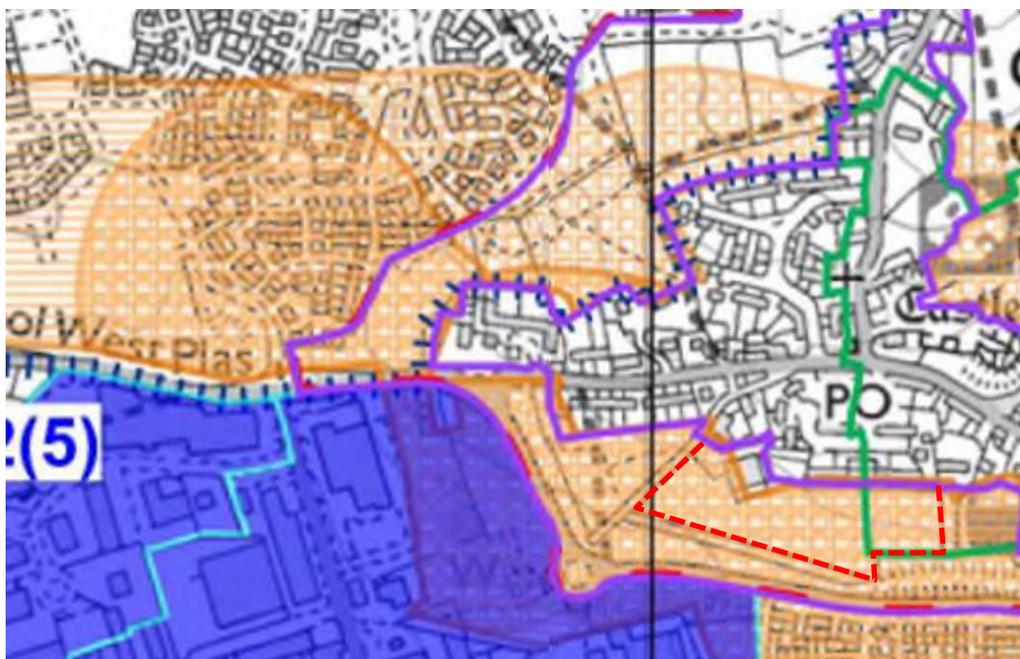
2. QUESTION 11C SETTLEMENT BOUNDARY

Coity forms part of Bridgend Town within the settlement hierarchy. Further comments are made in section 3 below in respect of the settlement’s location relative to the Sustainable Growth Strategy area. This section seeks to address the potential for Coity to accommodate some development.

The nature of the settlement is such that growth will need to be appropriately located to ensure that it provides the benefits without impacting on its historic character. There are relatively few sites that could appropriately play such a role. Coity’s location and its position within the settlement hierarchy means that it benefits from proximity to a significant number of services and facilities afforded by Bridgend and therefore it isn’t a location that should be ignored.

We have set out within our various submissions as to the credentials of Llanmoor’s site to accommodate a relatively small number of dwellings which would have limited or no harm on the character of this historic settlement but would bring good quality homes and the resultant benefits.

Accordingly it is requested that the settlement boundary for Coity is extended to encompass Llanmoor’s site at its south western corner, as demonstrated below:



3. QUESTION 12 and 13 – GROWTH STRATEGIES

The RLDP Sustainable Growth Strategy identifies Bridgend as the key area for growth given its location, regionally with connections to main line rail services, and key motorway corridors. In addition, its services, facilities and potential for undertaking journeys via alternative modes of transport are of significant benefit.

The Settlement Hierarchy has determined that Coity forms part of the Bridgend settlement and therefore benefits from its services and facilities. The Plan within the RLDP omits Coity from the SP1 Sustainable Growth area; one of the only places in the settlement (as defined by the settlement hierarchy) to be omitted. There appears to be limited evidence to demonstrate the reasons for this. Figure 2 at page 49 of the RLDP visually identifies the extend of the SP1 area. The below extract demonstrated the illogical omission of Coity from the Strategy:



The only possible logical reason for this omission is that there are concerns around the character and setting of the village of Coity being lost. Our evidence submitted as part of the candidate site process has clearly demonstrated that there is a site on the edge of the settlement which could be developed and provide excellent access to services and facilities whilst still respecting its historic setting and character.

It would appear logical, given that the areas to the north and south of the settlement are included within the Growth Area, that the settlement of Coity is also included and land within it considered for allocation – providing a range and choice of housing sites, and/or, as outlined above, the settlement boundary is extended to include land with Llanmoor’s ownership.