

CAERPHILLY LOCAL DEVELOPMENT PLAN 2006-2021

EXAMINATION IN PUBLIC

(APRIL/MAY 2010)

***Objections to Omission of land at Glyn Derwen, Llanbradach,
Caerphilly (Representor No 4299).***

**SUBMISSION ON BEHALF OF THE TRUSTEES OF J THOMAS-DAVIES
C/O RE PHILLIPS LTD**

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1 INTRODUCTION

- 1.1 This statement is produced on behalf of The Trustees of J Thomas-Davies c/o RE Phillips, and responds to various issues raised by the Inspector for consideration through the Examination in Public procedures.

- 1.2 On behalf of the Trustees of J Thomas-Davies, we have objected to the omission of the site at Glyn Derwen (Reference 2712 – HG 99.14/SB99.28) from the settlement boundary of Llanbradach. A full planning application for 4 dwellings on part of the site was submitted to the Council in December 2009 but has remained undetermined. We are submitting further written evidence to the Inspector for consideration through the Examination process. This analyses the Council's response to previous representations submitted in the light of information prepared as a result of the planning application submission.

- 1.3 In Section 2 we therefore provide a response to the Council's Analysis of the Site in view of the updated information which has been compiled through the planning application process. Our Conclusions are recorded in Section 3

2 RESPONSE TO COUNCIL'S ANALYSIS OF THE SITE

- 2.1 The Council's assessment of the Site, as published in the Council Report on the Deposit and Alternative Sites Consultation (Examination Document SB56) of 15th September 2009 on its Response to Representations at the Deposit and Alternative Sites Stage concludes that:

"Land at Glyn Derwen should not be allocated for housing as it is outside the defined settlement boundary of Llanbradach and is situated within a Zone C2 flood risk area. Vulnerable developments such as housing should be directed away from this zone.

The location of the settlement boundary is based upon a robust and credible evidence base, it is not appropriate to amend the settlement boundary to include land at Bryn Derwen, as the most defensible boundary in this location is the line of existing development. The inclusion of land at Bryn derwen is not considered acceptable as it is a Greenfield site and its inclusion would result in the unnecessary encroachment into the countryside and would contradict the strategy for the SCC

Finally the land is situated within a Zone C2 flood risk area and is therefore not suitable for development."

It was recommended to the Planning Inspector that no change be made to the plan.

- 3.2 A full planning application was submitted to the Council (Ref: 09/0965/FULL) in December 2009. The site is currently identified as being within the established settlement boundary for Llanbradach in the Approved Caerphilly County Borough Council Unitary Development Plan (UDP).
- 3.3 The proposed development is confined to the eastern frontage of Glyn Derwen, which has remained undeveloped. Additional land in the ownership of the applicants is acknowledged as not being suitable for development for flood risk and amenity reasons. As such the development represents a small scale and rational extension of the existing pattern of development.
- 3.4 A Flood Consequences Assessment (FCA) was submitted with the planning application which provides for filling to form a plateau. Ongoing work is being carried out in order to satisfy the Environment Agency that any impact

of displacing flood water from raising the site can be adequately assessed.

- 3.5 The site suffers from infestation with Japanese Knotweed. A Tree Survey was submitted with the planning application. This shows that the trees directly affected by the proposed building works are limited to two groups of Hawthorn of fair to poor quality, and a Pear tree of similar quality. For the remainder of the site, trees will be retained to protect 'wildlife corridors' along the river embankment.
- 3.6 The development will have no adverse impact on the local highway network and will provide additional footways along Glyn Derwen which will benefit pedestrians. The scale and layout of the proposed scheme is compatible with the character and appearance of, the surrounding area (the submitted Design and Access Statement is included in Appendix 2). It can therefore be concluded that the inclusion of the site within the LDP settlement boundary will not result in any negative impacts which will render the Plan unsound.

4 CONCLUSION

- 4.1 This Statement is submitted as a response to the Caerphilly Local Development Plan on behalf of on behalf of The Trustees of J Thomas-Davies c/o RE Phillips, who are promoting land for development at Glyn Derwen, Llanbradach, Caerphilly. A full planning application has been submitted to the Council (Ref: 09/0965/FULL).
- 4.2 The proposals involve the construction of 4 dwellings which would effectively complete development of the 'cul de sac' at Glyn Derwen. A Flood Consequences Assessment was submitted with the application. This is currently being revised following comments received from the Environment Agency, and as such, the application has not been determined.
- 4.3 The Council's analysis of the previous site promotion is questioned in this context as it should be acknowledged that, rather than representing an "unnecessary encroachment into the countryside", the erection of 4 dwellings would complete the existing form of development and enable a footway to be provided along the remaining section of the street frontage. The site was previously included within the Unitary Development Plan settlement boundary.
- 4.4 Our Clients respectfully urge the Inspector to give careful consideration to their representations and to recommend that the site be included in a revised LDP Settlement Boundary.

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APPENDIX 1

PROPOSED AREA FOR DEVELOPMENT