

CAERPHILLY LOCAL DEVELOPMENT PLAN EXAMINATION

HEARING SESSION 8: EMPLOYMENT AND COMMERCIAL DEVELOPMENT MATTERS

**Prepared by Boyer Planning on Behalf of R.E Phillips and Partners
In respect of South Extension, Penyfan 2049.D14**

Background to submitted Representations

1. Representations were previously submitted to the Deposit LDP supporting the allocation of the South Extension, Penyfan within the Deposit LDP.
2. The allocation within the LDP identifies land of approximately 2.2 hectares capable of providing employment uses that are complementary to the existing employment park. Such an allocation would contribute towards the LDP strategy for employment within the Northern Connections Corridor.
3. The following documents have been submitted in relation to this site during the preparation of the Deposit LDP and each is relevant to this Hearing Statement:
 - Candidate Site Submission January 2006;
 - Deposit Plan Representation EM1.7 (Form, Summary) (2049.D14) November 2008;
 - Extended Phase 1 Habitat Survey November 2008.
4. In addition, and accompanying this Hearing Statement are the following
5. Appendices:

Appendix 1: Site Location Plan
6. Where appropriate this Statement cross refers to these documents.

Is FC05 removal of allocation EM1.7 land south of Penyfan, Croespenmaen necessary in the interests of Plan soundness?

7. The site is correctly identified in the Deposit LDP for employment purposes, as it forms a natural and logical extension to the existing Employment units. The overarching components of the Development Strategy which underpin the policies within the LDP supports the promotion of a balanced approach to managing future growth within the area through appropriate economic provision. The allocation of the site supports the plan's overarching aims, the settlement function within the Spatial Strategy and will contribute towards the promotion of a more self contained and more sustainable settlement.

8. The allocation of the site is wholly in accordance with National Planning Policy. PPW para 7.5.2 states that LPA's should identify a range and choice of sites to meet different economic and employment needs, having regard to where the private sector want to invest and which meet Assembly Objectives for transport. Therefore to remove the site would certainly conflict with national planning objectives and affect the overall soundness of the plan.

9. There has been no evidence presented by the Council or objectors as to why the removal of the allocation is in the interests of Plan soundness, in terms of the LDP Strategy or SEA / SA assessment of the effects of removing the site from the plan. Absent any such evidence the objections to the site conflict with the Council's original view that the Deposit LDP was Sound. In fact to remove the site would make it less sound as it removes the potential for diversification and employment opportunities within a part of the Authority that has been identified by the Strategy for exactly those purposes.

10. The reasoning given by the Council for de-allocation of the site is from local objections based on the need for a buffer between employment and agricultural uses and residential amenity.

11. Both reasons are in our opinion flawed.

12. In the first instance the site does not form a buffer between employment and agricultural uses, as can be seen from the site location plan. In any event the heavy presence of employment uses within the locality has firmly established the area as an employment park. Indeed, the scale of the existing park and other allocations are significantly larger than the linear urban area of Croespenmaen, Oakdale and Penmaen combined, therefore any role of this nature is *de minimis* in the wider context.

13. With regards to objections over residential amenity, this pre-empts and pre-judges the potential form of future development on site which would be dealt with through normal development control procedures and appropriate consideration given to such matters as layout, scale, materials etc. and where necessary conditions attached to any planning permission. However, a review of the disposition of land uses within the area confirms that in planning and amenity terms there are no major hurdles to development. Existing properties are located to the South of the B4251 and to the west of Park Vale – the entrance route to the Business Park, demonstrating the existing co-relationship that already exists.

14. To the South the B4251 forms a major physical feature between the site and residential properties. Indeed, this is a well trafficked road which forms a major route to the business park from the east. In addition to the role the road plays as an edge to the site, existing planting to the south of the site would be retained and forms effective visual screening between the properties and the site. In any event, based on the distances there would be no direct overlooking of properties or associated loss of amenity.

15. With regards to properties to the west of the Business Park entrance route, there are several older properties that are well set back and screened from the road and would not be affected by the development of the site. Further along the entrance road, recently constructed properties (opposite an existing employment unit) demonstrate how the two uses (residential and employment) can sit alongside each other with satisfactory appropriate design measures.

16. PPW Para 7.5.2 notes that standards of design and scale should be met, it is within this context that appropriate parameters ought to be agreed to be taken forward through the detailed planning application process. As such there would be merit in considering adding text to Policy EMP 1.7 which sets broad parameters and looks to achieve a high standard of design commensurate with the location of the site

as a “gateway” entrance to the Penyfan Business Park beyond. Indeed, as a gateway site it would be suitable for “prestigious” development.

Does the land perform the recognised function of a green wedge?

17. We support the Council's consideration that the site cannot be considered to perform the function of a green wedge as defined by PPW.

18. As considered earlier, the site is part of a very urbanized linear development that characterises the Northern Connections Corridor. Indeed, to the north lies a rear loading truck facility for a factory with the major employment park beyond and the main transport corridor through the area lies to the South with residential development beyond that. As such for all intents and purposes it forms part of the contiguous urban area and cannot be reasonably be considered to contribute towards any of the PPW requirements for a Green Welt.

19. It should be noted that PPW requires LPA's to manage growth, within the context of the role of the settlement and the consequential development pressures. The site forms a key element in positively managing future growth and not stifling economic development.

MJR/06.805
March 30, 2010