

CAERPHILLY LOCAL DEVELOPMENT PLAN EXAMINATION RESPONSE TO HEARING SESSION 4: HOUSING SITES

Prepared by Boyer Planning on Behalf of R.E Phillips and Partners In respect of E150 Land at Heol Ddu, Pontllanfraith 2049.D17/2049.D18

1. This supplementary report follows Hearing Session 4 (2pm Wednesday 5th May 2010) concerning representations 2049.D17/2049.D18 at Land at Heol Ddu as promoted on behalf of RE Phillips & Partners.

2. For the avoidance of doubt, in our submissions we state that the site is suitable to provide around 200 dwellings. We do not seek or propose a development of the scale as suggested by Caerphilly Council of circa 900 units as this mistakenly assumes the whole site within the redline would be developed.

3. The submitted indicative master plan (Appendix 2 of our Hearing Statement) is based on detailed technical work undertaken both for this candidate site submission to the LDP Inquiry and the earlier planning application by the Council itself for the Welsh Medium Comprehensive School in 1998. It is of sound reason to include the entire site, as defined within the Candidate Site Submission, within the settlement boundary, however dividing the site into the following proposed land use components:

(i) an area of around 8 ha (gross) for residential development located entirely to the west of the SINC, which subject to the more detailed design process, we would envisage this equating to around 200 dwellings;

(ii) the remainder of the site (around 19ha) would be retained for green infrastructure as shown on the master plan, including the SINC and land to the east identified as informal open space.

4. In the event the Inspector is minded to recommend the allocation of the site we set out below such a form of wording:

- amendment of the settlement boundary to accord with that shown on the submitted site location plan (Appendix 1 of our Hearing Statement)
- the allocation of about 200 dwellings on land to the west of the SINC and as shown on the submitted indicative master plan (Appendix 2 of our Hearing Statement)
- the remainder of the land to be safeguarded as open space/amenity space including the SINC;
- a development brief being required to be prepared and approved by the LPA prior to the preparations of a planning application.