



**Caerphilly County Borough
Local Development Plan Examination**

Hearing Session 4: Housing Sites

**Submissions on behalf of
Mr M Lewis
in respect of land off
Llwyn-On Crescent, Oakdale**

**4354/ARM/LEM
Harmers Limited
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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 Since the original submission of this site as a candidate site for housing, there has been a material change in that the Council has agreed that part of the site should be included within the settlement boundary. This area is shown on the attached plan, which also shows the remaining area proposed for housing, which the Council do not propose to include within the settlement limits. Support is given to the Council's intention to include the front part of this site within settlement limits, but, it is considered that the remainder of the site also merits inclusion within settlement limits and should be allocated for housing and that the Council's decision not to allocate the whole of the site for housing is not based on a robust and rational site selection process.

1.2 There are two 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;

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

Issues (i) and (ii) 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.

1.3 The Council comment that the site would fail to reflect the existing settlement pattern and would encroach on what is essentially a significant open area. This response fails to take into account the impact upon the character of the area made by Gelli-Gynnes Farmhouse, outbuildings, self catering holiday accommodation, the clubhouse, extensive car park, golf driving range and associated development. In addition to existing development planning permission was granted for two dormer bungalows in 2006 on the area to the north of the pond. The impact of existing development serves to change the character of the area so that it takes on urban fringe, edge of settlement qualities, rather than a significantly open area. The Council refer to the inclusion of the whole of the site as a significant extension of the settlement. However, the inclusion of the alternative site for housing would extend the settlement up to logical limits, comprising an acceptable infill/rounding off of existing development. The satellite image attached to these submissions shows the logical nature of the site proposals.

1.4 The Council refer to two other housing land allocations in Oakdale, which they state are sufficient to meet housing needs in this location. However, site HG1.27 is under construction and will be completed early in the remainder of the plan period. This site would complement the existing housing allocations, contributing to meeting ongoing needs throughout the LDP period in a sustainable location, close to urban facilities, public transport and the major employment allocations. The allocation of the site would conform with the LDP strategy for the Northern Connections Corridor, which seeks to capitalise on the economic opportunities offered by the Oakdale/Penyfan Plateau. It 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.

1.5 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 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 allocation of the site at Llwyn-On Crescent, Oakdale 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 this site has been carried out and submitted in relation to this site. This shows that the site has a similar Sustainability Assessment as site HG 1.26 which is allocated in the LDP and the inclusion of the site would not require any re-assessment of the SEA/SA.

4 Consequential Amendments

4.1 The allocation of the site for housing will require a consequential amendment to the settlement boundary. A satellite image of this site is attached to this submission which shows that the site relates to existing built form.

5 Concluding comments

5.1 The site, which comprises approximately 0.6 hectares of land for housing and could accommodate around 20 dwellings, is suitable to accommodate residential development and could be allocated alone, or in conjunction with land to the east, off Waun Goch, which is in the same ownership and is subject of separate submissions.