



**Caerphilly County Borough
Local Development Plan Examination**

Hearing Session 4: Housing Sites

**Submissions on behalf of
Mr V Perry
in respect of land to the west of
Pencoed Avenue, Cefn Fforest**

**4573/ARM/LEM
Harmers Limited
April 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) the inclusion of the site within a green wedge
- (iv) the removal of the designation for informal recreation and community use.

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

The Council do not consider the site suitable for development as it comprises woodland worthy of TPO and consider that the adjacent UDP green wedge should be expanded to include the whole of the site.

1.2 It should also be noted that the site lies within the UDP settlement boundary and it is allocated for informal leisure use in both the UDP and the Deposit LDP. However, in the Focused Changes, the Council has recommended that this leisure designation be removed as the land is inaccessible. Mr Perry who owns the adjacent land (site HG 1.29) is willing to make access available and objects to the removal of the informal leisure designation.

1.3 Having considered the Council's objection to the loss of trees a much smaller development area is now proposed with the remainder of the area retained for informal recreation. This is shown on the attached plan. As the site is proposed for 4 dwellings it is no longer proposed for a housing allocation but that there should be an amendment to the settlement boundary as shown on the attached plan. The development of this area only would not lead to the loss of any important trees and would allow access to the retained area to be used for informal recreation and community use.

1.4 The Council note in their submission that '...the site in question does lie directly north of an allocated housing site (HG 1.29) and can therefore be seen to be well related to the existing settlement...'. The plan attached to this submission shows how this site relates to the housing commitment to the south and shows how it can be accessed from the road serving the adjacent development site. The layout shows a total of 4 detached dwellings.

1.5 The Council note that the site is not included in the green wedge designation in the UDP and we do not consider that sufficient evidence has been submitted to justify extending the green wedge to include the site. The green wedge designation in the UDP affords sufficient protection to prevent the coalescence of Cefn Fforest, Aberbargoed and Pengam (SI 1.6) and no evidence has been made available by the Council to demonstrate that normal planning and development control policies have not provided the necessary protection (para 2.6.11 Planning Policy Wales).

1.6 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 included within the settlement boundary. The development of the site would contribute to the small sites allowance which is an important component of the housing supply.

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

2.1 The overall level of provision for the Plan period is unacceptable and the Deposit Plan allocates insufficient land in the Northern Connections Corridor where there is an overdependence on brownfield sites. The inclusion of the land within the settlement boundary at Cefn Fforest would contribute to the shortfall in the housing allocations and provide 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 the larger site has been carried out and was submitted to the Council. This shows that the site has a similar Sustainability Assessment as site HG 1.29 which is allocated in the LDP and the inclusion of the smaller amended site within the settlement boundary would not require any re-assessment of the SEA/SA.

4 Consequential Amendments

4.1 The settlement boundary should be amended as shown on the attached plan with the remainder of the land designated for informal recreation and excluded from the green wedge.

5 Concluding comments

5.1 The site, which comprises approximately 0.28 hectares, could accommodate approximately 4 dwellings as shown on the attached plan with the remainder of the site retained as informal open space and excluded from the green wedge.