

**Council's Reference Numbers:
2634. D12, D13, D14 and D15**



**Caerphilly County Borough
Local Development Plan Examination**

Hearing Session 4: Housing Sites

**Submissions on behalf of
Rhondda Development Property Company Limited
in respect of land adjacent to
Haulwen Road, Penpedairheol**

**4810/ARM/LEM
Harmers Limited
March 2010**

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1 Is the Council's decision not to allocate the site for housing based on a robust and rational site selection process?

1.1 There are four main site specific issues which need to be considered in relation to this site, these are as follows:

- (i) its suitability for housing;
- (ii) the suitability of the site to be included within the settlement boundary;
- (iii) does the site justify inclusion within the green wedge;
- (iv) does the site justify inclusion within a special landscape area.

The fifth issue, which may be described as "General Housing Issues", will be dealt with in a separate submission for Hearing 2: Housing Provision.

Issues (i) to (iv) will be addressed below by way of responding to the Council's objections to this site and are based on the premise that the LDP is not sound because there is an inadequate overall level of provision for new housing over the plan period.

1.2 In the Deposit Plan, the southern part of this site was included within settlement limits and shown without notation. The Council Approved UDP designates this part of the site for Informal Leisure purposes. In the Proposed Changes to the Local Development Plan, the Council extended the green wedge boundary to include this area and altered the settlement boundary to exclude this part of the site. Objections were made to both of these changes.

1.3 The southern part of the western side of the site is already included within the settlement boundary and comprises a village green and stables. These will be retained and are not proposed for further development as part of these submissions.

1.4 The Council refer to the 'physical and environmental constraints on development of land' and to the 'compatibility of housing with neighbouring established land uses', claiming that they have taken these into account in the site selection process. However, it is noted that in their candidate site assessment of this site the Council accept that the site would form a logical rounding off of the settlement. Further, the highways department accept access can be provided, and there were no adverse comments from other departments. This unconstrained site, which is proposed for residential development would relate well and would be compatible with the existing adjacent residential land use. It would also comprise a logical extension to existing settlement limits. It would help meet ongoing housing needs throughout the LDP period in a sustainable location, close to urban facilities and public transport. A satellite image is attached to this submission showing the relationship of the site to existing settlement limits.

1.5 Provision would be made for public open space within the site in a location to be agreed with the council.

1.6 The Council also refer to the importance and function of the green wedge which they consider far outweighs the need for development. However the LDP Proposals Map indicates the extensive area covered by the green wedge designated under policy S11.7. Whilst the importance of green wedges is acknowledged, the allocation of this edge of urban area site for housing development would not undermine the function of the green wedge and would not

lead to the coalescence of Penpedairheol and Gilfach. The site would comprise the managed release of land in a logical location.

1.7 The Council claim in their statement, that the site is of significant landscape value and it is included within the SLA designated at Gelligaer Common. This is a very extensive allocation and this site, on its periphery, does not comprise land of significant landscape value. The site is enclosed by a strong belt of trees to the North and the site could be developed up to this tree belt without having a significant adverse effect on the remainder of the SLA. This is supported by the satellite image attached to this submission.

1.8 The allocation of the site would add to the range and choice of housing sites in a settlement in the Northern Connections Corridor, considered suitable by the Council to accommodate additional housing, and would, as such, be compatible with the Council's strategy to encourage development in this strategic area.

1.9 On the basis that there is a requirement to allocate additional land for housing, in order to make the LDP sound, a robust and rational site selection process would indicate that this site should be allocated for housing.

2 Why is the allocation of the site concerned required in order to make the plan sound?

2.1 The Deposit Plan allocates insufficient land in the Northern Connections Corridor and there is an inadequate supply of housing land. The allocation of the site at Haulwen Road, Penpedairheol, would contribute towards providing a better range and choice of sites.

3 Has a Sustainability Appraisal been carried out and what was the outcome?

3.1 A sustainability appraisal of this site has been carried out and was submitted to the Council. This shows that the site performs well. The site comprises a greenfield proposal, however, Penpedairheol accommodates a reasonable range of services, is served by local transport and the proposed development would be compatible with sustainable principles. Although the site has been included within a green wedge and a special landscape area, the omission of the site from both designations would not undermine the purpose of the designations which cover extensive areas.

4 Consequential Amendments

4.1 It is submitted that this site should be allocated for housing and that the settlement boundary should be amended to include it. The site should be excluded from the green wedge and SLA designations.

5 Concluding comments

5.1 The site, which comprises approximately 3.5 hectares is suitable for residential development and could accommodate around 70 houses and open space. It is submitted that the site should be allocated for housing in the LDP.