



# Caerphilly County Borough Local Development Plan

## **Supplementary Paper Focused Change 12 (FC12) Haulwen Road, Penpedairheol (LE99.5)**

Examination 2010

### **Caerphilly County Borough Council submission**

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ED.16

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26 January 2010

## **Focused Change 12 (FC12)**

### **Haulwen Road, Penpedairheol (LE99.5)**

#### **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 either required clarification or further explanation to provide appropriate information against which the Inspector can draw conclusion when undertaking the examination of the LDP. The Council agreed to prepare supplementary papers on these issues to provide the relevant information for the examination. One of the issues identified by the Inspector was the Council recommended change to amend the settlement boundary along Haulwen Road, Penpedairheol to exclude the site referred to as LE99.5. from the designated settlement boundary (refer to Appendix A).

#### **2. Background**

- 2.1 The land at Haulwen Road (LE99.5) is designated for informal leisure use in the Council Approved Unitary Development Plan under policy L7 (4). In addition it lies within the designated settlement boundary for the area.
- 2.2 During the review of leisure allocations as part of the preparation of the LDP, it was concluded that the site should not be allocated for informal recreation purposes as: the site is within private ownership; the Council have no plans to develop the land for leisure purposes within the plan period; and there are access constraints associated with the land.
- 2.3 The Deposit LDP no longer allocated the site for informal leisure but maintained the site within the settlement boundary.

#### **3. Council Meeting on the 15<sup>th</sup> September 2009**

- 3.1 There has been some confusion in respect of the Council's position in respect of this site. It should be noted that an Errata & Revision to the initial Council report was tabled at the Council Meeting on the 15<sup>th</sup> September 2009. In this document members were requested to delete Page 411, which referred to - LE99.5 Land adjacent to Haulwen Road, Penpdairheol and replace with the report attached at Appendix A.
- 3.2 The revision to the report provided an explanation in respect of some additional work that has been undertaken since the publication of the Deposit LDP and provided an amended officer recommendation in respect of the land in question. For ease of reference the revised recommendation to Council in respect of this site was:

*“That the Council recommends to the Planning Inspector that the settlement boundary be amended to exclude land at Haulwen Road and green wedge boundary SI1.7 should be amended to include the site.”*

The Planning Rationale for this recommendation was outlined in the report

- 3.3 The Council meeting of 15th September 2009 resolved to accept the officer's recommendation.

#### **4. Focused change**

- 4.1 The exclusion of the site at Haulwen Road from the settlement boundary and its proposed inclusion within the green wedge was included within the list of advertised focused changes in September 2009 (Focused Change 12 Page 8).
- 4.2 The focused change was not considered to be substantive but would help to improve clarity as the planning history of land at Haulwen Road has demonstrated that the land is not considered suitable for development due to the open nature of the site and its countryside setting. The Planning rationale for excluding the site from the settlement boundary was based on a reassessment of the site; a consideration of the planning history, anti-coalescence reasons and the general countryside setting.

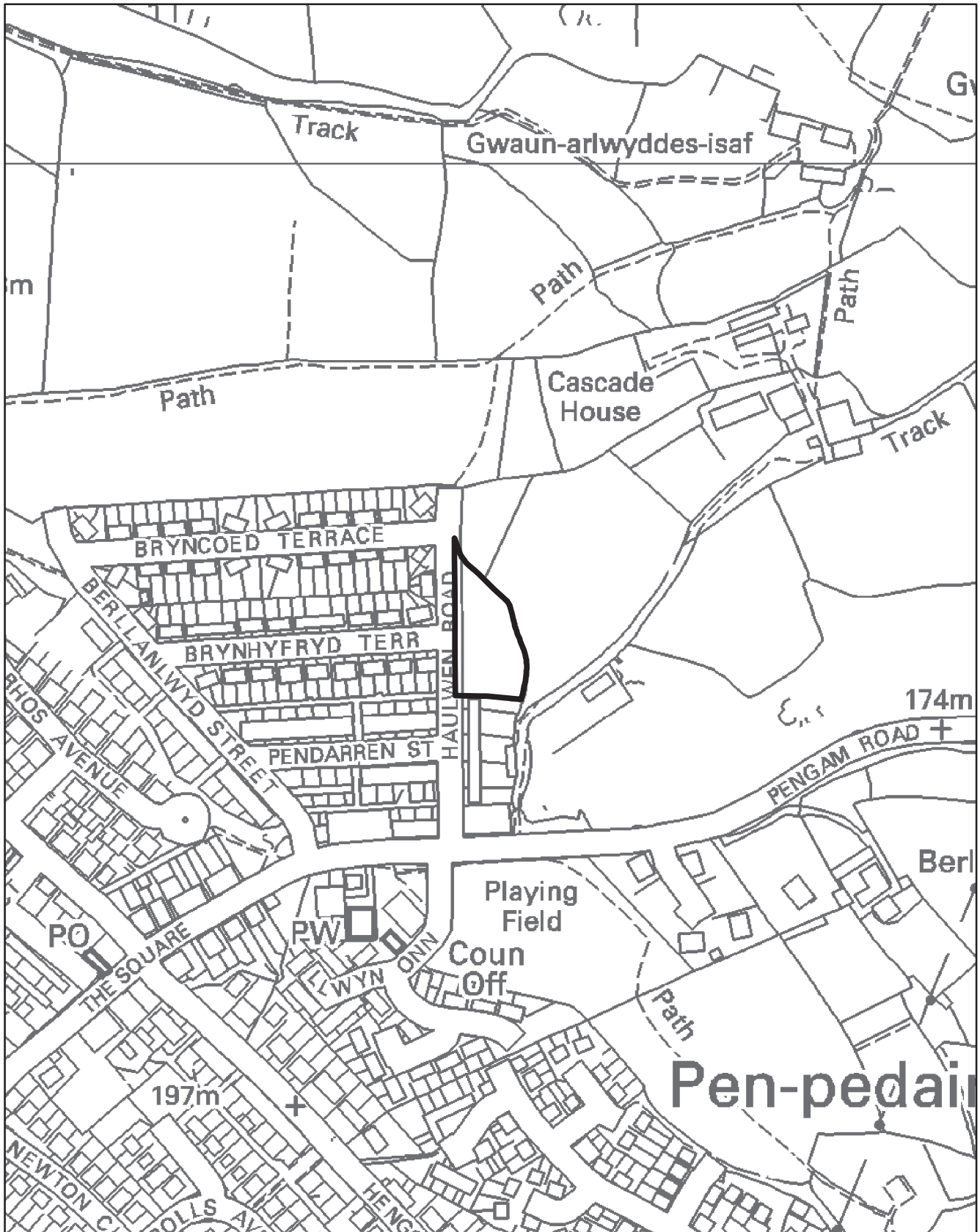
#### **5. Welsh Assembly Government Concern**

- 5.1 As a result of the consultation exercise in respect of the Focused Changes, the Welsh Assembly Government raised an objection to the aforementioned focused change. WAG questioned the planning rationale for this change as it was made against officer recommendation without any planning rationale.
- 5.2 The Members were actually following the officer recommendation in the errata sheet in respect of this site. The revised report contained sufficient planning rationale to meet the Welsh Assembly Government's concerns, however there appears to have been a misunderstanding in respect of the officer recommendation in respect of this site as a result of the amendment to the original council report.

#### **6. Current Council Position**

- 6.1 In considering representations made during the consultation exercise in respect of the Focused Changes, the Council resolved to maintain the Focused Change to the Deposit LDP (1<sup>st</sup> December 2009). In this context the Council's position is that the site should be excluded from the designated settlement boundary for Penpedairheol and that the Green Wedge should be amended to accordingly.

Plan to indicate  
Focused Change 12 (FC12)  
Haulwen Road, Penpedairheol  
(LE99.5)



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