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**Chief Planning
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Mr P Mears**

**Prif Swyddog Cynllunio
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Date/Dyddiad: 18 June 2010

Dear Barbara

**HEARING SESSION 5 - BEDWAS COLLIERY, MATTERS ARISING
FURTHER SUBMISSIONS IN RESPECT OF SESSION 5 BEDWAS COLLIERY
Asbri Submission Dated 11 June 2010 And Boyer Planning Submission Dated 16 June
2010**

Further to the submission by Asbri in respect of the Bedwas Colliery viability/valuation information there are a couple of points that I would make to clarify things.

Firstly Mr Warren's assertion 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 " is inaccurate. Two of the scenarios (500 dwellings and 650 dwellings) are viable without the requirement for SHG. To explain:

1. It is agreed that the site requires reclamation funding and this has always been the council's position. Historic cost estimates for the reclamation of the sites has been identified at £17m and this has been reflected in the evidence submitted to the Examination. Five (nos 1 - 5) of the six valuation scenarios realise residual values below the £17m Reclamation Grant level, realising positive residual values. These scenarios are, therefore, viable using the reclamation grant.
2. It should be noted that 2 of the 5 viable scenarios (nos 2 and 4) have used a 0% SHG input into the valuation exercise. Both of these scenarios realise positive residual values without SHG. Therefore Mr Warren's assertion that the scheme is only viable with Reclamation grant **and** SHG is incorrect.
3. Only the last scenario results in negative residual values in the absence of SHG and so it is only this scenario that requires both Reclamation Grant and SHG (as the 100% SHG scenario for 800 dwellings provides a positive residual value).

Given this the council do not agree that the site will not deliver any dwellings during the plan period. As outlined at the hearing session the council's optimistic view is that, with multiple developers on site, the site could be developed during the plan period.

In respect of the Boyer Planning submission, the council agrees that the Boyer “optimistic” scenario for the lead into development of the site reflects the council’s view, and that development could start in 2017.

In respect of the issue of numbers of units delivered within the plan period, the council is content to rely upon its evidence already submitted in writing and at the examination session and has no further comments.

I trust this information clarifies the situation. If you require any further information or have any queries please do not hesitate to contact me

Yours Sincerely

A handwritten signature in black ink, appearing to read "David Lucas". The signature is written in a cursive style with a large initial 'D' and 'L'.

David Lucas
Principal Planner
Strategic & Development Planning