

**Caerphilly County Borough
Local Development Plan
Examination**

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Ms Rhian Kyte
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My Reference: ED.3

Date: 12 November 2009

Dear Ms Kyte

Caerphilly LDP Examination - Bedwas Colliery site

Key parts of the Plan concern the delivery of appropriate amounts of housing in the right locations to achieve the spatial development strategy on which the Plan is based, and seek to deliver affordable housing in line with the Plan's targets. In relation to both these matters the Bedwas Colliery site is a significant allocation, being expected to deliver about 630 houses and being located in a part of the Plan area where affordable housing policies seek a 40% proportion of houses on new sites to be affordable. The site has significant development constraints, not least relating to reclamation/land remediation issues; and it appears that there is no programmed reclamation funding at present. The Plan does not anticipate that the site would be developed before 2017 in any event.

As part of his Examination of the soundness of the Plan, the Inspector will need to consider the timing, realism and deliverability of the overall housing and affordable housing provision measures contained in the Plan. In respect of this issue, the Council will need to have considered:

(i) the implications of possible non-development of the Bedwas Colliery site within the Plan period for delivery of the planned amounts of new housing within the SCC in appropriate locations during the later part of the Plan period; and

(ii) whether the Plan ensures sufficiently robustly that the target numbers of affordable houses to be delivered by the planning system will be delivered, both in terms of total delivery within the Plan period and in terms of delivery of adequate numbers during the period up to 2017 in any event, given the apparent extent of reliance on the Bedwas Colliery site for a large element of the Plan's affordable housing provision and the anticipated timescale for the site's development and the likely site development costs.

In relation to this second matter, the Inspector will also need to consider to what extent sites with existing planning permissions for housing are likely to contribute to the delivery of affordable housing in the earlier years of the remaining Plan period, by reason of section 106 obligations already in place. Housing site HG1.61 (Waterloo Works) may be particularly significant in this respect, although the Inspector has not yet found within the submitted

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evidence base a detailed breakdown of the likely affordable housing contribution from this site and others with existing planning permissions.

The Inspector requests the Council's initial and early response on these matters, to assist him in deciding how they may best be tackled within the Plan Examination process.

Yours sincerely

Programme Officer

