

# NEATH PORT TALBOT LOCAL DEVELOPMENT PLAN

## Response from Cilybebyll Community Council to Candidate Sites

Cilybebyll Community Council has given due consideration to the process involved in preparing the Neath Port Talbot Local Development Plan, and the current requirement to respond to the 30 candidate sites which have been put forward within its area (as identified in the attached schedule based on website entries).

The Council acknowledges that Neath Port Talbot County Borough Council will have to identify land for development in the Local Development Plan. Some allocations may be proposed in the Cilybebyll area, but the Council is adamant that any proposals will need to be sensitive to the character of the Cilybebyll area, and its constituent settlements of Alltwen, Gellinudd, Cilybebyll, Rhos and Fforestgoch. The Council is keen to assist in defining the character. Its fundamental starting position in this respect is that it is a semi rural area, with many attributes arising from its landscape and surrounding countryside which demonstrate why it is so attractive, and which gave rise to a raft of policies in the Neath Port Talbot Unitary Development Plan. These include countryside protection policies, green wedge policies, and settlement limits which define boundaries for development. Notwithstanding the role and sustainability of the Cilybebyll settlements, such policies need to be replicated if the character of the Cilybebyll area is to be maintained.

The scale of development anticipated if 30 candidate sites or even a significant proportion of these were to be contemplated would be totally unacceptable and would intrinsically destroy the character of the area. At present, the Council will resist the temptation to identify particular candidate sites that would be more or less acceptable than others, and for the moment will offer no support for any one of the candidate sites. It is acknowledged, however, that Neath Port Talbot CBC will identify its development strategy for the area in due course, in advance of proposals for individual land parcels. At this stage, the Council will consider its view on the likely scale of development reflected in the strategy, and acknowledges that some allocations may be appropriate in order to support the sustainability of the Cilybebyll settlements. It is anticipated that this could only be acceptable if the emphasis is on limited organic growth, through high quality developments which promote good design and reflect sustainable development principles.

The Council contends that the 30 candidate sites fundamentally transgress some basic principles which the Council consider to be sacrosanct –

- The coalescence of individual settlements is totally unacceptable and this principle should not be compromised. It follows that the Council's support for the UDP Green Wedge policy will continue, and it is recommended that this should be "rolled forward" intact into the LDP. No site should be allowed to broach this policy, and no precedent should be allowed where this might weaken the policy.
- A similar argument is put forward for countryside policies outside the settlement limits.

- Council's view is that brownfield locations should be developed before greenfield sites, and that in order to facilitate this, developers should be required to meet the cost of reclaiming such sites with or without government assistance, even if this means that the cost of development is higher.
- Development in the Cilybebyll area would require significant investment in infrastructure – highways, drainage, utilities and other services. Roads, sewers and services are unable to cope with, and were not necessarily designed for existing development, let alone any expansion. Whilst the development industry may be able to bear the cost of such infrastructure investment, this should not be allowed to happen at the expense of the character of the area. In particular, significant infrastructure investment is unlikely to make large scale development acceptable to the Council or to the people of the Cilybebyll area.
- The Council believes that some of the 30 candidate sites will automatically be ruled out of contention because of their location, their means of access, their value as agricultural or amenity land and/or their contribution to biodiversity. The Council is confident that in considering the 30 sites, Neath Port Talbot CBC will adopt a rigorous sieving and testing process with regard to all of the sites, and Cilybebyll Community Council will monitor the assessment process during stages of LDP preparation to ensure that this happens.

In conclusion, Council's view is that allowing 30 candidate sites to be considered further would compromise the character of the Cilybebyll area and its constituent settlements. It believes that many are not worthy of realistic consideration. Very few may have to be considered, in order to meet the requirements of the development strategy for Neath Port Talbot as a whole. These should, however, be rigorously tested and sound reasons for allocation will be needed, and will have to demonstrate to the Council that the principles identified above have not been unduly compromised.

Rowland Lanchbury  
Clerk to the Council  
Cilybebyll Community Council

28 September 2009

## Neath Port Talbot Local Development Plan

### Schedule of Candidate Sites Submitted to Neath Port Talbot CBC

Site Ref	Location	Existing Use	Proposed Use
P2	Alltwen Quarry, Alltwen	Light Industrial and Commercial on a "Brownfield" site located in the Green Wedge	Housing Development
P3	Land opposite Alltwen Quarry, Alltwen	Light Industrial and Commercial on a "Brownfield" site located in the Green Wedge	Housing Development
P4	Land at Pen yr Alltwen, Rhos (Site 1)	Rough Grazing	Residential Development
P5	Land at Pen yr Alltwen, Rhos (Site 2)	Rough Grazing	Residential Development
P13	Land between Ynysymond Road and Derwen Road Alltwen	Rough Grazing and Haymaking	Residential
P14	Land at Derwen Road Alltwen	Agricultural	Residential
P15	Land rear of Heol y Parc Alltwen	Agricultural Land	Residential
P16	Land at The Graig, off Bryn Llewellyn, Alltwen	Agricultural	Residential
P19	Land at The Graig, off Bryn Llewellyn, Alltwen	Agricultural	Employment (Commercial/Industrial)
P20	Land at Alltwen Ganol Farm, Alltwen - Site C	Agricultural	Residential
P21	Land at Alltwen Ganol Farm, Alltwen - Site B	Agricultural	Residential
P22	Land at Alltwen Ganol Farm, Alltwen - Site A	Agricultural	Residential
P28	Land at Ynysymond Road, Alltwen	Grassland/Gorse	Residential
P36	Land South side of Pen yr Alltwen Avenue, Rhos	Paddock	Residential
P38	Land rear of Nos. 79-91 Pen yr Alltwen, Rhos	Rough Grazing	Residential
P39	Land rear of Nos. 57-69 Pen yr Alltwen, Rhos	Rough Grazing	Residential

<b>Site Ref</b>	<b>Location</b>	<b>Existing Use</b>	<b>Proposed Use</b>
P46	Land south east of Ynysymond Road, Alltwen	Pasture/Grazing	Residential
P47	Land at Tir Uchaf Cottage, Derwen Road, Alltwen	Domestic Garden	Residential

P8	Land adjacent to New Road, Gellinudd		
P37	Land at Tramway Road, Gellinudd	Vacant land, formerly Agricultural	Residential

P9	Land adjacent to Bryn Brych Farm, Rhos	Agricultural Grazing	Residential
P10	Land adjoining Plas Road, Rhos	Agricultural Grazing	Residential
P11	Land adjoining A474, Rhos	Agricultural Grazing	Residential
P23	Land at Maes y Gornel/Trem y Wawr, Rhos	Grazing	Residential
P26	Land at Ty'n y Cwm Farm, Neath Road, Rhos	Agricultural/Rough Grazing/Former Industrial Tip	Residential/Community Facilities/Surgery/Shopping
P31	Land adjacent to Ty'r Waun, Rhos	Agricultural	Residential
P34	Land at Plas Road, Rhos	Grazing Land	Community Use (e.g. Library, Leisure, Community Centre, etc.)
P35	Grazing Land at Plas Road, Rhos	Grazing Land	Residential
P40	Land at New Primrose House, Rhos	Scrubland	Residential
P43	Land to the east of March Hywel, Rhos	Agricultural/Grazing	Recreational/Community Use e.g. Playing Fields, Allotments