

## **CAERPHILLY LOCAL DEVELOPMENT PLAN EXAMINATION**

### **HEARING SESSION 5: BEDWAS COLLIERY– SUPPLEMENTARY STATEMENT**

**Prepared by Boyer Planning on Behalf of R.E Phillips and Partners**

**In respect of Bedwas Colliery – Matters Arising MA5.1**

1. In our Hearing Statement concerning Bedwas Colliery, we set out delivery scenarios based upon typical lead in times for a major development proposal such as is likely at Bedwas Colliery. Our 'optimistic' scenario suggested that first completions could be achieved in early 2017.
2. At the Hearing Session the Local Planning Authority shared this view suggesting that in their estimates first completion would be achieved in the second quarter of 2017 and that a build rate of some 150 dwellings per annum could be achieved and sustained until the end of the plan period to deliver the allocation's housing component.
3. This delivery rate was challenged with reference to development rates cited in the latest JHLAS.
4. We note that no information is provided within the Local Planning Authority additional material to support the build rate assumption given at the Hearing Session. Accordingly, we maintain the position set out in the original Hearing Statement and our representations regarding the likely delivery of new housing at Bedwas Colliery.

**Boyer Planning**  
**OJ/06.805**  
**16<sup>th</sup> June 2010**