

**Comments from Keith Warren of Asbri Planning in relation to Hearing Session 5:**

I would just like to draw the Inspector's attention to the following brief response to the Council's further evidence in relation to Hearing Session 5 (Bedwas Colliery).

The council figures set out on pages 9 and 10 and Appendix 1 reaffirm our chartered surveyor's professional opinion that without substantial Reclamation Grant of £17,000,000 and Social Housing Grant of at least £10,000,000 the Bedwas Scheme is not viable. Based on the council's figures the scheme cannot proceed without major public sector grant contributions of some £27,000,000.

Due to the current economic climate, public sector spending is likely to be severely constrained for the foreseeable future. It is our contention that no reclamation scheme will commence during the course of the next 5 years. In the highly unlikely event that a reclamation scheme is given the go ahead during years 5-10 it is our opinion that no houses will actually be completed and available for occupation during the plan period owing to extensive lead times required to deliver such a complex engineering and redevelopment scheme.

The population figures referred to in page 11 of the document also illustrate the extent to which the proposed development would have an impact on the existing communities. 630 units would generate an additional population of 1,480 (assuming an average household size of 2.35). This would result in a population increase in Bedwas/Trethomas of an additional 45% of the 2001 figure, and if Machen is also included, 35%.