

Mrs Nicola Gulley,
Inspector,
Planning and Environment Decisions Wales,
Crown Buildings,
Cathays Park,
Cardiff,
CF10 3NQ

15th February 2023

Dear Mrs Gulley,

Replacement Bridgend Local Development Plan 2018 - 2033

I refer to your letter dated 2nd February and offer the following responses to the areas requiring further clarification and/or information.

Procedural Matters

On 15th November 2022, Cabinet agreed that delegated authority be given to the Corporate Director, Communities (Janine Nightingale) and Group Manager, Planning and Development Services (Jonathan Parsons) or in their absence the Strategic Planning and Transportation Manager (Richard Matthams) and the Strategic Planning Team Leader (Gareth Denning), to agree amendments to the RLDP as part of the Examination process and to propose the appropriate Matters Arising Changes to address those amendments. I can confirm that at least one of the above officers will be present at all hearing sessions, with delegated authority to make changes to the RLDP and agree the preparation of additional evidence.

Contents of the Plan

- **Policies COM11, COM12, ENT5, ENT10 and SP14**

I note these policies refer to the actions or role of 'the Council' as drafted. These policies can be amended as deemed necessary by the Inspector.

- **Policy PLA9 – which appears to duplicate the requirements of Policy SP3(e) of the RLDP and national policy in respect of Public Rights of Way.**

Policy PLA9 concerns development affecting Public Rights of Way, whereas criterion e) of Policy SP3 concerns maximising opportunities for active travel and public transport. As such, there is not considered to be duplication between policies. However, if national policy alone is considered sufficient then Policy PLA9 can be removed or amended as deemed appropriate by the Inspector.

- **Policies SP12 and ENT6 – which do not accurately reflect the findings of the Retail Study Update (2022) in respect of the need for new retail floorspace over the plan period or clearly explain how and where this need will be met.**

The 2022 Retail Study Update evidences capacity for 12,790m² of additional comparison retail sales area floorspace over the whole plan period (up to 2033) of which there is medium-term capacity for 6,291m² sales area (by 2028). The main reason for additional capacity in the comparison goods sector is higher population growth (an additional 12,709 persons) when compared with the findings of the 2019 Retail Study.

The Retail Study Update concludes that the comparison need identified should be met within existing town centres in the first instance in accordance with Planning Policy Wales' 'Town Centre First' principle.

Accordingly, survey work was carried out in 2022, which demonstrated more than sufficient capacity within Town, District and Local centres to accommodate the comparison retail sales area floorspace identified. The findings from this survey work are detailed in Table 1.6 of Background Paper 6: Retail (SD85), which shows a collective total of 23,945.54m² of vacant space within such centres, which would be more than capable of accommodating the 12,790m² of additional comparison retail sales area floorspace identified.

It is considered that this retail need for comparison floorspace will be delivered proportionately in a manner that reduces vacancies within centres as settlements grow in accordance with the Replacement LDP Growth and Spatial Strategy. Indeed, 88% of the vacant space within centres is found within the Regeneration Growth Areas of Porthcawl and Maesteg along with the Sustainable Growth Areas of Bridgend, Pencoed and Pyle, Kenfig Hill and North Cornelly combined. For the purposes of clarity and policy application, the table overleaf outlines how the comparison retail need identified will be distributed across the Town and District Centres within Growth Areas.

Settlement Hierarchy	Centre	Vacant Space 2022 (m ²)	Projected Proportion (rounded)	Comparison Retail Need Apportioned (m ²)
Tier 1	Bridgend Town Centre	12,210.34	50%	6,395
Tier 2	Porthcawl Town Centre	3862	21%	2,686
	Maesteg Town Centre	3641.2	21%	2,686
	Pencoed District Centre	1123	7%	895
	Pyle and Kenfig Hill District Centres	284	1%	128
	Total:	21,120.54	100%	12,790

Regenerating existing centres before allocating new retail provision on the edge of settlements or in out-of-town locations will maximise the vitality and viability of such centres in a manner that accords with national policy. Indeed, the 'Town Centre First' principle is at the heart of the Replacement LDP's Spatial Strategy, which seeks to channel growth to sustainable locations that are well connected to existing centres. This approach is considered most conducive to facilitating transit orientated development grounded in placemaking principles that conforms with the 20-minute neighbourhood concept.

The 2022 Retail Study Update also evidences capacity for 403m² of additional convenience retail sales area floorspace over the whole plan period (up to 2033), of which, there is no capacity for additional convenience retail floorspace in the short and medium term. The findings of the Retail Study Update represent a reduction in capacity in the convenience goods sector from the total evidenced in the 2019 Retail Study. This is due to the commitment of an Aldi foodstore at land at Salt Lake, Porthcawl which was granted full planning consent in December 2021 and is allocated in the RLDP as Policy ENT6(2).

The 2022 Study concludes that the strategic sites offer the best opportunity to deliver the remaining shortfall in convenience retail need through local service centres. This will minimise the need to travel, reduce dependency on the private car and enable sustainable access to local convenience and community facilities.

Table 1.7 in Background Paper 6: Retail and repeated below outlines the commercial / retail space identified on the illustrative masterplans that were provided to inform and have been embedded into the Replacement LDP. Evidently, there is more than sufficient provision to accommodate the small quantum of additional convenience retail sales needed over the plan period.

Policy Number	Allocation	Commercial/Retail Space
SP2(1)	Porthcawl Waterfront	Salt Lake 1.40ha (Aldi) / Salt Lake 0.23ha (other commercial). Flexible ground floor area of 0.61ha, which could accommodate commercial and ancillary uses.
SP2(2)	Land South of Bridgend	0.13ha (Community Hub).
SP2(3)	Land West of Bridgend	No retail/commercial due to proximity of convenience shops at nearby Brynglas
SP2(4)	Land East of Pencoed	No retail/commercial identified.
SP2(5)	Land East of Pyle	1.4ha (Local Centre).

It can be seen from the table above that the following strategic sites can accommodate the additional convenience retail floorspace as a minimum:

- SP2(2) Land South of Bridgend – minimum of 100m² convenience goods
- SP2(5) Land East of Pyle – minimum of 300m² convenience goods

In summary, the overall retail need identified will be met by allocating regeneration sites in or adjacent to Bridgend and Porthcawl Town Centres, the re-use and regeneration of vacant units within commercial centres and via local service centres on new strategic sites.

The submitted version of the RLDP proposes additional supporting text at paragraph 5.4.59 and 5.4.60 to highlight the findings of the Retail Study Update and to explain how the additional need for retail floorspace will be met. In order to further enhance clarity, the following changes (highlighted in red) are proposed to Policy ENT6:

ENT6: Retail and Commercial Development

The regeneration of retail and commercial centres, through the refurbishment or redevelopment of key sites and buildings for retail, commercial, leisure, education and other complementary uses, will be ~~favoured~~ **supported**. The following sites are identified as key **regeneration** sites:

- 1) Southside – Land at the Bridgend Shopping Centre, Cheapside, Police Station and Brackla Street, Bridgend – 2.31ha (including 9,990m² of retail and food and drink)
- 2) Porthcawl Waterfront Regeneration Area, Porthcawl – 2,500m² (SP2(1)/PLA1)

The additional 12,790m² comparison retail floorspace need evidenced by the Retail Study Update (2022) will be met by the re-use of existing vacant space in the following commercial centres:

- 3) Bridgend Town Centre – minimum of 6,395m²
- 4) Porthcawl Town Centre – minimum of 2,686m²
- 5) Maesteg Town Centre – minimum of 2,686m²
- 6) Pencoed District Centre – minimum of 895m²
- 7) Pyle and Kenfig Hill District Centres – minimum of 128m²

Outside of the ~~above~~ **Retail and Commercial Centres**, retail, leisure and appropriate complementary commercial proposals will be supported within allocated mixed use Strategic sites only where:

- a) It is specifically identified as an opportunity as part of a site specific proposal and included within the masterplan as an integral element of a planned new neighbourhood to reinforce a sense of place;
- b) It is sited in an appropriate, central location within the community that it is to serve, and within close proximity to a public transport corridor;
- c) It is of an appropriate scale to meet an identified evidenced need; and

d) It would not negatively impact upon the vitality, viability and attractiveness of a designated Centre.

The additional 400m² convenience retail floorspace evidenced by the Retail Study Update (2022) will be specifically met at the following Strategic Sites:

8) Land South of Bridgend (SP2(2)/PLA2) - minimum of 100m²

9) Land East of Pyle (SP2(5)/PLA5) - minimum of 300m²

- **Policy ENT7 – which, as drafted, does not identify the locations of the relevant commercial centres or explain how criteria 1), 2) and a) would be applied, and**

Policy ENT7 applies to Primary and Secondary Shopping Areas. As Primary and Secondary Shopping Areas only exist in the Town Centres of Bridgend, Porthcawl and Maesteg, the requirements of Policy ENT7 apply to those 3 commercial centres.

This is clarified in the supporting text at 5.4.63. If further clarity is required, the policy could be retitled as follows:

ENT7: Development in the Commercial Centres of Bridgend, Porthcawl and Maesteg.

The RLDP recognises there is a need to strike a balance between retailing and non-retailing uses in commercial centres to ensure an optimum mix of uses is achieved to enhance the vitality and viability of those centres. Health Checks have been undertaken as part of the Retail Study (and subsequently updated) to assess the vitality and viability of all retail and commercial centres, and recommendations regarding the extent of primary and secondary shopping areas in Bridgend, Porthcawl and Maesteg have been embedded in the Plan.

Policy ENT7 enforces criteria to protect the retail core of the primary and secondary areas and to ensure that decisions regarding non-retail uses in these areas are not made lightly and are based on up-to-date information. Criteria 1), 2) and a) of Policy ENT7 will be applied on a case-by-case basis to help ensure that the Primary and Secondary Shopping Areas maintain a 'critical mass' of retail units.

To assist officers in applying the criteria, the first source of information will be the annual monitoring of town centres which will be undertaken as part of the Annual Monitoring Report (AMR). The information collected will be presented in an Annual Retailing and

Commercial Centre Report and used to maintain an accurate record of the types of uses within individual premises. This will enable officers to identify clusters of non-A1 uses and monitor long term trends of vacant properties.

With specific regard to the non-A1 use of units within Primary Shopping Areas, the AMR will also monitor the performance of each Town Centre against the indicator of 60% or more of units within the Primary Shopping Area being in an A1 use.

To also assist assessment of proposals against criteria 1 and 2, further information will be requested from applicants at pre-application stage and submission stage. The submitted version of the RLDP proposes additional text at paragraph 5.4.62 to clarify the level of marketing that should be undertaken to support a proposal for the non-A1 use of a ground floor in a primary shopping area. Full details of the design and scale of the proposal will also be sought through the pre-application process to enable an assessment to be made in relation to its compatibility to neighbouring uses.

With specific regard to the assessment of non-A1, A2 or A3 uses in secondary shopping areas against criteria (a), it is acknowledged that greater flexibility exists within these areas to promote the potential for a wider range of uses. However, information gained from the Annual Monitoring requirements with regards to vacancy rates and neighbouring uses alongside further information gained from applicants regarding the design and nature of their proposals will assist assessment of the contribution the proposed use can make to the vitality and viability of the town centre(s). The ability of such uses to complement existing known regeneration initiatives in the relevant town centres will also be a key component of the decision-making process.

It is acknowledged that achieving an appropriate balance of uses within Primary and Secondary shopping areas can also complement ongoing public realm, pedestrianisation and town centre regeneration objectives, which seek to increase the retail offer of the centres in a pleasant, attractive environment.

- **Policy ENT14 – which, contrary to national planning policy, does not clearly identify the geographical location of the mineral operations and associated buffer zones in the County Borough.**

Policy ENT14 of the written statement can be amended to include a list of the geographical locations of all mineral operations and associated buffer zones in the County Borough. A proposed amended version of Policy ENT14 is detailed overleaf. In accordance with MTAN(1), the buffer zones have been defined by a 200 metre (for limestone/sandstone quarries) distance from the boundary of the mineral site. The boundaries of the quarries and mineral buffer zones are shown on the Proposals Map.

ENT14: Development in Mineral Buffer Zones

The following mineral buffer zones are identified around existing quarries and mineral operations:

- 1) Cornelly Limestone Quarry (Active) – 200m Buffer Zone
- 2) Stormy Down Limestone Quarry (Dormant) – 200m Buffer Zone
- 3) Gaen's Limestone Quarry (Active) – 200m Buffer Zone
- 4) Grove Limestone Quarry (Inactive) – 200m Buffer Zone
- 5) Cefn Cribwr Sandstone Quarry (Inactive) – 200m Buffer Zone

Proposed development within buffer zones must demonstrate that:

- a) The mineral resource will not be sterilised; and
- b) The proposals will not be adversely affected to an unacceptable degree by mineral operations.

Flood Maps for Planning

The latest updates to the Flood Maps for Planning were issued by Natural Resources Wales in November 2022. The updates include a number of alterations to Flood Zones 2 and 3 across Wales and mapping improvements to the defended zones contained in Technical Advice Note 15. In light of the updated information, the Council has reviewed the policies and allocations (including housing and employment) in the LDP. A Flood Map for Planning Background Paper has been produced and is appended to this letter, which certifies the soundness of the Replacement LDP in this respect.

Future Wales – The National Plan 2040

In light of the requirements of Policy 19 of Future Wales, which provides a framework for Strategic Policies in Regional Planning, I can confirm that the policies and allocations contained in the Replacement LDP, specifically in relation to housing requirement and supply, would not have an adverse impact on the future formulation or delivery of the Strategic Development Plan (SDP) for South East Wales.

Bridgend County Borough Council supports the preparation of an SDP to provide a regional spatial framework for the future development and use of land. Indeed, Bridgend occupies a

pivotal position in the Cardiff Capital Region, also acting as the gateway to the Swansea Bay Region. The locality will undoubtedly play a key role in delivering sustainable economic growth as part of the wider SDP in order to fulfil its role as a National Growth Area (as defined by Future Wales) and also capitalise on its sustainable transport connections and inter-related settlement hierarchy.

Notwithstanding these considerations, the Replacement LDP has ultimately been prepared in advance of any work commencing on the SDP. A delivery agreement is yet to be prepared, an SDP Team is yet to be established and it is understood that the Corporate Joint Committee Regulations require amendment. Most critically, the SDP's future preferred growth and spatial strategy has yet to be determined and the regional evidence base as not yet been progressed to this end.

As identified the Bridgend Local Development Plan (2013) Review Report, pausing progress on the Replacement LDP until such regional evidence is prepared and the respective strategies are determined presents a significant risk for Bridgend County Borough. There would be a growing 'policy vacuum' post the end of the existing LDP period (2021) that would place the Council in an increasingly tenuous position and jeopardise the plan-led system. This is further compounded by the fact that SDP preparation is a new and untested process. Developing a regional evidence base, formulating a new regional strategy, building and maintaining a political consensus and implementing the new governance arrangements is likely to delay the adoption of the SDP until circa 2030. This would leave a period of 8-9 years where Bridgend LPA has a policy vacuum, thereby hampering plan coverage and progressively reducing the ability of the local planning system to deliver effective planning outcomes.

Bridgend's existing LDP has been very successful in delivering a substantial element of its allocated sites and there is an imperative to produce a new plan as soon as possible. Indeed, **Bridgend followed Welsh Government advice to proceed with reviewing the extant LDP in earnest.** This will ensure the sustainable housing supply can be replenished to maintain housing delivery and enable investment opportunities.

A Replacement LDP cannot yet be prepared in the full knowledge of the future strategic regional approach to planning, including the overall scale of regional growth and also the strategic sites proposed for allocation. Equally, the preparation of Bridgend Replacement LDP is further advanced than other LDPs (due to be replaced) in the region and the proposed scale of growth in other LDPs is not yet certain. However, Future Wales does provide the high-level framework for the future SDP and it is clear that Bridgend will be a National Growth Area within this framework. In order to ensure conformity with Future Wales, sustainable growth will need to be apportioned towards Bridgend County Borough and the Replacement LDP's strategy will only serve to complement and accord with this framework.

Moreover, Bridgend's Replacement LDP has been prepared following close dialogue with all neighbouring LPAs (Vale of Glamorgan, Neath Port Talbot and Rhondda Cynon Taf County Borough Councils) as well as other essential organisations. This dialogue has been conducted both on an individual and topic basis, but also through the South East Wales Strategic Planning Group and other topic-based forums. The Replacement LDP's Spatial Context Chapter references the adopted Plans of the neighbouring LPAs, which have all been considered throughout LDP preparation to ensure compatibility. Statements of Common Ground have been signed in this respect.

Regional methodologies have also been utilised throughout development of the Replacement LDP evidence base to inform, for example, the Settlement Assessment and Candidate Site Assessment. This has ensured a consistent approach to evidence base development, helped to remove duplication and promoted the sharing of data and best practice across the region. As such, the local evidence base has been prepared to consider the wider regional context as far as possible, acknowledging that broader evidence base studies and policy approaches have not yet been developed and agreed.

It is considered the Bridgend Replacement LDP has been prepared in conformity with Future Wales, promoting Bridgend as a National Growth Area in the context of the wider region. This approach is highly likely to be consistent with the approach used in future SDP preparation. The related strategy would likely allocate a reasonable proportion of growth to Bridgend on this basis and any proposed allocations would need to follow a similar process to that utilised during Bridgend's Replacement LDP preparation. Indeed, Bridgend's Candidate Site Assessment process has sought to promote the most sustainable sites that are conducive to sustainable placemaking-led development, adopt the 'Town Centre First' principle and follow Planning Policy Wales' brownfield site search sequence. The strategy is designed to promote transit-orientated development, maximise active travel opportunities, minimise pressure on best and most versatile agricultural land and enable affordable housing delivery in high housing need areas. The Replacement LDP has therefore been prepared in strict accordance with national policy and an approach that will similarly accord with the future SDP.

Without prejudicing the SDP process (and associated SA/SEA process, including consideration of reasonable alternatives), the sites proposed in the Bridgend Replacement LDP are considered to be the most sustainable, deliverable options for development within the County Borough. It is highly likely that these sites would be selected to meet housing need on a regional basis using a similar regional candidate site assessment process. Based on the sites' sustainability credentials, it's considered that the sites proposed for allocation will form a key part of the existing land bank of sites that will support the SDP and impact positively on the region. It is highly improbable that the Replacement LDP would be contrary to the aims and objectives of the future SDP, rather it will help maximise the SDP's ability to produce sustainable planning outcomes.

Yours Sincerely

A handwritten signature in blue ink that reads "R. Matthams". The signature is written in a cursive, slightly slanted style.

Richard Matthams,
Strategic Planning and Transportation Manager



Bridgend Replacement Local Development Plan 2018-2033



Flood Map for Planning
November Update 2022 Review

Table of Contents

1. Purpose of the Report	3
2. Introduction	3
3. Assessment of Housing Allocations	4
4. Assessment of Employment Allocations.....	5
5. Assessment against LDP Policies	7
6. Conclusion	9

BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) 2018-2033

FLOOD MAP FOR PLANNING NOVEMBER 2022 UPDATE REVIEW

1. Purpose of the Report

1.1 The purpose of this Paper is to review the allocations and policies contained within the Replacement Local Development Plan (LDP) in light of the latest updates made to the Flood Map for Planning (FMfP) issued by Natural Resources Wales (NRW) in November 2022. The findings of the review and any changes made to the Replacement LDP as a result of the FMfP update are outlined within this Paper. This review will ensure the Replacement LDP including its allocations and policies remain sound.

2. Introduction

2.1 The planning system is at the forefront of responding to the climate change emergency and ensuring the well-being of current and future generations. National Policy emphasises that the “climate emergency is likely to increase the risk of flooding as a result of sea-level rises, increased storminess and more intense rainfall. Flooding as a hazard involves the consideration of the potential consequences of flooding, as well as the likelihood of an event occurring.” (WG, 2021, para 6.6.22).

2.2 To ensure the planning system plays a full part in adaption to climate change a new version of Technical Advice Note 15 (TAN15) was made available by Welsh Government on 28th September 2021, in advance of it coming into effect and formal publication on 1st December 2021. However, Welsh Government suspended the implementation of the updated TAN15 until 1st June 2023 to enable local planning authorities to consider fully the impact of the climate change projections on their respective areas. One of the key changes to the new TAN15 is to replace the DAM (Development Advice Map) with the Flood Map for Planning (FMfP), which will be used to trigger different planning actions based on a precautionary assessment of flood risk. It’s acknowledged that the new TAN15, including the FMfP, is still evolving and subject to refinement. The FMfP during this interim period will be updated three times (May 2022, November 2022 and May 2023).

2.3 The second planned update (November 2022) to the FMfP has now been issued by NRW. As part of the update over 40 new Local Flood Models have been incorporated into the updated Flood Zones 2 and 3 right across Wales. There has also been mapping improvements to the TAN15 Defended Zones. Whilst FMfP is not expected to be formally implemented through Planning Policy until June 2023, this data is currently the latest information available on flood risk to inform decision making.

2.4 This Paper reviews all allocations (including housing and employment) and policies contained in the Replacement LDP against the latest FMfP update.

3. Assessment of Housing Allocations

3.1 The housing allocations contained within the Replacement LDP have been assessed against the latest update to the FMfP and there are considered to be no issues. This is demonstrated in the table below.

Housing Allocation	Review against FMfP (November 2022 Update)
Strategic Sites	
PLA1/SP2(1): Porthcawl Waterfront	The settlement of Porthcawl and Newton are protected by existing coastal flood defences that protect existing property against a 1 in 200-year tidal event, in the present day. This is recognised in the new Defended Zone included in the November 2022 update of the Flood Map. This site can be developed in compliance with the requirements of the future revised TAN15.
PLA2/SP2(2): Land South of Bridgend	Not affected by the latest update. The development will not be in conflict with the requirements set out in the forthcoming TAN15.
PLA3/SP2(3): Land West of Bridgend	Not affected by latest update. The development will not be in conflict with the requirements set out in the forthcoming TAN15.
PLA4/SP2(4): Land East of Pencoed	Not affected by latest update. The development will not be in conflict with the requirements set out in the forthcoming TAN15.
PLA5/SP2(5): Land East of Pyle	Not affected by latest update. The development will not be in conflict with the requirements set out in the forthcoming TAN15.
Housing Allocations	
COM1(2): Land South of Pont Rhyd-y-cyff	Not affected by latest update. The development will not be in conflict with the requirements set out in the forthcoming TAN15.
COM1(3): Land South of Pont Rhyd-y-cyff	Not affected by latest update. The development will not be in conflict with the requirements set out in the forthcoming TAN15.
COM1(4): Land South West of Pont Rhyd-y-cyff	Not affected by latest update. The development will not be in conflict with the requirements set out in the forthcoming TAN15.

Long-term Regeneration Allocations	
COM1(R1): Coegnant Reclamation Site	Not affected by latest update. The development will not be in conflict with the requirements set out in the forthcoming TAN15.
COM1(R2): Former Cooper Standard Site, Ewenny Road	The latest updates have provided minor changes to the River Flood Zones 2 and 3 affecting the Llynfi River. The northern section and western boundary of the site is located in Flood Zone 3 with the remaining areas located within Flood Zone 2. The site consists of previously developed land and is allocated as a long-term Regeneration Site. A future application would need to address these matters in a Flood Consequences Assessment to ensure it meets the requirements set out in the forthcoming TAN15.
COM1(R3): Maesteg Washery	Not affected by latest update. The development will not be in conflict with the requirements set out in the forthcoming TAN15.

4. Assessment of Employment Allocations

- 4.1 The employment allocations contained within the Replacement LDP have been assessed against the latest update to the FMfP and there are considered to be no issues. This is demonstrated in the table below.

Employment Allocation	Review against FMfP (November 2022 Update)
ENT1(1): Brocastle, Waterton, Bridgend	Not affected by the latest update. Future development will not be in conflict with the requirements set out in the forthcoming TAN15.
ENT1(2): Pencoed Technology Park	Not affected by the latest update. Future development will not be in conflict with the requirements set out in the forthcoming TAN15.
ENT1(3): Brackla Industrial Estate	Not affected by the latest update. Future development will not be in conflict with the requirements set out in the forthcoming TAN15.
ENT1(4): Bridgend Industrial Estate	Not affected by the latest update. Future development will not be in conflict with the requirements set out in the forthcoming TAN15.

ENT1(5): Coychurch Yard, Bridgend	Not affected by the latest update. Future development will not be in conflict with the requirements set out in the forthcoming TAN15.
ENT1(6): Crosby Yard, Bridgend	Not affected by the latest update. Future development will not be in conflict with the requirements set out in the forthcoming TAN15.
ENT1(7): Parc Afon Ewenni	Not affected by the latest update. Future development will need to meet the requirements set out in the forthcoming TAN15.
ENT1(8): Waterton Industrial Estate	Not affected by the latest update. Future development will not be in conflict with the requirements set out in the forthcoming TAN15.
ENT1(9): Land at Gibbons Way, North Cornelly	Not affected by the latest update. Future development will not be in conflict with the requirements set out in the forthcoming TAN15.
ENT1(10): Village Farm Industrial Estate, Pyle	Not affected by the latest update. Future development will not be in conflict with the requirements set out in the forthcoming TAN15.
ENT1(11): Ty Draw Farm, Pyle	Not affected by the latest update. Future development will not be in conflict with the requirements set out in the forthcoming TAN15.
ENT1(12): Ewenny Road, Maesteg	The latest updates have provided minor changes to the River Flood Zones 2 and 3 affecting the Llynfi River. The northern section and western boundary of the site is located in Flood Zone 3 with the remaining areas located within Flood Zone 2. The site consists of previously developed land and is to be retained for employment use which would be categorised as less vulnerable development in the forthcoming TAN15. A future application would need to address these matters in a Flood Consequences Assessment to ensure it meets the requirements set out in the forthcoming TAN15.
ENT1(13): The Triangle Site, Bocam Park, Pencoed	Not affected by the latest update. Future development will not be in conflict with the requirements set out in the forthcoming TAN15.
ENT1(14): Brynmenyn Industrial Estate	Not affected by the latest update. Future development will not be in conflict with

	the requirements set out in the forthcoming TAN15.
ENT1(15): Land adjacent to Sarn Park Services	Not affected by the latest update. Future development will not be in conflict with the requirements set out in the forthcoming TAN15.
ENT1(16): Land west of Maesteg Road, Tondu	Not affected by the latest update. Future development will not be in conflict with the requirements set out in the forthcoming TAN15.
ENT1(17): Isfryn Industrial Estate, Blackmill	Not affected by the latest update. Future development will not be in conflict with the requirements set out in the forthcoming TAN15.
ENT1(18): Abergarw Industrial Estate, Brynmenyn	Not affected by the latest update. Future development will not be in conflict with the requirements set out in the forthcoming TAN15.

5. Assessment against the LDP Policies

- 5.1 The policies contained within the Replacement LDP have been assessed against the latest update to the FMfP and there are considered to be no issues. This is demonstrated in the table below.

LDP Policy	Review against FMfP November 2022 Update
SF1: Settlement Hierarchy	No change required
SP1: Regeneration and Sustainable Growth Strategy	No change required
SP2: Regeneration Growth Area and Sustainable Growth Area Strategic Allocations	No change required
SP3: Good Design and Sustainable Placemaking	No change required
PLA1: Porthcawl Waterfront, Porthcawl Regeneration Growth Area	No change required
PLA2: Land South of Bridgend (Island Farm), Bridgend Sustainable Growth Area	No change required
PLA3: Land West of Bridgend, Bridgend Sustainable Growth Area	No change required
PLA4: Land East of Pencoed, Pencoed Sustainable Growth Area	No change required
PLA5: Land East of Pyle, Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area	No change required
SP4: Mitigating the Impact of Climate Change	No change required
SP5: Sustainable Transport and Accessibility	No change required
PLA6: Development in Transport Corridors	No change required

PLA7: Development West of the Railway Line, Pencoed	No change required
PLA8: Transportation Proposals	No change required
PLA9: Development Affecting Public Rights of Way	No change required
PLA10: Safeguarding of Disused Railway Infrastructure	No change required
PLA11: Parking Standards	No change required
PLA12: Active Travel	No change required
SP6: Sustainable Housing Strategy	No change required
COM1: Housing Allocations	No change required
COM2: Affordable Housing	No change required
COM3: On-Site Provision of Affordable Housing	No change required
COM4: Off-Site Provision of Affordable Housing	No change required
COM5: Affordable Housing Exception Sites	No change required
COM6: Residential Density	No change required
COM7: Houses in Multiple Occupation	No change required
SP7: Gypsy, Traveller and Showpeople Sites	No change required
COM8: Gypsy, Traveller and Showpeople Accommodation	No change required
SP8: Health and Well-being	No change required
SP9: Social and Community Infrastructure	No change required
COM9: Protection of Social and Community Facilities	No change required
COM10: Provision of Outdoor Recreation Facilities	No change required
COM11: Provision of Accessible Natural Greenspace (including Amenity Greenspace)	No change required
COM12: Provision of Allotments and Community Food Networks	No change required
COM13: Provision of Cemeteries	No change required
SP10: Infrastructure	No change required
COM14: Telecommunications and Digital Technology Infrastructure	No change required
SP11: Employment Land Strategy	No change required
ENT1: Employment Allocations	No change required
ENT2: Protection of Employment Sites	No change required
ENT3: Non-B Uses on Allocated Employment Sites	No change required
ENT4: Rural Economy	No change required
ENT5: Former Ford Site, Bridgend	No change required
SP12: Retailing, Commercial and Service Centres	No change required
ENT6: Retail and Commercial Development	No change required
ENT7: Development in Commercial Centres	No change required
ENT8: Non A1, A2 and A3 Uses Outside of Primary Shopping Areas	No change required
ENT9: Retail Development Outside of Retailing and Commercial Centres	No change required
SP13: Renewable and Low Carbon Energy Development	No change required
ENT10: Low Carbon Heating Technologies for New Development	No change required

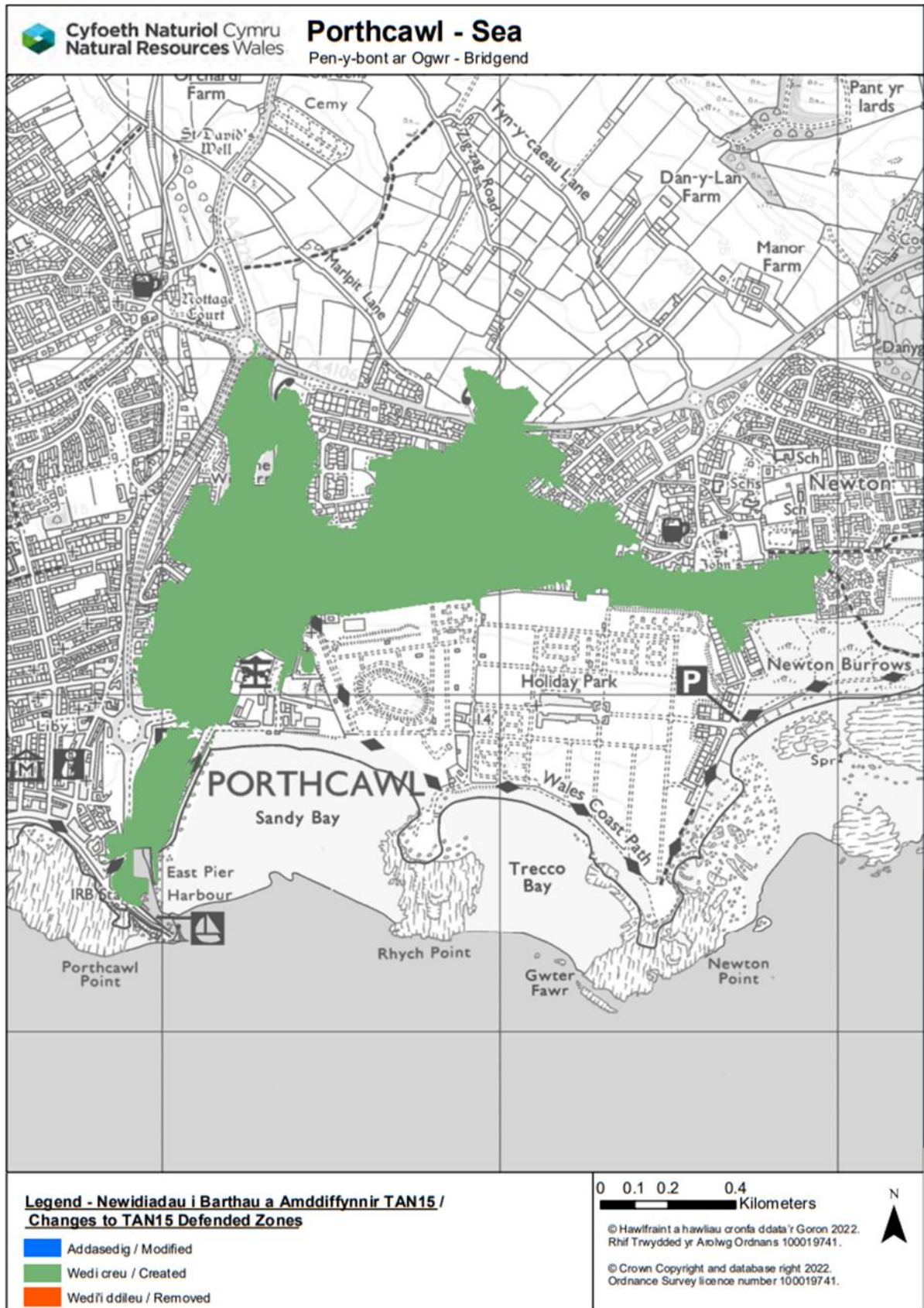
ENT11: Energy Efficiency Provision Within the Design of Buildings	No change required
ENT12: Parc Stormy	No change required
SP14: Sustainable Development of Mineral Resources	No change required
ENT13: Development in Mineral Safeguarding Zones	No change required
ENT14: Development in Mineral Buffer Zones	No change required
SP15: Sustainable Waste Management	No change required
ENT15: Inert Waste	No change required
ENT16: Waste Movement in New Development	No change required
SP16: Tourism	No change required
ENT17: New or Extended Tourist Facilities, Accommodation and Attractions	No change required
ENT18: Protection of Existing Tourist Accommodation	No change required
SP17: Conservation and Enhancement of the Natural Environment	No change required
DNP1: Development in the Countryside	No change required
DNP2: Conversion of Rural Buildings	No change required
DNP3: Replacement Dwellings in the Countryside	No change required
DNP4: Special Landscape Areas	No change required
DNP5: Local and Regional Nature Conservation Sites	No change required
DNP6: Biodiversity, Ecological Networks, Habitats and Species	No change required
DNP7: Trees, Hedgerows and Development	No change required
DNP8: Green Infrastructure	No change required
DNP9: Natural Resource Protection and Public Health	No change required
SP18: Conservation of the Historic Environment	No change required
DNP10: Built Historic Environment and Listed Buildings	No change required
DNP11: Conservation Areas	No change required

6. Conclusion

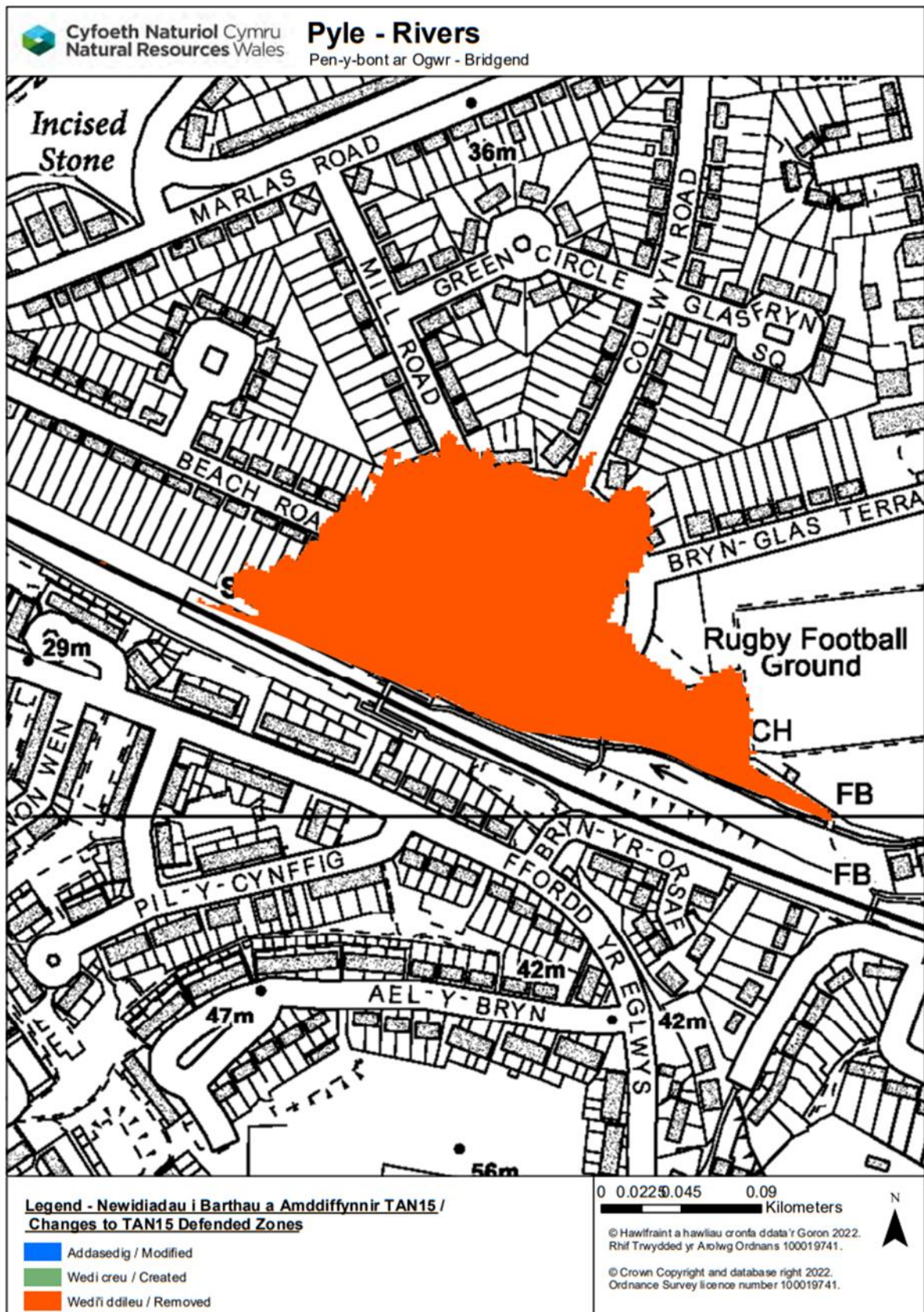
- 6.1 This paper has reviewed the allocations (housing and employment) and policies contained within the Replacement LDP against the latest update to the FMfP. Following the review, no changes are required to be made to the allocations and policies contained within the Replacement LDP. As such, the Replacement LDP is considered sound and in accordance with the requirements set out in the forthcoming updated TAN15.

Appendix 1 - Latest updates to FMfP relevant to the County Borough

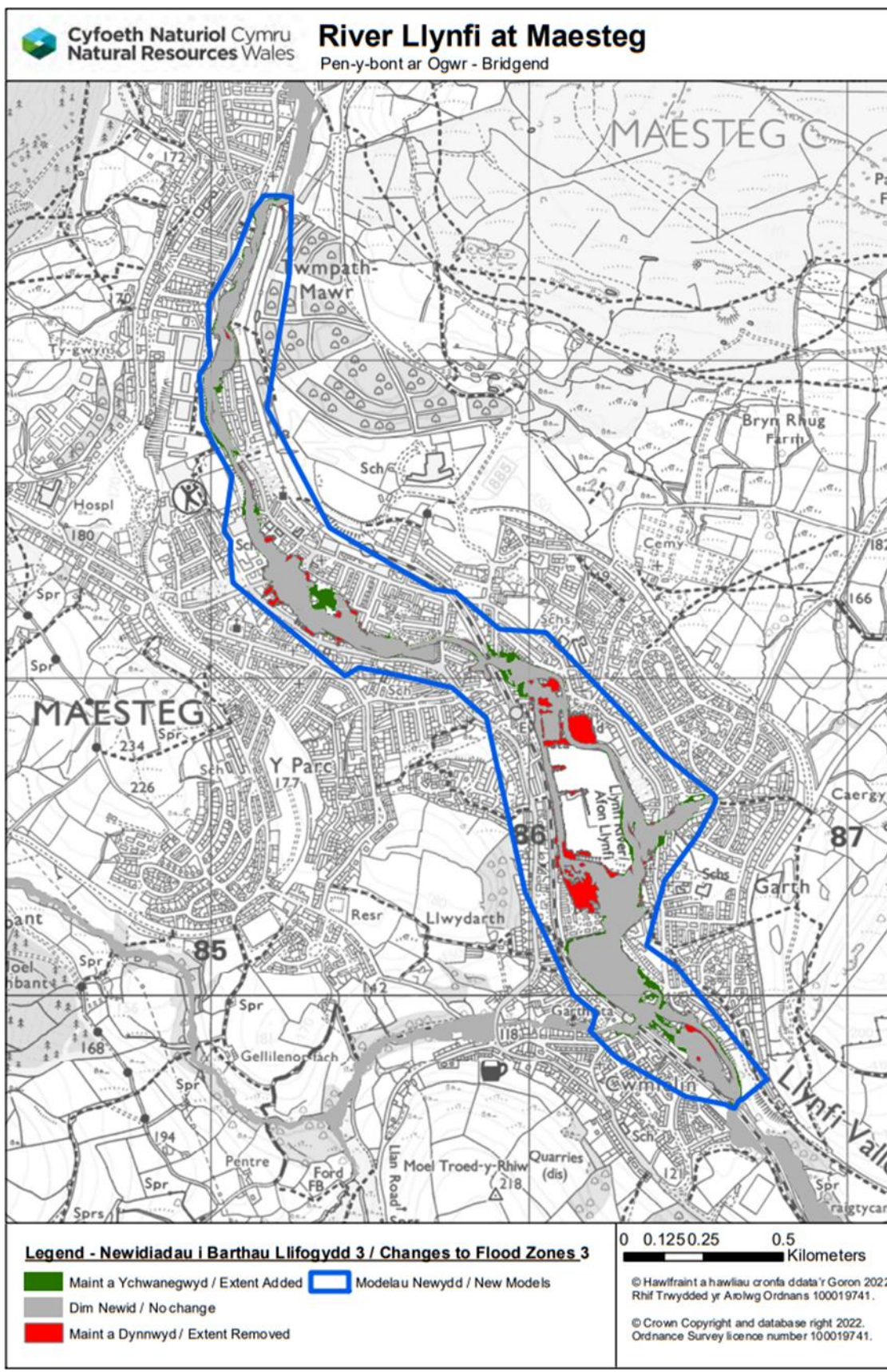
Porthcawl – Changes to Defended Zone



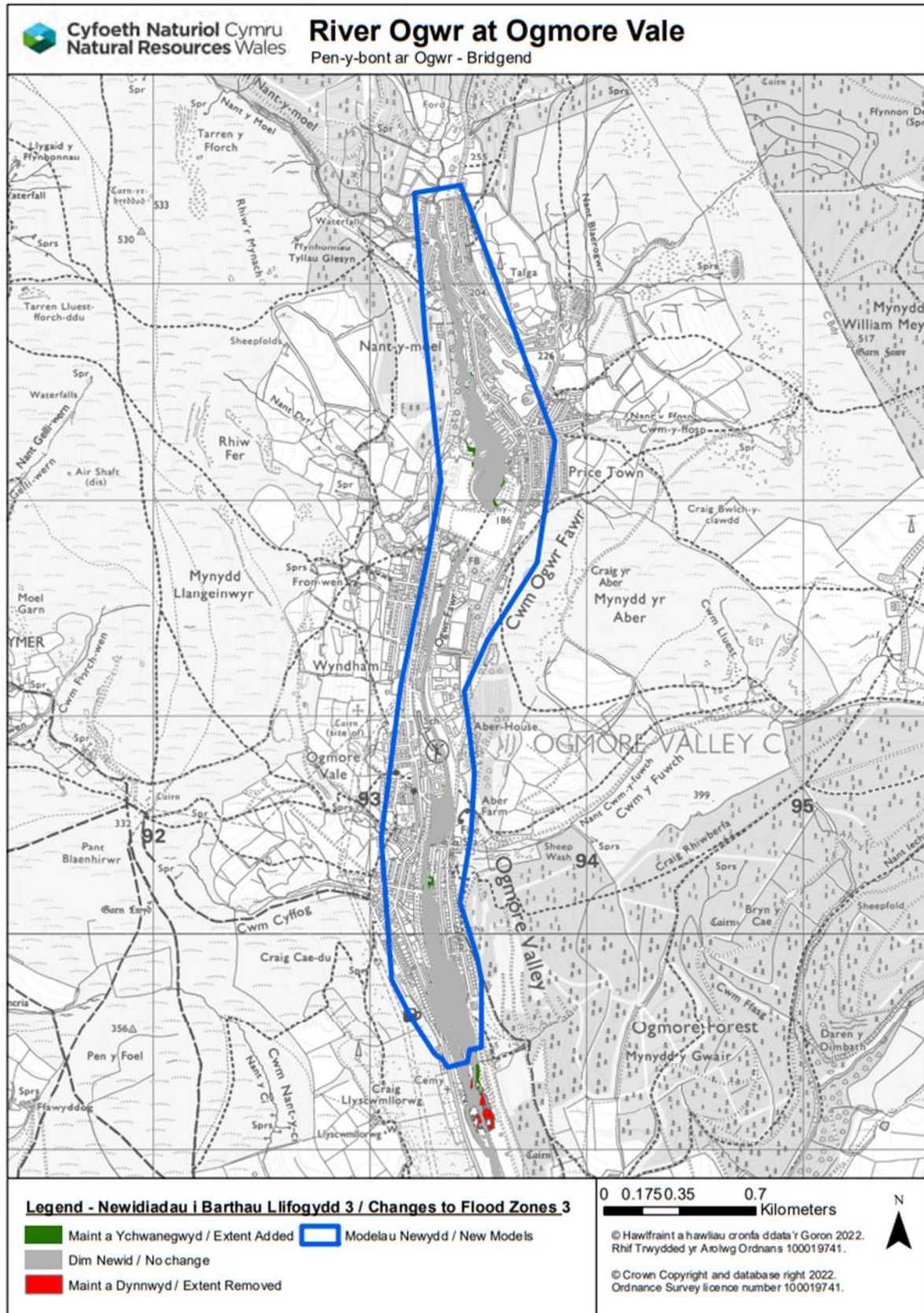
Pyle – Changes to Defended Zone



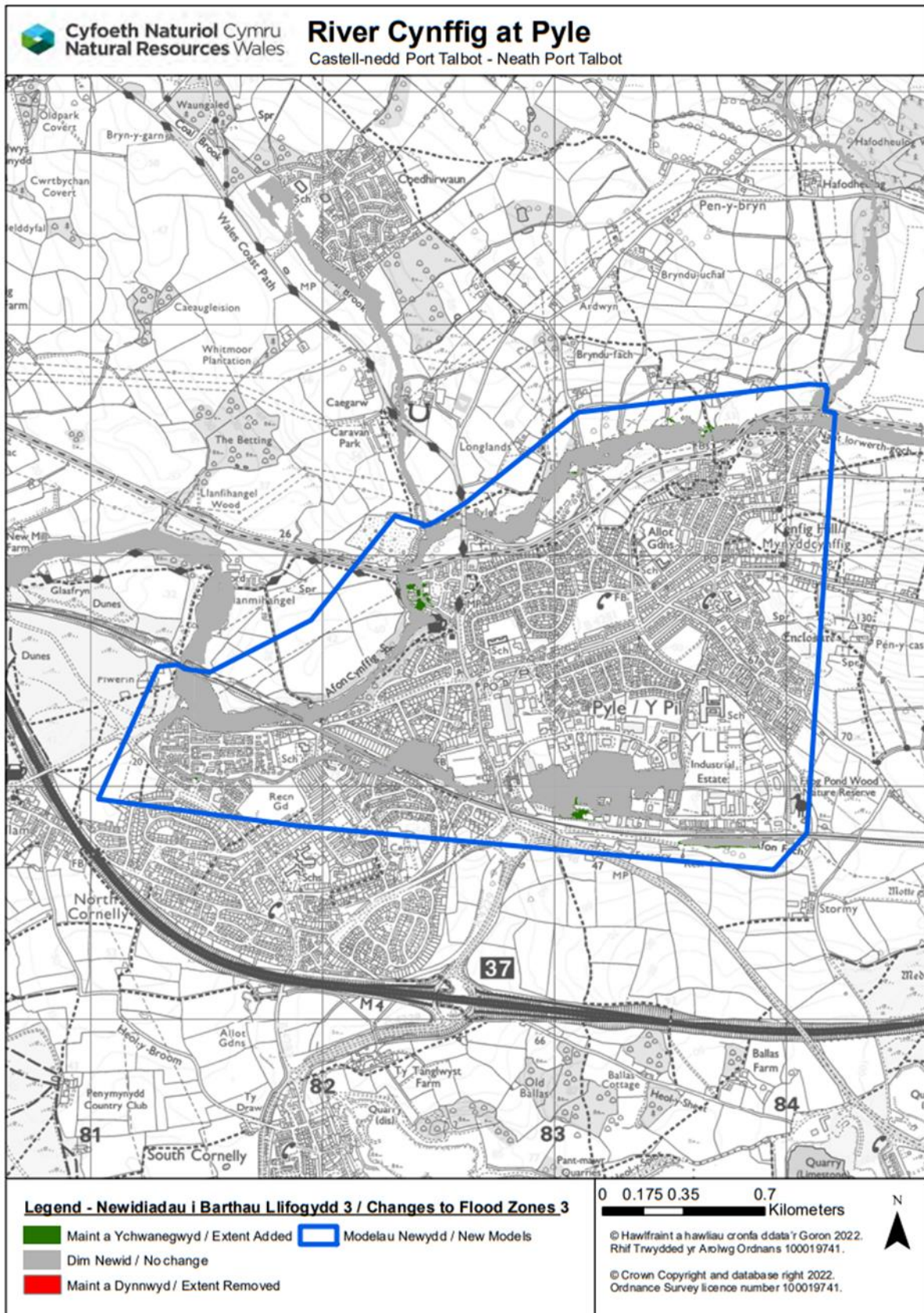
River Llynfi at Maesteg – Changes to Flood Zone 3



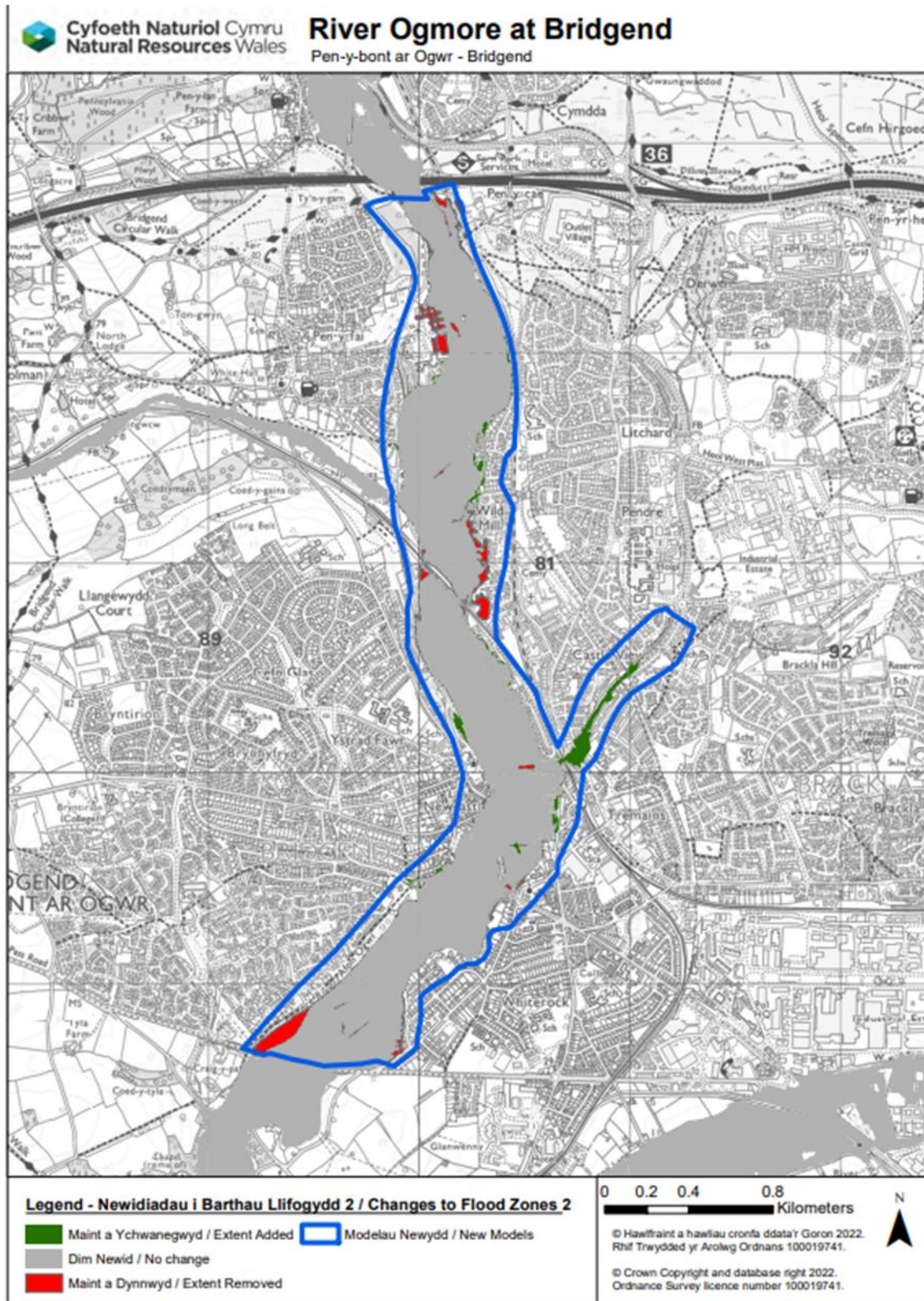
River Ogwr at Ogmoredale – Changes to Flood Zone 3



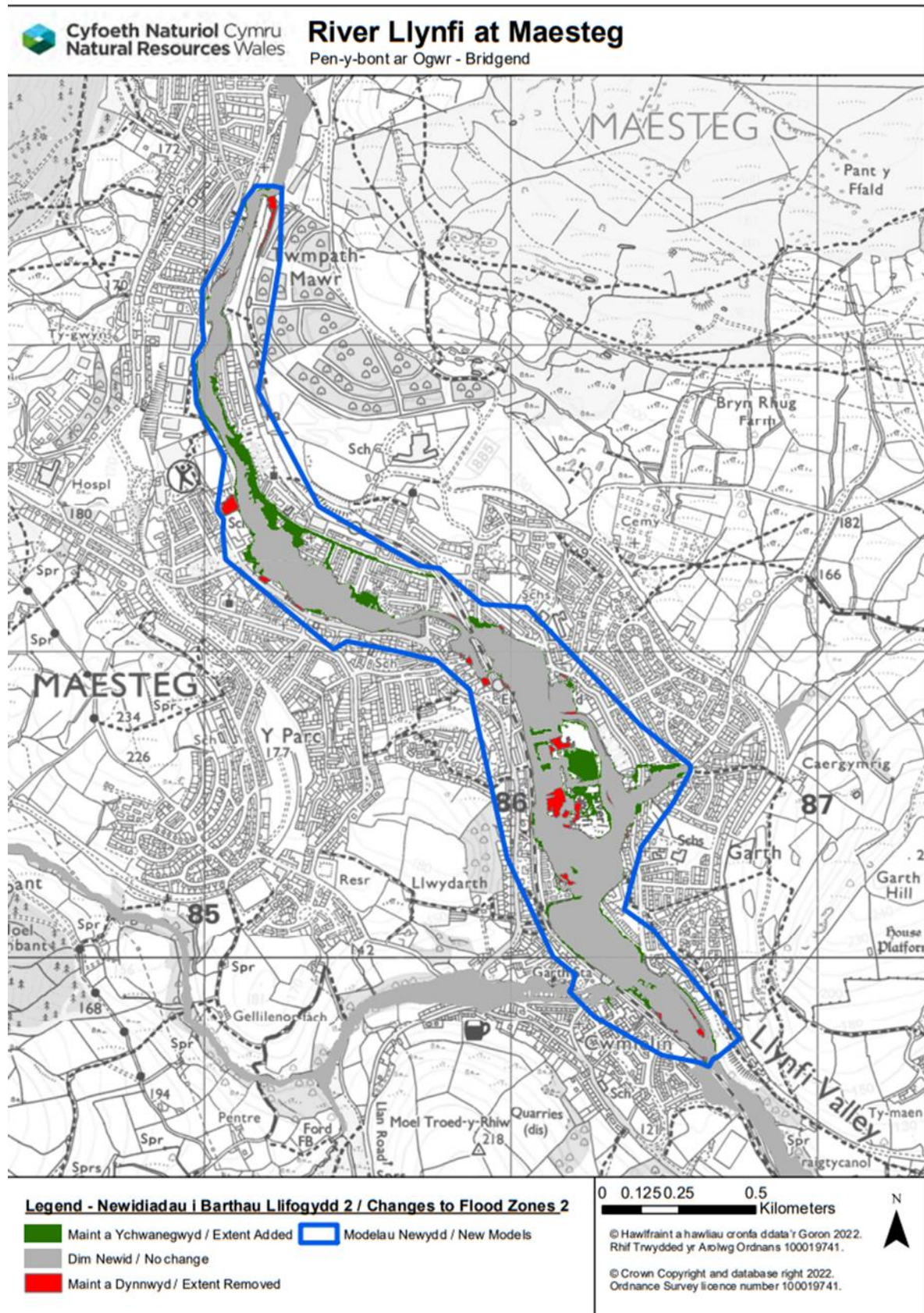
River Cynffig at Pyle – Changes to Flood Zone 3



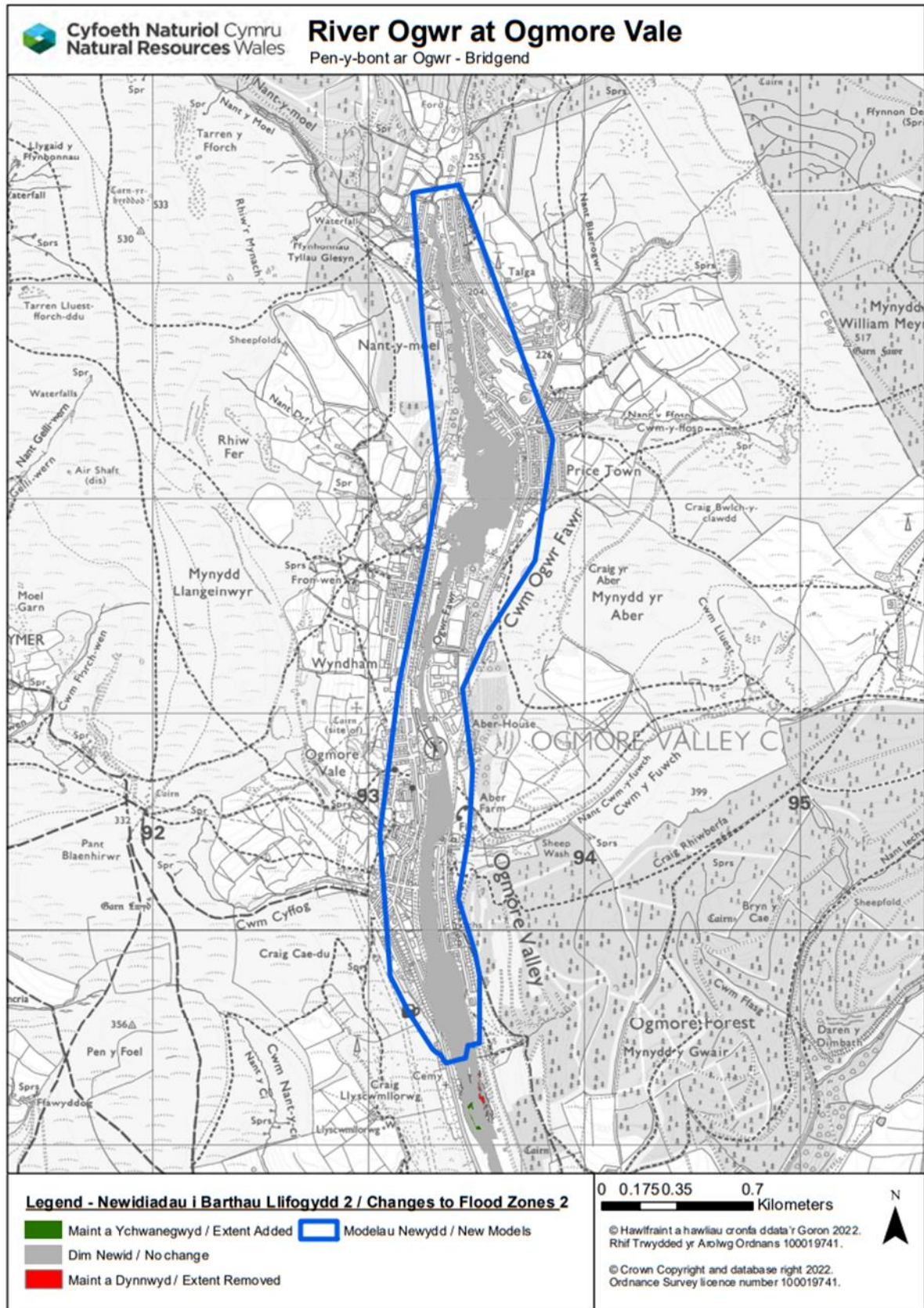
River Ogmore at Bridgend – Changes to Flood Zone 2



River Llynfi at Maesteg – Changes to Flood Zone 2



River Ogwr at Ogmoredale – Changes to Flood Zone 2



River Cynffig at Pyle – Changes to Flood Zone 2

