



Caerphilly County Borough Local Development Plan

Supplementary Paper
Focused Change 13 (FC13): Land off
Penallta Allotments, Ystrad Mynach
(D61)

Examination 2010

Caerphilly County Borough Council submission

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Focused Change 13 (FC13)

Land off Penallta Allotments, Ystrad Mynach (D61)

1. Introduction

- 1.1 An exploratory meeting into the Caerphilly LDP was held on 8 December 2009. At this meeting the inspector raised a number of issues in respect of the LDP that required clarification or further explanation. The council agreed to prepare supplementary papers on these issues to provide the relevant information for the examination.
- 1.2 One of the issues identified by the inspector was the Council recommended change to include the former Penallta Allotments in Ystrad Mynach (ref – D61) as a leisure allocation within the LDP (Refer to Appendix A for plan).

2. Background

- 2.1 The land off Penallta allotments (D61) was not previously allocated for any specific use within the council approved UDP, but was within the settlement boundary.
- 2.2 Candidate Site D61 - Land at Penallta Road is a former Allotment site that has fallen into disuse. This site was considered for inclusion in the LDP as a housing site as part of the Candidate Site assessments (ref: D61), which were undertaken during the preparation of the Deposit LDP. The assessment concluded that, whilst the site is important in biodiversity terms, part of the site could be suitable for consideration for an allocation in the Plan. The preferred use for the site was housing, subject to (a) the provision of a buffer for the SINC, and (b) the results of the required surveys. However local members raised concerns that the site should be considered for allotment use. The site has continued to be located within the identified settlement boundary and as such the site could be brought forward for residential, allotment or mixed use development without the need for it to be an LDP allocation.
- 2.3 For clarification, the Penallta Road allotment site (D61) lies on the edge of Ystrad Mynach Town but the site itself is located in the Hengoed Ward and not the Ystrad Mynach ward, as the council meeting documents (September 15th 2009) would indicate.

3. Allotment Strategy

- 3.1 The development section of the Arts and Leisure Department are responsible for the management of allotments in the county borough. As part of their ongoing work in relation to allotment provision in the county borough they are in the process of developing a five-year allotment strategy that covers the period 2008 to 2013. This is the first strategy of its kind for allotments for the county borough and work on

this strategy has yet to be completed. This work was not complete in time to inform the drafting of the Deposit LDP.

- 3.2 The allocation of the site for a leisure use in the Deposit LDP was considered to be premature as the strategy was likely to have implications for other sites in the county borough and a consistent policy approach across the county borough was considered necessary.
- 3.3 The first draft of the allotment strategy is currently being prepared, however to date the comprehensive assessment of the need for allotments across the county borough has yet to be completed. This work will require significant consultation with communities, voluntary organisations and statutory bodies. The consultation stage is expected to take place in the next financial year (April 2010). This would enable the allotment study to be completed within the next 12 months.
- 3.4 However, preliminary work has identified that Ystrad Mynach is an area of high demand for allotments and this strengthens the case for allotment use on this site, although further work is required before the Strategy will be completed i.e. Noise Survey, Traffic Impact Assessment, and full ecological survey including trees and significant vegetation due to the potential for European Protected Species (i.e. bat).

4. Council's Position Statement

- 4.1 It appears that there may have been some confusion in respect of the Council's position in respect of this site. This site was considered for its development potential throughout the LDP preparation process, including the use of the site as an allotment prior to the publication of the Deposit LDP. It was the lack of comprehensive background information, in respect of allotment need, that led to the decision not to allocate the site for housing or leisure use within the deposit LDP.
- 4.2 A representation was received during the deposit period from Mr Drinkall, which objected to the site not being allocated for leisure use within the plan. The initial consideration of this objection by officers concluded that no change should be made to the LDP in respect of the representation. It was considered at this time that the allocation of the site in the plan would be premature until the Council has assessed the need for allotment provision in the area, and the results of the necessary surveys were available.
- 4.3 However, during the members seminars held during June 2009, the ward member supported the objection put forward by the representor at deposit consultation stage and supported the representor's proposal to include the land as a leisure allocation with the deposit LDP.

4.4 The LDP focus group supported the ward member's view and made a recommendation to the council to include D61 as a leisure allocation within the deposit LDP.

5. Council Meeting on the 15th September 2009 (*Vol 3 of 6, page 437*)

5.1 At the Council Meeting officer's continued to recommend to the Council that no change should be made to the Deposit LDP as the allocation of the site would be premature until such time as the Council had assessed the need for this provision, and this would only be possible once the necessary survey work had been undertaken.

5.2 Importantly the LDP Focus Group rejected the Officer recommendation in respect of this site and supported the proposed amendment to the LDP made by the ward member, which sought to include the site for allotment use. In this context the LDP Focus Group recommendation was that the Officer's recommendation be rejected.

6. Statement of Focused Changes, September 2009 (*FC13, page 8*)

6.1 As a consequence of the LDP Focus Group recommendation the Council resolved to make a focused change to the LDP to include the land in question (D61) as a leisure allocation. This was subsequently advertised as a focused change in September 2009 (ref FC13).

7. Welsh Assembly Government Concern

7.1 As a result of the consultation exercise in respect of the focused changes, the Welsh Assembly Government raised an objection to focused change 13. WAG questioned the planning rationale for this change as it was made against officer recommendation.

7.2 In considering the WAG representations made during the consultation exercise in respect of this focused change, the Council resolved to maintain the focused change to the Deposit LDP (FC13) made at the council meeting of 1st December 2009. In this context the Council's position is that the site should be included within the LDP as a leisure allocation, more specifically allotment use.

8. Planning Rationale

8.2 The inclusion of the site within the deposit LDP is considered to have a sound planning rationale as:

- An increase in the population will place additional pressure on the network of facilities necessary to support sustainable communities. The LDP strategy recognises this pressure and seeks to promote a balanced approach to managing future growth. Integral to this approach is a need to ensure that a network of community facilities will

be developed in parallel with new housing, FC13 adheres to this approach and safeguards land for the development of allotments.

- In addition the strategy seeks to target development to reflect the role and function of individual settlements. Ystrad Mynach is one of the 5 Principal Towns in the county borough. The town important in terms of its residential role and it is important that the plan ensures that the area has the community facilities that it needs to serve the resident population. The site is suitable for housing and/or allotment use and its identification for allotment use, whilst premature to the emergence of the Allotment Strategy, accords with the identified need for allotments to serve the Ystrad Mynach area.
- The strategy also seeks to promote resource efficient settlement patterns. In this context care has been taken to ensure that vulnerable land uses such as open space, leisure land and community uses have sufficient protection to avoid their loss to more profitable development such as housing. FC13 adheres to this aspect of the strategy and proactively seeks to allocate land, which might otherwise be developed for housing for allotment use.

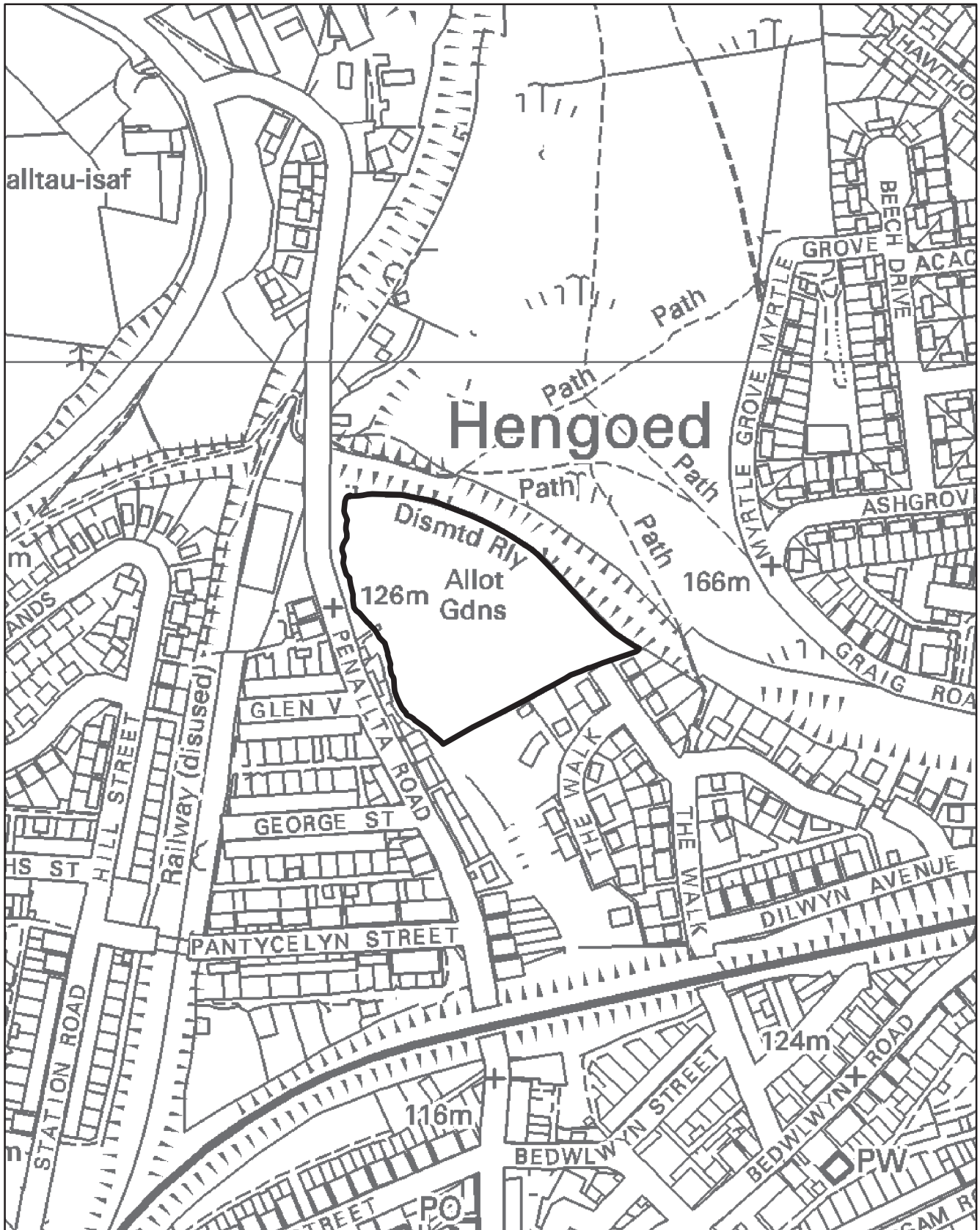
9. Conclusion

- 9.1 At the council meeting of 1st December 2009, elected members resolved to recommend to the inspector that the site D61 – Land at Penallta Allotments be included within the plan as a leisure allocation, with a specific designation as an allotment site.
- 9.2 There is a sound planning rationale for the designation and the inclusion of the site for leisure purposes would not adversely affect the soundness of the plan.

Plan to illustrate the Land off
Penallta Allotments, Ystrad Mynach
(D61)

Caerphilly County Borough Council
FC 13 Allocation of site D61 - Land Off Penallta Road,
Ystrad Mynach for allotment use

1:3,500



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Mae atgynhychu heb awdurdod yn torri hawffraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2007.