

Welsh Government Comments: Matters Arising Session 1 – Development Strategy
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Session 1: Development Strategy

Inspector to correspond with Natural Resources Wales regarding its views on the SA/SEA update reviewing the minor changes agreed in December 2013.

No comment

CF13(vii) – South of Percoed Lane, Duffryn School Site – the suggested deletion of the site needs to be considered through the Examination process as a Proposed Change (Hearing Session 6).

No comment

The Council need to set out its approach/rationale to the inclusion of defined boundaries to small settlements in the Plan and review the need for boundaries for such settlements (rather than relying on national policy guidance in relation to development proposals).

The Council's review of village boundaries sought to identify settlements by adopting a points system based on their proximity to public transport networks and local services/amenities. The Council's assessment identifies the deletion of ten of the sixteen village boundaries; however, it is unclear why some of the larger villages, for example Redwick, Bishton, Llandevaud and Llanvaches have not maintained their boundaries. The Council should consider assessing the scale and urban form of the villages in their points system.

The results table on page 4 of the Council submission fails to make reference to the village of Langstone, as identified in the Settlement Boundary Background Paper, June 2013.

The Council to review the defined village boundaries to ensure they follow defensible features.

Village boundaries should follow defensible features, such as property curtilages, and should not dissect gardens. Whilst the Council has proposed the deletion of land from within the settlement boundary at Christchurch, there remain irregularities with arbitrary boundaries in the east and west of the village. The Council should amend the boundary accordingly and ensure a consistent approach is adopted throughout the remaining villages.

The Council to consider the deletion of the last sentence of Policy SP10 – House Building Requirement due to this matter being adequately covered by SP5 - Countryside.

No comment

The Council to review of the wording of Policy SP5 to ensure consistency with other Plan policies including H10 – Conversions in the Countryside and H12 – Replacement Dwellings in the Countryside.

The Council may also wish to cross-reference their proposed new policy on Dwellings in the Countryside.