VOLUME 1

MEMBER OF PUBLIC KEY ISSUES

Title:	Title: Do you have any comments to make on the key issues and drivers, vision and objectives of the Deposit Replacement Local Development Plan?				
ID	Comment	Summary of changes being sought/propose d	Council response		
687	The LDP does not seem to be well thought out with regard to SobJ2, SobJ3 or SobJ4 it would seem that the housing developments would be more for those commuting to work places outside of the Bridgend area as the chances of new employment in Bridgend are very limited. Although I have read the proposals for improvement to Bridgend town centre it still remains a poor, unattractive and under used town and not an active cohesive or social community. The proposals will certainly not enhance distinctive and natural places but will instead take away one of the last remaining green belt areas in this borough	Concerns regarding employment, town centre and green field development	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and r underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW). The Deposit Plan has been underpinned by the identification of the most appropriat and housing provision, all of which have been based upon well informed, evidence b need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferre Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate p balanced level of housing and employment provision that will achieve sustainable period does not facilitate sustainable levels of economic growth to offset this phenomen therefore seeks to deliver sustainable forms of growth that will attract and retain econ within the County Borough. As justified within the Strategic Growth Options Backgrou and Sustainable Growth Strategy is largely driven by households within the 35-44 projected to support an increase in people in workplace based employment or accommodated through provision of up to 7,500 additional jobs. A positive employment land response is necessary to achieve an equilibrium betwic skilled labour force and job opportunities in order to stimulate the local to regional ecclevidence base to commic active and the scale and meed and the land best suited to meet that need over the plan period in the context of Technical Advice Note 23, justified within the Employment Background Paper, an Policy ENT1 supports SP11 by allocating new employment land for development. Fy safeguarding the employment function of existing business and employment sites different sites to come forward.		

sh Government Development I revise a development plan, and contribute to placemaking,

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a patterns of growth.

33. With absolute and relative nomic activity rates if the Plan enon. The Replacement LDP conomically active households ound Paper, the Regeneration 44 age group. This growth is over the Plan period, to be

ween new homes, a growing economy. The 2019 Economic ix 15) analysed this projected employment land and sector nd distribution of employment of Planning Policy Wales and and set out in SP11.

Policy ENT2 supports SP11 es. This will enable a range of

mote Town, District and Local the focal points for a diverse

etail Study (See Appendix 16) n of need and the definition of buncil have also undertaken a ckground Paper 11: Covid-19 ng habits and online shopping, ntinue to change especially in

the short-term, hence it contains more flexible planning policies and retail bound recognising their changing roles and functions. It will be increasingly important for the array of uses than just retail, including community, health, leisure, residential and alongside areas of open space.
The Primary Shopping Area boundaries for Bridgend, Maesteg and Porthcawl have existing distribution of uses and likely future requirements. In Bridgend and Maesteg, t have been condensed to create a consolidated retail core. Additional Secondary S identified on the proposals map for Bridgend, Maesteg and Porthcawl to create greate potential for a wider range of uses.
The Replacement LDP ultimately seeks to allow the traditional role and function of evolve and adapt appropriately. The hierarchy will be used positively to ensure Town continue to be the principal locations for new retail, office, leisure and community facilities on and enhance the vitality and viability of centres, whilst generating increased social
Furthermore the Council has recently outlined a vision for Bridgend Town Centre the Bridgend Town Centre Masterplan. The vision brings together enterprise, employment shopping, culture, tourism and well-being within a historic setting. The masterplan will to improve the town centre and will be used to secure future funding to deliver ident starting point for the decision making process which will follow. No decisions will be ma and there will be extensive consultation.
Bridgend town centre consists of a variety of uses, which has formed the basis of within which 23 relevant projects have been identified, plus a number of site wide pro-
The development zones include, The Railway Station Area; Brackla, Nolton and Oldca and Cultural Quarter; The Northern Gateway; Riverside; Newcastle; and Sunnyside.
The regeneration projects identified in the Bridgend Town Centre Masterplan will phases over the next 10 years. An action plan has been developed to assist with for prioritising and planning projects and furthermore, identifying what resources or in individual projects.
The successful delivery of the masterplan will be dependent on an active partners stakeholders from the public, private and third sectors. A strategic approach to project BCBC acting as a key facilitator to bring together key project enablers to deliver proverall vision for the regeneration of the Bridgend town centre.
 Funding applications will be made to number of funding bodies to deliver projects, so UK Government Welsh Government Cardiff Capital Region Private Investment And various other funders
In terms of development, the ongoing commitment to brownfield development settlements accords with the site-search sequence outlined in Planning Policy Wa developmental pressure on Best and Most Versatile (BMV) agricultural land. Howeve success in delivering development on brownfield land in other settlements (notably

ndaries within town centres, nem to accommodate a wider d flexible co-working spaces

ve been reviewed against the , the Primary Shopping Areas Shopping Areas have been ater flexibility and promote the

f established retail centres to n, District and Local Centres ilities. This will both capitalise ial and economic activity.

hrough the publication of the ent, education, in-town living, vill be used as a planning tool entified projects. It forms the nade without full engagement

of eight development zones, projects.

lcastle; The Retail Core; Café e.

Il be implemented in various ormulating a project timeline, inputs are needed to deliver

rship approach between key ect delivery will be taken, with projects that form part of the

some of which include:

at opportunities within these Vales and seeks to minimise ever, given the existing LDP's oly Bridgend and the Valleys

		Gateway), there are limited further brownfield regeneration opportunities remain deliverable sites (including some greenfield sites) are therefore required to implem housing in high need areas and ensure the County Borough's future housing require distribution of growth is evaluated and justified in the Spatial Strategy Options Backgr 43). The Replacement LDP apportions sustainable growth towards settlements that alre
		The Replacement LDP apportions sustainable growth towards settlements that alre
		services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Ag sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
		The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general locatic existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
847 houses behind the science park off Ewenny Road is an absolutely terrible idea. The A48 at the junction with Ewenny road is already rammed with traffic - stationary and emitting hazardous particulate matter. I seriously question your forecast housing demands supply creates its own demand. Bridgend's growth in the last 20 years has outstripped the ability of local authorities to supply adequate facilities and school	Concerns regarding development of Strategic Allocation PLA2 Island Farm	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and runderpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW). The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence based, demand and supply factors (See Appendix 42 – Background Paper 2: Preferred Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has content of the strategic Growth Options Background Paper.
laces. Further desecration of the local atural environment is abhorrent. If new ousing estates are being used as cashows to replenish depleted council funding -		Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate plaanced level of housing and employment provision that will achieve sustainable existing settlements and maximise viable affordable housing delivery.
costs. Nobody in public office in Bridgend should be earning over £60,000. People should seek careers in local government because they care, not because they want huge remuneration packages. What is going on here?		The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designati Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LI development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable I and ensure the County Borough's future housing requirements can be realised.
	Ewenny Road is an absolutely terrible idea. The A48 at the junction with Ewenny road is already rammed with traffic - stationary and emitting hazardous particulate matter. I seriously question your forecast housing demands supply creates its own demand. Bridgend's growth in the last 20 years has outstripped the ability of local authorities to supply adequate facilities and school places. Further desecration of the local natural environment is abhorrent. If new housing estates are being used as cash- cows to replenish depleted council funding - I suggest you start looking at unnecessary costs. Nobody in public office in Bridgend should be earning over £60,000. People should seek careers in local government because they care, not because they want huge remuneration packages. What is	Ewenny Road is an absolutely terrible idea. The A48 at the junction with Ewenny road is already rammed with traffic - stationary and emitting hazardous particulate matter. I seriously question your forecast housing demands supply creates its own demand. Bridgend's growth in the last 20 years has outstripped the ability of local authorities to supply adequate facilities and school places. Further desecration of the local natural environment is abhorrent. If new housing estates are being used as cash- cows to replenish depleted council funding - I suggest you start looking at unnecessary costs. Nobody in public office in Bridgend should be earning over £60,000. People should seek careers in local government because they care, not because they want huge remuneration packages. What is

aining. Additional viable and ement SP1, deliver affordable rements can be realised. The ground Paper (See Appendix

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's at, only those sites deemed

sh Government Development revise a development plan, nd contribute to placemaking,

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to e development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehe sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
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As part of the proposed allocation of Land South of Bridgend (Island Farm), develop specific requirements including masterplan development principles and placemakin Policy PLA2 – Page 67). The provision of new residential units, including affordable dw alongside a new one entry primary school with co-located nursery, the re-location School, leisure facilities, recreation facilities, public open space, plus appropression employment and commercial uses.
In relation to nature/biodiversity, the Strategy acknowledges that the County Boro biodiversity with a broad range of species, habitats and unique, rich landscapes. Polic have been refreshed and updated from the existing LDP and will continue to pro- environment in line with national planning policy and the Environment Act 20 development in the countryside, special landscape areas, local / regional nature hedgerows and development, green infrastructure, nature conservation and natura public health. For development to be sustainable, it needs to be soundly base assessments, and to be well planned and controlled with regard to its environmental i and enhance biodiversity.
There is clear guidance and legislation with regard to the protection of species a legislation, Planning Policy Wales (PPW) and TAN5 Nature Conservation and Plastatutory requirements are set out in Section 61 of the Planning and Compulsor Conservation of Habitats and Species Regulations 2017, Environment (Wales) Act 2 and Resilience of Ecosystems Duty and Section 7 Priority Habitats and Species, Se Act 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN legislation.
To comply with the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Strated biodiversity and resilience of the County Borough's ecosystems through native sp location of development, the creation of green corridors, and open space manag biodiversity and resilience considerations are taken into account at an early stage preparation and when proposing or considering development proposals. All reasona maintain and enhance biodiversity and promote the resilience of ecosystems and the the wider social needs of local communities. Only in exceptional circumstances, when will new development be located where it may have an adverse impact on sites desi

eady benefit from significant enabling transit orientated Appendix 19) to establish a hensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed e site PS.1 Island Farm was

ppment will be subject to siteking principles (See Deposit dwellings, will be incorporated ion of Heronsbridge Special opriate community facilities,

rough has a rich and varied plicies within the Deposit Plan protect the county borough's 2016. These policies cover re conservation sites, trees, ral resources protection and sed on good environmental l impact, in order to conserve

and habitats recognised in Planning. The most relevant ory Purchase Act 2004, the t 2016 Section 6 Biodiversity Section 11 of the Countryside N5 lists all the other relevant

egy will seek to enhance the species landscaping, careful agement. It is important that ge in both development plan nable steps must be taken to nese should be balanced with here it is in the public interest, signated for their importance

for nature conservation. Robust mitigation and compensation will be provided unavoidable, in line with considered advice from statutory and advisory organisations
The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilient ap DNP6 of the LDP set the framework to deliver on this premise, as set out in Policy 9 will be revised to ensure it is based on a net benefit approach to achieve these outco
It is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Island Importance for Nature Conservation (SINC) (The Island Farm POW Camp) of which land within the allocated site. PPW identifies SINC's as local non-statutory protects states that 'Although non-statutory designations carry less weight than statutory design vital contribution to delivering an ecological network for biodiversity and resilient ecosy given adequate protection in development plans and the development management
Existing Consent In relation to Strategic Allocation PLA2: Land South of Bridgend (Island Farm), develor commenced on this site. The Island Farm mixed use development comprising sport/leir uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/OUT). To to a Section 106 Legal Agreement (Legal File Refr: E40-275) that controlled highwing management plans, contributions and matters relating to travel and management plans development. A series of reserved matters consents were granted for an indoor terr refers), landscaping and ecological works, (P/14/823/RES refers), and highway at (P/14/824/RES refers). The Outline permission included the standard time limit cond reserved matters and the commencement of development. The final approval of reservent 12 th June 2015.
The Outline planning permission included approval for the construction of a new train on the A48 that would serve as the primary access to the development site. The road of pass through an area of local ecological value – the Island Farm Prisoner of War C Nature Conservation (SINC). Under the Conservation and Habitats and Species Reg European Protected Species Licence was issued. In order to comply with the licen access road from fragmenting the dormice population, the developer proposed to approved 'Green Bridge'. However, access to the site could not be formed from the had been established. Under a non-material amendment to the outline planning p P/17/29/FUL, the Council consented a temporary construction access from Ewenny R a sequence of 'enabling works' that had been approved under P/14/354/RES and P/14 works' are described as:
 The setting up of the site facilities via Island Farm Lane and New Inn Road and temporary internal roads for the delivery of earth moving plant to the sundertaking earthworks to form a plateau for the Tennis Centre; Undertaking the earthworks, drainage works and form the sub base to the inform the boundary adjacent to the interconnecting spur with the adjacent Tennis is access road and Technology Drive. Install the incoming services infrasiste via Island Farm Lane. Construction access herein to be via Technology
The aforementioned works were commenced in July 2017 in accordance with the aboragreed in relation to the pre-commencement planning conditions. Under the defined

d wherever this situation is ns.

es to maintain and enhance approach. Policies SP17 and 9 (NDF). Policy DNP6 (LDP) comes.

nd Farm) contains a Site of ich covers 14.03 hectares of cted sites. Paragraph 6.4.20 esignations, they can make a osystems, and they should be at process.'

elopment has already lawfully eisure/commercial and office . The permission was subject way works, land dedication, ins associated with the stadia ennis centre, (P/14/354/RES and drainage infrastructure inditions for the submission of erved matters was issued on

raffic light controlled junction d construction would however Camp Site of Importance for egulation 2010, a conditional ence and to prevent the new I to construct and plant the e A48 until the Green Bridge g permission and application Road/New Inn Road to allow 14/824/RES. These 'enabling

ad to provide the site facilities e site;

internal access road working Technology Drive;

link between the Island Farm astructure that will access the ogy Drive;

oove consents and the details finitions within the planning

obligation, the aforementioned works constituted a 'commencement of developme
obligations in relation to highway works. A deed of variation to the original agreement v 2018 which reconciled the enabling works (phase 0) with the original obligation. On 'enabling works' constituted a material operation and a lawful commencement of r P/14/354/RES and P/14/824/RES. The works have not been completed but the Co permissions are extant.
Notwithstanding the extant planning permission, based on the revised mix of uses there is considered to be an overriding need for the development. Re-allocation accommodation of sustainable growth enshrined in placemaking principles, deliver highest need part of the County Borough and enable delivery of two schools on the Heronsbridge Special School. It will also enrich active travel and green infrastructure through creation of a 'green lung' that will connect the site to the Town Centre via Newl of this edge of settlement site would accord with the Preferred Strategy, channel of Settlement of the County Borough and make a significant contribution to the housing n The site promoter has also provided extensive supporting information to evidence deliverable.
Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering social and promoting cohesive communities. A final masterplan must be prepared and agree the sites development to demonstrate how these principles will be delivered in an app This will need to demonstrate how the development will create a well-connected, su extension to Bridgend, comprising a number of character areas that integrate p landscape, SINC, adjacent Grade II* listed Merthyr Mawr House, existing housing clu Active Travel Networks and public transport facilities. An illustrative masterplan will a version of the Replacement LDP to enable all parties to understand how the site will be including proposed land uses, access, infrastructure requirements, constraints and masterplan will clearly identify the location of the SINC in the context of the wider allo
Ecological mitigation measures already implemented As part of the existing consent, a mitigation strategy was produced in 2009 to development. It was proposed that the SINC and south west field would become a within the new development. Surveys at the site found dormice <i>Muscardinus avella</i> within the woodland and scrub in the SINC and in the hedgerows of the agricultural fi known to be used by bats for foraging and commuting purposes, and the SINC are an lesser horseshoe bats <i>Rhinolophus hipposideros</i> and brown long-eared bats <i>Plecotur</i>
As part of the development process some areas of these habitats were to be loss remaining areas due to the impacts of the development, including noise and light spill strategy to counter these losses included the creation of new habitats suitable for the habitat design was guided by the requirements of the protected species of which had site. In addition to dormice and bats, a further condition of the existing consent require of Great Crested Newts <i>Triturus cristatus</i> to be taking into account. The habitat design for the consented scheme included:
 Tree and Scrub Planting: translocation and planting new trees and scrub in the an alternative for displaced animals, including dormice, bats, and shelter for re Hedgerow Enhancement: enhancement and translocation of hedgerows from eastern site boundary has been undertaken, to create continuous hedge line

nent' triggering a number of ht was signed on 11th October n the basis of the above, the f reserved matters consents Council's opinion is that the

is now proposed on the site, tion of this site will enable ver affordable housing in the e site, including relocation of ure networks within Bridgend wbridge Fields. Development el growth to the Primary Key g need identified in the LHMA. e the site is both viable and

th of Bridgend (Island Farm), cially inclusive developments reed with the Council prior to ppropriately phased manner. sustainable mixed-use urban positively with the existing clusters, community facilities, I also be included in the final be developed in broad terms, nd areas of protection. This llocation.

to offset the impacts of the a wildlife conservation area *ellanarius* to be present, both I fields. These areas are also area contains a roost site for *tus auritis*.

ost, and modification to the pillage. Part of the mitigation he relevant species. As such, ad the potential to utilise the ired the habitat requirements

he south-west field, providing reptiles and amphibians. m the centre of the site to the nes which help to buffer the

	 expanded SINC site, and to filter out noise and light from development. continuous flight line for bats and allow dormice to disperse more easily along Bat Roosting Building: a purpose-built bat roost building has been construct field, providing a suitable roost site for both lesser horseshoe and brown longed been found roosting in the old hut within the SINC. The building was construct key flight line to enable them to rapidly locate it, and also be close to good feed Mawr and the River Ogmore. Dormouse Nest Boxes: 35 dormouse next boxes placed within the field, to that are to be displaced from other areas of the site. Placed within the hedgerows, at approximately 10m interval. Pond creation: two new ponds have been created within the south-west field providing habitat for Great Crested Newts. Grassland Creation: rough grassland created around the pond to mitigate loging.
	• Grassiand Creation. Tough grassiand created around the pond to mitigate to
	 Proposed mitigation As part of the proposed development of Strategic Allocation PLA2: Land South of ecological appraisal of the site has been prepared by Ethos Environmental Planning To establish baseline ecological conditions and determine the importance of within the specified area; To identify the existing habitats on site; To identify the potential for protected species; To identify if any further surveys are required with regards to protected habita To identify any key ecological constraints and make recommendations for significant effects on important ecological features/ resources.
	General habitat – Existing The site was found to be comprised predominately of arable land in its winter stubble noted. The arable field margins provide good habitat for a range of species and buffe There were numerous hedgerows across the site which ranged from mature hedge coppice, to intensively managed species-poor hedgerows which dissected the arable been translocated recently to the eastern boundary and appeared to show new grow
	Two ponds which were created as part of the previous applications' ecological m however, neither was holding much water. Whilst there was very limited aquat vegetation in the immediate area included large swathes of tall ruderal and ephemer
	Part of the site, in the northern section, was designated as a SINC partially due to woodland and scrub. This area is proposed for retention within the current masterpla access road. Part of the site had been subject to clearance to enable works from proposals. The area cleared was not withing the SINC identified on site. Detailed su consider the botanical diversity of this area.
	Part of the area was brownfield land and whilst it was not an appropriate time of yea apparent that there were varied nutrient levels and areas of disturbed ground which botanical diversity.
	Built structures were also noted. These included 'Hut 9' a former prisoner of war cam within the woodland in the north of the site and a dedicated bat roost located in the s

t. Additionally, it provides a ng the hedgerows.

ructed within the south-west -eared bats, which have both cted on the lesser horseshoe eding habitats on the Merthyr

o provide shelter for dormice e north-east and south-east

field, with the primary aim of

oss of existing grassland.

f Bridgend (Island Farm), an g in order to:

f ecological features present

ats or species; and for design options to avoid

le with very few plant species ffer the existing hedgerows. gerows with trees and hazel le fields. Two hedgerows had wth.

mitigation works were noted; atic vegetation in the pond, eral/short perennial.

to the mosaic of grassland, blan, with the exception of an m the previous development surveys will be undertaken to

ear for botany surveys, it was h are likely to result in higher

mp from World War 2 located south-west of the site.

A number of sink holes were noted across the site. These ranged from those which had for a long period of time and had mature trees growing within them, to those very comprising of small areas of collapsed earth.
Natural Resources Wales (NRW) states that consideration will need to be given to Dormice, Lesser Horseshoe Bats, Brown Long Eared Bat records on site). Furth consideration will need to be given to impacts on the SINC, and habitat – ancie woodland.
As such the ecological appraisal also considered the following species:
<u>Dormouse</u> The site contains hedgerows and woodland of which were assessed to hold high valu surveys identified the presence of dormice within the SINC located in the north o assessed that further surveys would be required to update the status of the site for detailed proposals for the site.
<u>Riparian mammals</u> The River Ogmore was present along the eastern edge of the Craig-Y-Parcau, with water vole found south of the site. However, the previous surveys identified no evid within the development area. Considering the presence of previous records in the directly adjacent to the site, it is recommended surveys are undertaken for these prote detailed proposals for the site.
<u>Great crested newt</u> The previous surveys assessed the ponds to be unsuitable for great crested newt absent from the site. Since then, it is understood that the previously surveyed pond new wildlife ponds created in the south-west of the main site area. The two water is walkover had relatively low water levels and limited aquatic vegetation. The curr retention and protection of the ponds. Nevertheless, they could provide suitable bree and it is recommended that a Habitat Suitability Index of each of the ponds within 50 to inform detailed planning application.
Birds There was a mix of permanent pasture and arable land providing suitable habitat for hedgerows and their margins within the fields was assessed to provide potential habit The woodland, hedgerows, scrub and scattered trees were assessed to have high p Evidence of barn owl was found in a stable in the south-east of the site. Further survey been recommended within section 5 to inform detailed proposals for the site.
<u>Bats</u> The previous surveys identified roosting lesser horseshoe and brown long-eared woodland in the SINC. Since the previous surveys were undertaken, a dedicated ba the south-west of the main site. Additionally, the built structures within the Craig-Y-Par poor structural condition and a wide range of bat roosting features were visible for the were assessed to hold high potential for roosting bats. Therefore, it was assessed the of the structures should be undertaken to assess their status for roosting bats. Additionally
surveys are recommended. The habitats within both sites contained woodland and he commuting, foraging and roosting habitats for bats may provide potential commuting bats. A number of mature trees were also noted which could have potential roosting <u>Badgers</u>
The habitats on site were comprised of woodland, grassland and arable land which badgers. However, it should be noted that the previous survey identified badgers to be

had apparently been present y recently emerging and just

to protected species (Hazel rthermore, NRW states that ient mature hedgerows and

ue for dormice. The previous of the site. It was therefore or this species and to inform

vith records of both otter and vidence of riparian mammals he area and suitable habitat prected species and to inform

t (GCN) and that GCN were nds have been removed and r bodies identified during the irrent proposals indicate the eeding habitat for amphibians 500m of the development site

for farmland birds. Also, the bitat for ground nesting birds. a potential for breeding birds. rveys for breeding birds have

ed bats within Hut 9 in the bat roost has been created in arcau area were in extremely the external walkover. They that an updated assessment litionally, emergence/re-entry hedgerows, offering potential ing and foraging habitats for g features for bats.

ich have potential to support be absent from the site.

<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified grass potential for reptiles. The key features were assessed to be the sections of grasslar woodland edges. The site was comprised of common and widespread habitats prov for invertebrates. No detailed surveys will be required.
SINC Review A SINC review undertaken by the Wildlife Trust indicates that the on-site SINC does not significantly since 2011's survey and therefore still qualifies as a SINC. The small sect to the south-east is worth removing from the citation as it is isolated and does not value. The woodland varies in quality but appears to offer habitat for dormice and bas woodland indicator species. The grassland is not particularly species-rich but adds to site suffers from antisocial behaviour including fly-tipping, frequent drug use and habitation that is detrimental to the biodiversity of the site. The review recommended that dormouse tubes are replaced and monitored and the reduced where feasible. Although the grassland areas are not very diverse they add and some scrub control to stop their loss is recommended though not a priority.
Overall PPW identifies SINC's as local non-statutory protected sites of which carry led designations, however it is acknowledged that they can make a vital contribution network for biodiversity and resilient ecosystems, and they should be given adequa Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) has inclue to address previously identified ecological constraints including the retention of the protection of the artificial bat roost and hedgerows. Furthermore, the masterplan for the retention of SINC land within the site boundary, with the exception of the access r ecological value are proposed for retention including existing sink holes; which invertebrates, and an ecological enhancement area located in the south-western fiel ecology in relation to the 2008 sports village application. The masterplan also indication green areas to ensure a continued network of green and blue infrastructure.
Further work and surveys are to be undertaken from an ecological perspective in line of the ecological report. However, there were no 'show-stoppers' found at this stage, measures available to ensure that the development of the site is acceptable and a minimised. NRW support the commitment for the future development of the site to follow a Green so that the mixture of uses will be fully integrated and designed around the SINC.
Overall, the site has an extensive planning history which has demonstrated that the se ecologically sensitive way through careful scheme design and the use of mitigation r ensure that the proposed uses through outlined development requirements are fully development of site.
The proposed allocation is supported by detailed masterplanning work, including a identify a realistic dwelling yield on the site's net developable area. The initial Transbeen updated to reflect the final number of dwellings the site is expected to deliver. transport issues relating to the proposed development, and, in combination wit Assessment, what measures will be taken to deal with the anticipated transport impact Policy PLA2 prescribes the appropriate development requirements in relation to all f and mix of uses proposed is considered appropriate to support a diverse communit

assland providing negligible and and scrub located at the oviding low potential habitats

a not appear to have changed ection of woodland in the field of appear to add to the site's pats and there are numerous s to the site as a whole. The nd signs of semi-permanent

that antisocial activities are dd to the diversity of the site

less weight than statutory to delivering an ecological late protection. As such, the cluded a number of measures ne majority of the SINC and or Island Farm has indicated s road from the A48. Areas of n offer value for a range of eld; previously enhanced for cates retention of continuous

he with the recommendations e, with appropriate mitigation any related impacts can be

n Infrastructure led approach

e site can be developed in an n measures. Policy PLA2 will ully integrated into the future

an illustrative block plan to nsport Assessment has now er. This identifies the various vith the Strategic Transport cts of the scheme. Proposed I forms of travel. The density nity and vibrant public realm,

whilst generating a critical mass of people to support services such as public transpor In accordance with national planning policy, higher densities should be encouraged major public transport nodes or interchanges. Given the site's location within the Prir County Borough and the proximity to Bridgend Town Centre, this density level is theref to foster sustainable communities, further bolstered by the proposed enhancements t
The Replacement LDP aims to reduce private car reliance and help the County Bord set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and e active travel routes as identified in the Existing Route Maps. Consideration of active the master planning of strategic sites in the County Borough. Reference to the Active PLA2 in conjunction with Policy PLA12 should be considered essential in the delivery proposal, ensuring that development is contributing to the promotion of a sustainable
The Active Travel Network Maps aim to improve access to key services and facilities employment sites, retail areas and transport hubs, improved access to education factor colleges and improvements to, and expansion of, the existing strategic cycle network Opportunities will be maximised to further improve upon these routes, providing walk allow integration between new developments and existing communities.
Whilst developments should be encouraged in locations which reduce the need to tra- sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appro- measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and infor- land allocations by means of modelling and quantifying the transport impact of thes notes accompanying this assessment demonstrate that the proposed level of devel LDP can be accommodated within the BCBC Highway Network with suitable mitigation
Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces depende enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
It must be noted that the proposed development and masterplan does not direct vehicle and the Dipping Bridge. Proposed Policy PLA2 prescribes a number of placemaking p Bridgend (Island Farm), which are considered instrumental to achieving sustainable inclusive developments and promoting cohesive communities. Such requirements orientated development that prioritises walking, cycling and public transport use, whe vehicle dependency. Well-designed, safe walking and cycling routes must be incorpore foster community orientated, healthy walkable neighbourhoods. There will be a clear of pedestrian and cycling linkages between the site, the Town Centre, Brynteg Con- surrounding environs. In addition proposed Policy PLA2 will require the site's green extend to Newbridge Fields, thereby capitalising on proposed active travel route INN 'green lung' that connects the site to both Bridgend Town Centre and Merthyr Maw multi-functional network of integrated spaces and features south of Bridgend, providi health and wellbeing benefits for new and existing residents.

oort, local shops and schools. ed in urban centres and near rimary Key Settlement of the refore considered appropriate s to the active travel network.

brough achieve the principles d expanding upon the current ve travel has been key during tive Routes detailed in Policy ry of any strategic site or any le and healthy lifestyle.

lities including town centres, acilities such as schools and work in the County Borough. alking connections which will

ravel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical relopment detailed within the ation.

te that development must be dency on the private car and ity facilities. Development will e, public transport measures, Local Transport Plan and the

hicles towards New Inn Road g principles for Land South of ole places, delivering socially hts include pursuing transitwhilst reducing private motor porated throughout the site to ar emphasis on providing safe Comprehensive School and een infrastructure network to NM-BR-49 and establishing a awr. This will facilitate a key iding a plethora of economic,

723	Building on green field land is not protecting or enhancing distinctive and natural places.	Concerns regarding greenfield development	The site promoter's Transport Assessment has identified that with exception of the junction, and the Evenny Road Roundabout in the AM peak hour, and the B4265 / Expeak hours, the revised Island Farm proposals will result in lower traffic flows throut assessment network over both the AM and PM peak hour periods, compared development proposals on the Island Farm Site. As the consented flows are technical existing on the highway network, this revised scheme will provide traffic reduction imp highway network. Previous assessment work on the Island Farm site has ider Roundabout, Ewenny Roundabout, and Picton Close Junction all show capacit assessment scenarios both including and excluding the consented Island Farm processes in general bring traffic reductions across these junction consented), with consideration of background traffic growth alone, these junction consented), with consideration of background traffic growth alone, these junctions consented), with consideration of background traffic growth alone, these junctions are pacity improvements at each junction. The revised proposals at the Island Farm vehicle access junctions are expected to operate within capacity under the revised updated assessment at all three identified junctions, and the site access junctions are updated assessment at lall three identified junctions, and the site access junctions allow a future supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses on to proceed. Such infrastructure includes transport, deucation, health, environmen addition to community and cultural infrastructure.

he A48 proposed site access Ewenny Road junction in both ough all junctions across the to the previous consented cally already considered to be mprovements across the local entified that the Broadlands city issues in forecast year proposals traffic. Although the ons (from what was previously vill still likely require mitigation a result of the revised Island an potentially achieve greater m site include three separate the consented scheme). All ed Island Farm proposals. An will be undertaken as part of t, which will ideally include up owing).

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period ad Paper. This has considered 2033 and informed the most identifies an appropriate plan that will achieve sustainable ousing delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth bese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated

			development. As such, a Settlement Assessment has been undertaken (See A sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of B with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general locat existing use(s), accessibility, physical character, environmental constraints and of were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment appropriate were included for allocation in the Deposit Plan.
			The Strategy acknowledges that the County Borough has a rich and varied biodiverspecies, habitats and unique, rich landscapes. Policies within the Deposit Plan have from the existing LDP and will continue to protect the county borough's environment policy and the Environment Act 2016.
			Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County I summaries the findings of the detailed 'audit' of the provision of Outdoor Sports ar within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensu an integral and significant part of development and wider infrastructure proposals.
			Development proposals including strategic site allocations will be expected to ma Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spe masterplan development principles and development requirements. Such requirer retain and provide suitable buffers to habitats, particularly hedgerows, trees (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recrea to be delivered in accordance with Policy COM10 and Outdoor Recreation F Development Supplementary Planning Guidance.
777	With the plans for development at island farm, how are the safety of drivers and pedestrians going to be a priority? At the moment the traffic is awful and it is very unsafe to walk on the pavement from where I live to ewenny garden centre. The amount of lorries that drive through and traffic with such a small pavement and plant growth makes this area unsafe as it is. When you introduce more traffic how can this be controlled. There is safety issues with residents crossing the road to the science park, again with increased traffic with the	Concerns regarding Strategic Allocation PLA2 Island Farm and traffic	Comments noted. The proposed allocation is supported by detailed masterplanning we block plan to identify a realistic dwelling yield on the site's net developable area. The is has now been updated to reflect the final number of dwellings the site is expected to various transport issues relating to the proposed development, and, in combination Assessment, what measures will be taken to deal with the anticipated transport impact Policy PLA2 prescribes the appropriate development requirements in relation to all and mix of uses proposed is considered appropriate to support a diverse community whilst generating a critical mass of people to support services such as public transport in accordance with national planning policy, higher densities should be encouraged major public transport nodes or interchanges. Given the site's location within the Pr County Borough and the proximity to Bridgend Town Centre, this density level is there to foster sustainable communities, further bolstered by the proposed enhancements

Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

te has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters es to demonstrate the site's nt, only those sites deemed

versity with a broad range of e been refreshed and updated t in line with national planning

e Appendix 23) to guide and Borough. The assessment and Children's Playing Space b adopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

aintain, protect and enhance retained wherever possible

becific requirements including ements will ensure that sites cluding Ancient and/or Semibation facilities will be required Facilities and New Housing

g work, including an illustrative e initial Transport Assessment d to deliver. This identifies the n with the Strategic Transport acts of the scheme. Proposed all forms of travel. The density inity and vibrant public realm, port, local shops and schools. ed in urban centres and near Primary Key Settlement of the refore considered appropriate ts to the active travel network.

proposed plans how will this be managed. Traffic is already an issue from Tescos to broadlands, how will this improve with	The Replacement LDP aims to reduce private car reliance and help the County Bord set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and e active travel routes as identified in the Existing Route Maps. Consideration of active
added traffic?	the master planning of strategic sites in the County Borough. Reference to the Activ PLA2 in conjunction with Policy PLA12 should be considered essential in the delivery proposal, ensuring that development is contributing to the promotion of a sustainable
	The Active Travel Network Maps aim to improve access to key services and facilities employment sites, retail areas and transport hubs, improved access to education factor colleges and improvements to, and expansion of, the existing strategic cycle networ Opportunities will be maximised to further improve upon these routes, providing walk allow integration between new developments and existing communities.
	Whilst developments should be encouraged in locations which reduce the need to tra- sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appro- measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and infor land allocations by means of modelling and quantifying the transport impact of thes notes accompanying this assessment demonstrate that the proposed level of devel LDP can be accommodated within the BCBC Highway Network with suitable mitigation
	Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces depende enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
	It must be noted that the proposed development and masterplan does not direct vehicle and the Dipping Bridge. Proposed Policy PLA2 prescribes a number of placemaking p Bridgend (Island Farm), which are considered instrumental to achieving sustainable inclusive developments and promoting cohesive communities. Such requirements orientated development that prioritises walking, cycling and public transport use, why vehicle dependency. Well-designed, safe walking and cycling routes must be incorpor foster community orientated, healthy walkable neighbourhoods. There will be a clear of pedestrian and cycling linkages between the site, the Town Centre, Brynteg Con- surrounding environs. In addition proposed Policy PLA2 will require the site's gree extend to Newbridge Fields, thereby capitalising on proposed active travel route INM 'green lung' that connects the site to both Bridgend Town Centre and Merthyr Maw multi-functional network of integrated spaces and features south of Bridgend, providi health and wellbeing benefits for new and existing residents.
	The site promoter's Transport Assessment has identified that with exception of the junction, and the Ewenny Road Roundabout in the AM peak hour, and the B4265 / Ew peak hours, the revised Island Farm proposals will result in lower traffic flows throu assessment network over both the AM and PM peak hour periods, compared t development proposals on the Island Farm Site. As the consented flows are technical existing on the highway network, this revised scheme will provide traffic reduction imp highway network. Previous assessment work on the Island Farm site has identified that with exception of the set of the technical scheme will provide traffic reduction imp highway network.

brough achieve the principles d expanding upon the current ve travel has been key during tive Routes detailed in Policy ery of any strategic site or any ble and healthy lifestyle.

lities including town centres, acilities such as schools and work in the County Borough. alking connections which will

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical velopment detailed within the ation.

te that development must be dency on the private car and ity facilities. Development will e, public transport measures, Local Transport Plan and the

hicles towards New Inn Road g principles for Land South of ole places, delivering socially nts include pursuing transitwhilst reducing private motor porated throughout the site to ar emphasis on providing safe Comprehensive School and een infrastructure network to IM-BR-49 and establishing a awr. This will facilitate a key iding a plethora of economic,

te A48 proposed site access Ewenny Road junction in both ough all junctions across the to the previous consented cally already considered to be provements across the local entified that the Broadlands

			Roundabout, Ewenny Roundabout, and Picton Close Junction all show capacit assessment scenarios both including and excluding the consented Island Farm pro- revised Island Farm proposals in general bring traffic reductions across these junctions consented), with consideration of background traffic growth alone, these junctions will to operate within capacity during future forecast years. The reduction in flows as a Farm proposals however, may mean that any mitigation measures implemented car capacity improvements at each junction. The revised proposals at the Island Farm vehicle access points onto the local highway network (compared to just two within three site access junctions are expected to operate within capacity under the revised updated assessment at all three identified junctions, and the site access junctions w a future supporting Transport Assessment for the revised Island Farm development, to date baseline traffic flows as the basis for the assessment (Covid restrictions allow
783	I am horrified at the plans to build 847 houses on Island Farm and 110 at Craig Y Parcau (south of Broadlands roundabout).	Concerns regarding Strategic Allocation PLA2: Island Farm and	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW).
		Housing Allocation COM1(2): Craig y Parcau	The Deposit Plan has been underpinned by the identification of the most appropriat and housing provision, all of which have been based upon well informed, evidence be need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferre Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has car Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate p balanced level of housing and employment provision that will achieve sustainable existing settlements and maximise viable affordable housing delivery.
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield s the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designat Areas. The ongoing commitment to brownfield development opportunities within the the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing L development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable and ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See A sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of B with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously cor 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess

acity issues in forecast year proposals traffic. Although the ons (from what was previously will still likely require mitigation a result of the revised Island an potentially achieve greater m site include three separate n the consented scheme). All ed Island Farm proposals. An s will be undertaken as part of ot, which will ideally include up owing).

sh Government Development I revise a development plan, and contribute to placemaking,

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

te has been assessed against onsulted upon (See Appendix ssment, sites were examined

787	Νο		 based on any specific issues they raised in terms of their deliverability, general locative existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan. As such, candidate site Craig y Parcau were considered appropriate for allocation. As part of the proposed allocation of Land South of Bridgend (Island Farm), develop specific requirements including masterplan development principles and placemaki Policy PLA2 – Page 67). The provision of new residential units, including affordable dv alongside a new one entry primary school with co-located nursery, the re-locatio School, leisure facilities, recreation facilities, public open space, plus appropriemployment and commercial uses. Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhancer incorporated within the Replacement LDP to ensure the avoidance of likely significant that the proproposed range of land uses will likely produce a wide range of significant beneficial Comments noted.
789	I am concerned about the proposal to develop the Island Farm area. Traffic in this area is already troublesome - far heavier than a few years ago - and there can be no doubt that several hundred additional dwellings will make this significantly worse.	Concerns regarding Strategic Allocation PLA2 Island Farm and traffic	Comments noted. Comments noted. The proposed allocation is supported by detailed masterplanning v block plan to identify a realistic dwelling yield on the site's net developable area. The i has now been updated to reflect the final number of dwellings the site is expected to various transport issues relating to the proposed development, and, in combination ' Assessment, what measures will be taken to deal with the anticipated transport impace Policy PLA2 prescribes the appropriate development requirements in relation to all and mix of uses proposed is considered appropriate to support a diverse communit whilst generating a critical mass of people to support services such as public transport In accordance with national planning policy, higher densities should be encouraged major public transport nodes or interchanges. Given the site's location within the Prif County Borough and the proximity to Bridgend Town Centre, this density level is there to foster sustainable communities, further bolstered by the proposed enhancements The Replacement LDP aims to reduce private car reliance and help the County Bor set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and active travel routes as identified in the Existing Route Maps. Consideration of active the master planning of strategic sites in the County Borough. Reference to the Active PLA2 in conjunction with Policy PLA12 should be considered essential in the delivery proposal, ensuring that development is contributing to the promotion of a sustainable. The Active Travel Network Maps aim to improve access to key services and facilit employment sites, retail areas and transport hubs, improved access to education far colleges and improvements to, and expansion of, the existing strategic cycle netw. Opportunities will be maximised to further improve upon these routes, providing wal allow integration between new developments and existing communities. Whilst developments should be encouraged in locations which reduce the

ation, neighbouring land uses, opportunities. Site promoters es to demonstrate the site's nt, only those sites deemed ites PS.1 Island Farm & PS.2

opment will be subject to siteaking principles (See Deposit dwellings, will be incorporated tion of Heronsbridge Special opriate community facilities,

n the Replacement LDP (See and wider sustainability effects cement measures should be ificant adverse effects and to roposed development with its al effects.

g work, including an illustrative e initial Transport Assessment d to deliver. This identifies the n with the Strategic Transport acts of the scheme. Proposed Ill forms of travel. The density inity and vibrant public realm, port, local shops and schools. ed in urban centres and near Primary Key Settlement of the refore considered appropriate ts to the active travel network.

orough achieve the principles ad expanding upon the current ve travel has been key during ctive Routes detailed in Policy ery of any strategic site or any ble and healthy lifestyle.

ilities including town centres, facilities such as schools and work in the County Borough. valking connections which will

travel and promote the use of likely result in greater travel propriate mitigating transport

	A48 Bridgend Para 1.1.2 of the Deposit	Allocation PLA2:	as defined in national policy set out in Planning Policy Wales (PPW).
	Allocation Of COM1 (2) and PLA 2 - Housing and Growth Allocations, South of	regarding Strategic	Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and r underpinned by robust evidence to ensure that plans are effective and deliverable and
790	Bridgend LDP Review 2018-33 Rebuttal to	Concerns	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to propare monitor and r
700	Pridgood I DD Daviow 2019 22 Datestal to	Concorrec	to date baseline traffic flows as the basis for the assessment (Covid restrictions allow
			a future supporting Transport Assessment for the revised Island Farm development,
			updated assessment at all three identified junctions, and the site access junctions w
			three site access junctions are expected to operate within capacity under the revised
			vehicle access points onto the local highway network (compared to just two within t
			capacity improvements at each junction. The revised proposals at the Island Farm
			to operate within capacity during future forecast years. The reduction in flows as a Farm proposals however, may mean that any mitigation measures implemented can
			consented), with consideration of background traffic growth alone, these junctions will to operate within capacity during future forecast years. The reduction in flows as a
			revised Island Farm proposals in general bring traffic reductions across these junction
			assessment scenarios both including and excluding the consented Island Farm pro
			Roundabout, Ewenny Roundabout, and Picton Close Junction all show capacity
			existing on the highway network, this revised scheme will provide traffic reduction imp highway network. Previous assessment work on the Island Farm site has iden
			development proposals on the Island Farm Site. As the consented flows are technica
			assessment network over both the AM and PM peak hour periods, compared t
			peak hours, the revised Island Farm proposals will result in lower traffic flows through
			The site promoter's Transport Assessment has identified that with exception of the junction, and the Ewenny Road Roundabout in the AM peak hour, and the B4265 / Ev
			The site promoter's Transport Assessment has identified that with execution of the
			health and wellbeing benefits for new and existing residents.
			multi-functional network of integrated spaces and features south of Bridgend, provid
			'green lung' that connects the site to both Bridgend Town Centre and Merthyr May
			surrounding environs. In addition proposed Policy PLA2 will require the site's gree extend to Newbridge Fields, thereby capitalising on proposed active travel route INN
			pedestrian and cycling linkages between the site, the Town Centre, Brynteg Co
			foster community orientated, healthy walkable neighbourhoods. There will be a clear
			vehicle dependency. Well-designed, safe walking and cycling routes must be incorpo
			inclusive developments and promoting cohesive communities. Such requirement orientated development that prioritises walking, cycling and public transport use, w
			Bridgend (Island Farm), which are considered instrumental to achieving sustainable
			and the Dipping Bridge. Proposed Policy PLA2 prescribes a number of placemaking
			It must be noted that the proposed development and masterplan does not direct vehic
			Bhuyenu milegraleu Nelwork Flan (See Appendix 29).
			road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
			be required to deliver, or contribute towards the provision of, active travel scheme,
			enables sustainable access to employment, education, local services and community
			located and designed in a way that minimises the need to travel, reduces depende
			Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure
			LDP can be accommodated within the BCBC Highway Network with suitable mitigati
			notes accompanying this assessment demonstrate that the proposed level of deve
			land allocations by means of modelling and quantifying the transport impact of these
			has been undertaken to consider the impact of plan proposals and help guide and info

sessment (See Appendix 36) form the process of delivering ese proposals. The technical velopment detailed within the ation.

re that development must be dency on the private car and hity facilities. Development will e, public transport measures, Local Transport Plan and the

chicles towards New Inn Road og principles for Land South of ble places, delivering socially ents include pursuing transitwhilst reducing private motor porated throughout the site to ar emphasis on providing safe Comprehensive School and reen infrastructure network to NM-BR-49 and establishing a flawr. This will facilitate a key viding a plethora of economic,

ne A48 proposed site access Ewenny Road junction in both ough all junctions across the to the previous consented cally already considered to be mprovements across the local entified that the Broadlands city issues in forecast year roposals traffic. Although the ons (from what was previously vill still likely require mitigation a result of the revised Island an potentially achieve greater m site include three separate the consented scheme). All ed Island Farm proposals. An will be undertaken as part of t, which will ideally include up owing).

sh Government Development I revise a development plan, and contribute to placemaking,

	· · · · - · ·	
Consultation Document (DCD) states that		
the LDP is required to produce outputs	Housing	The Deposit Plan has been underpinned by the identification of the most appropriate
including: 'maximising well-being and		and housing provision, all of which have been based upon well informed, evidence ba
creating sustainable places through		need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferred
placemaking; · reflect local aspirations for	Parcau	Options). A range of growth scenarios across the whole Replacement LDP period
the County Borough, based on a vision		discussed within the Strategic Growth Options Background Paper. This has con
agreed by the Council and other		Borough's demographic situation is likely to change from 2018-2033 and informed the
stakeholders; · provide a basis for rational		for the Replacement LDP. As such the Replacement LDP identifies an appropriate pla
and consistent development management		balanced level of housing and employment provision that will achieve sustainable p
decisions; • guide growth and change,		existing settlements and maximise viable affordable housing delivery.
while protecting local diversity, character,		
and sensitive environments; and ensure		The distribution of growth is further evaluated and justified in the Spatial Strategy C
the social and economic resilience of		(See Appendix 43 - Background Paper 3). The strategy prioritises the developmer
settlements and their ability to adapt to		periphery of sustainable urban areas, primarily on previously developed brownfield sit
change over the long term. It is argued that		the delivery of the brownfield regeneration allocations identified in the existing LDP, h
the allocation of substantial areas of green		and the Llynfi Valley are still denoted as regeneration priorities through their designation
field land south of the A48 that have		Areas. The ongoing commitment to brownfield development opportunities within these
previously received long term protection		the site-search sequence outlined in Planning Policy Wales and seeks to minimise d
from previous Council administrations and		Best and Most Versatile (BMV) agricultural land. However, given the existing LD
Planning Inspectors would not meet the		development on brownfield land in other settlements (notably Bridgend and the Va
objectives set by the Council and Welsh		limited further brownfield regeneration opportunities remaining. Additional viable and
Government for high quality place making.		some greenfield sites) are therefore required to implement SP1, deliver affordable h
The environment south of the A48 has long		and ensure the County Borough's future housing requirements can be realised.
been viewed as an area of restraint due to		
its high landscape and ecological value and		The Replacement LDP apportions sustainable growth towards settlements that alread
as part of a holistic view of protection of the		services, facilities and employment opportunities and are most conducive to e
environs of the nationally important Merthyr		development. As such, a Settlement Assessment has been undertaken (See Ap
Mawr village and National Nature Reserve.		sustainable settlement hierarchy. Based upon the consideration of a comprehe
In particular the impact that such large scale		sustainable growth will be appropriately directed towards the Main Settlements of Bri
housing allocations will have on the		with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
highway infrastructure of the area would be		
significantly detrimental. In terms of the LDP		The plan preparation has involved the assessment of 171 sites. Each candidate site h
promotion of Active Travel, the A48 would		the criteria in the Candidate Site Assessment Methodology which was previously cons
remain a dangerous obstacle to walking and		13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessn
cycling routes to facilities in Bridgend which		based on any specific issues they raised in terms of their deliverability, general locatio
would result in housing being orphaned on		existing use(s), accessibility, physical character, environmental constraints and opp
the 'wrong side' of this major transport		were asked to prepare and submit a number of technical supporting studies
corridor. This will be the case particularly for		deliverability, sustainability and suitability. Proceeding this detailed assessment,
the proposed Craig Y Parcau houses under		appropriate were included for allocation in the Deposit Plan. As such, candidate sites
COM1 that are allocated as a stand alone		Craig y Parcau were considered for appropriate for allocation.
isolated housing allocation, seemingly		As part of the proposed allocation of Land South of Bridgend (Island Farm), develop
having no justification other than a house		specific requirements including masterplan development principles and placemaking
once stood there. The proposal does not		Policy PLA2 – Page 67). The provision of new residential units, including affordable dw
command local support. A previous attempt		alongside a new one entry primary school with co-located nursery, the re-location
to promote large scale development in this		School, leisure facilities, recreation facilities, public open space, plus appropr
location was overturned in the previous		employment and commercial uses.
LDP. It is the case that this area does not		
posse the environmental capacity to		The proposed allocation is supported by detailed masterplanning work, including a
promote such large scale housing		identify a realistic dwelling yield on the site's net developable area. The initial Trans
development and the strategic planning		been updated to reflect the final number of dwellings the site is expected to deliver.
development and the strategic planning	1	

ate scale of economic growth based judgements regarding ed Strategy Strategic Growth od have been analysed and considered how the County ne most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed tes PS.1 Island Farm & PS.2

opment will be subject to siteking principles (See Deposit dwellings, will be incorporated ion of Heronsbridge Special opriate community facilities,

an illustrative block plan to nsport Assessment has now er. This identifies the various

response should be for management and transport issues relating to the proposed development, and, in combination with the Strategic Transport maintenance of the area for low key Assessment, what measures will be taken to deal with the anticipated transport impacts of the scheme. Proposed countryside management as with other Policy PLA2 prescribes the appropriate development requirements in relation to all forms of travel. The density protected areas in the County Borough. As and mix of uses proposed is considered appropriate to support a diverse community and vibrant public realm, stated in the objectives to the LDP Review, whilst generating a critical mass of people to support services such as public transport, local shops and schools. the proposals should protect local diversity, In accordance with national planning policy, higher densities should be encouraged in urban centres and near character and sensitive environments. The major public transport nodes or interchanges. Given the site's location within the Primary Key Settlement of the current proposals would produce the County Borough and the proximity to Bridgend Town Centre, this density level is therefore considered appropriate opposite impact for current and future to foster sustainable communities, further bolstered by the proposed enhancements to the active travel network. generations. In short the strategic allocations would fail to meet the objectives The Replacement LDP aims to reduce private car reliance and help the County Borough achieve the principles of sustainable development and would set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and expanding upon the current frustrate the opportunities of future active travel routes as identified in the Existing Route Maps. Consideration of active travel has been key during the master planning of strategic sites in the County Borough. Reference to the Active Routes detailed in Policy generations to enjoy and benefit from the natural environment surrounding Bridgend PLA2 in conjunction with Policy PLA12 should be considered essential in the delivery of any strategic site or any in the way that previous generations have proposal, ensuring that development is contributing to the promotion of a sustainable and healthy lifestyle. been allowed to. The LDP Vision to 2033 is The Active Travel Network Maps aim to improve access to key services and facilities including town centres, stated as: 'Since the turn of the millennium, Bridgend and the wider County Borough employment sites, retail areas and transport hubs, improved access to education facilities such as schools and colleges and improvements to, and expansion of, the existing strategic cycle network in the County Borough. has been on a journey to expand access to services, enhance Opportunities will be maximised to further improve upon these routes, providing walking connections which will physical kev environmental quality and improve quality of allow integration between new developments and existing communities. life for residents, workers and visitors. This transformation will continue throughout the Whilst developments should be encouraged in locations which reduce the need to travel and promote the use of LDP period, resulting in the continued sustainable transport, the Council recognises that any development growth will likely result in greater travel development of a safe, healthy and demand, and that increased traffic levels and congestion is likely to occur if appropriate mitigating transport inclusive network of communities that measures and infrastructure are not delivered. Therefore a Strategic Transport Assessment (See Appendix 36) connect more widely with the regions to has been undertaken to consider the impact of plan proposals and help guide and inform the process of delivering enable sustainable economic growth.' It is land allocations by means of modelling and quantifying the transport impact of these proposals. The technical contended that the large scale allocation of notes accompanying this assessment demonstrate that the proposed level of development detailed within the housing and growth areas south of the A48 LDP can be accommodated within the BCBC Highway Network with suitable mitigation. will not help the County Borough and its residents meet this vision. In fact, it is Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure that development must be argued that creating isolated housing located and designed in a way that minimises the need to travel, reduces dependency on the private car and estates on high environmental guality land enables sustainable access to employment, education, local services and community facilities. Development will in accessible walking/cycling locations will be required to deliver, or contribute towards the provision of, active travel scheme, public transport measures, prevent achievement of the vision. The road infrastructure, and other transport measures, in accordance with the Bridgend Local Transport Plan and the development would not be able to meet the Bridgend Integrated Network Plan (See Appendix 29). vision of 'safe, healthy and inclusive'. The development of such a large scale nearly 50 Proposed Policy PLA2 prescribes a number of placemaking principles for Land South of Bridgend (Island Farm), ha development at PLA2 will irrevocably which are considered instrumental to achieving sustainable places, delivering socially inclusive developments change the whole character of the southern and promoting cohesive communities. Such requirements include pursuing transit-orientated development that area of Bridgend and detrimentally impact prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency. Wellon areas of high quality landscape that are designed, safe walking and cycling routes must be incorporated throughout the site to foster community recognised in LANDMAP designations and orientated, healthy walkable neighbourhoods. There will be a clear emphasis on providing safe pedestrian and protection via previous LDP policies. In cycling linkages between the site, the Town Centre, Brynteg Comprehensive School and surrounding environs. conclusion, the proposed Island Farm PLA2 In addition proposed Policy PLA2 will require the site's green infrastructure network to extend to Newbridge and COM 1 Craig Y Parcau Strategic Fields, thereby capitalising on proposed active travel route INM-BR-49 and establishing a 'green lung' that Growth and Housing Allocations would: • fail connects the site to both Bridgend Town Centre and Merthyr Mawr. This will facilitate a key multi-functional to command community support; • would network of integrated spaces and features south of Bridgend, providing a plethora of economic, health and

	deny future generations the opportunity to enjoy green infrastructure and biodiversity south of the A48; • would not allow for active travel given the extensive and dangerous barrier of the A48 and would clog up existing	 link/extend route on A48 to connect the adjacent site (PLA2) in addition to widenin A48 to 3m and extend length on both southern and northern side. Broadlands rou to be upgraded for pedestrians and cyclists.
	rural lanes; • frustrate the aims of producing sustainable development in the County Borough.	
		<u>Nature</u> In relation to nature/biodiversity, the Strategy acknowledges that the County Bo biodiversity with a broad range of species, habitats and unique, rich landscapes. Pe have been refreshed and updated from the existing LDP and will continue to environment in line with national planning policy and the Environment Act development in the countryside, special landscape areas, local / regional natu hedgerows and development, green infrastructure, nature conservation and natu public health. For development to be sustainable, it needs to be soundly ba assessments, and to be well planned and controlled with regard to its environment and enhance biodiversity.
		There is clear guidance and legislation with regard to the protection of species legislation, Planning Policy Wales (PPW) and TAN5 Nature Conservation and statutory requirements are set out in Section 61 of the Planning and Compuls Conservation of Habitats and Species Regulations 2017, Environment (Wales) Ac and Resilience of Ecosystems Duty and Section 7 Priority Habitats and Species, S Act 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TA legislation.
		To comply with the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Stra biodiversity and resilience of the County Borough's ecosystems through native location of development, the creation of green corridors, and open space man biodiversity and resilience considerations are taken into account at an early sta preparation and when proposing or considering development proposals. All reaso maintain and enhance biodiversity and promote the resilience of ecosystems and t

also be required to provide a g footway on southern side of ndabout will also be required

ne A48 proposed site access Ewenny Road junction in both rough all junctions across the to the previous consented cally already considered to be mprovements across the local entified that the Broadlands city issues in forecast year proposals traffic. Although the ons (from what was previously vill still likely require mitigation a result of the revised Island an potentially achieve greater m site include three separate the consented scheme). All ed Island Farm proposals. An will be undertaken as part of t, which will ideally include up owing).

brough has a rich and varied olicies within the Deposit Plan protect the county borough's 2016. These policies cover ure conservation sites, trees, ural resources protection and ased on good environmental al impact, in order to conserve

s and habitats recognised in Planning. The most relevant ory Purchase Act 2004, the ct 2016 Section 6 Biodiversity Section 11 of the Countryside AN5 lists all the other relevant

tegy will seek to enhance the species landscaping, careful agement. It is important that ge in both development plan onable steps must be taken to hese should be balanced with

the wider social needs of local communities. Only in exceptional circumstances, where will new development be located where it may have an adverse impact on sites desi for nature conservation. Robust mitigation and compensation will be provided unavoidable, in line with considered advice from statutory and advisory organisations.
The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilient ap DNP6 of the LDP set the framework to deliver on this premise, as set out in Policy 9 will be revised to ensure it is based on a net benefit approach to achieve these outcomes.
It is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Island Importance for Nature Conservation (SINC) (The Island Farm POW Camp) of which land within the allocated site. PPW identifies SINC's as local non-statutory protects states that 'Although non-statutory designations carry less weight than statutory des vital contribution to delivering an ecological network for biodiversity and resilient ecosy given adequate protection in development plans and the development management
<i>Existing Consent</i> In relation to Strategic Allocation PLA2: Land South of Bridgend (Island Farm), develor commenced on this site. The Island Farm mixed use development comprising sport/ler uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/OUT). To to a Section 106 Legal Agreement (Legal File Refr: E40-275) that controlled highwind management plans, contributions and matters relating to travel and management plan development. A series of reserved matters consents were granted for an indoor ter refers), landscaping and ecological works, (P/14/823/RES refers), and highway at (P/14/824/RES refers). The Outline permission included the standard time limit cond reserved matters and the commencement of development. The final approval of reserved 12 th June 2015.
The Outline planning permission included approval for the construction of a new trais on the A48 that would serve as the primary access to the development site. The road of pass through an area of local ecological value – the Island Farm Prisoner of War C Nature Conservation (SINC). Under the Conservation and Habitats and Species Reg European Protected Species Licence was issued. In order to comply with the licent access road from fragmenting the dormice population, the developer proposed to approved 'Green Bridge'. However, access to the site could not be formed from the had been established. Under a non-material amendment to the outline planning p P/17/29/FUL, the Council consented a temporary construction access from Ewenny R a sequence of 'enabling works' that had been approved under P/14/354/RES and P/14 works' are described as:
 The setting up of the site facilities via Island Farm Lane and New Inn Road and temporary internal roads for the delivery of earth moving plant to the sub Undertaking earthworks to form a plateau for the Tennis Centre; Undertaking the earthworks, drainage works and form the sub base to the inform the boundary adjacent to the interconnecting spur with the adjacent Tennis the boundary hedgerow and construct the proposed road ling site access road and Technology Drive. Install the incoming services infrast site via Island Farm Lane. Construction access herein to be via Technology

ere it is in the public interest, signated for their importance d wherever this situation is ns.

s to maintain and enhance approach. Policies SP17 and 9 (NDF). Policy DNP6 (LDP) comes.

nd Farm) contains a Site of ich covers 14.03 hectares of cted sites. Paragraph 6.4.20 esignations, they can make a osystems, and they should be at process.'

elopment has already lawfully leisure/commercial and office b. The permission was subject hway works, land dedication, ans associated with the stadia ennis centre, (P/14/354/RES and drainage infrastructure inditions for the submission of served matters was issued on

raffic light controlled junction d construction would however Camp Site of Importance for egulation 2010, a conditional ence and to prevent the new I to construct and plant the e A48 until the Green Bridge g permission and application Road/New Inn Road to allow 14/824/RES. These 'enabling

ad to provide the site facilities e site;

internal access road working t Technology Drive;

link between the Island Farm astructure that will access the ogy Drive;

The aforementioned works were commenced in July 2017 in accordance with the aboration agreed in relation to the pre-commencement planning conditions. Under the define obligation, the aforementioned works constituted a 'commencement of development obligations in relation to highway works. A deed of variation to the original agreement 2018 which reconciled the enabling works (phase 0) with the original obligation. On 'enabling works' constituted a material operation and a lawful commencement of P/14/354/RES and P/14/824/RES. The works have not been completed but the C permissions are extant.
Notwithstanding the extant planning permission, based on the revised mix of uses there is considered to be an overriding need for the development. Re-allocation accommodation of sustainable growth enshrined in placemaking principles, deliver highest need part of the County Borough and enable delivery of two schools on the Heronsbridge Special School. It will also enrich active travel and green infrastructur through creation of a 'green lung' that will connect the site to the Town Centre via New of this edge of settlement site would accord with the Preferred Strategy, channel Settlement of the County Borough and make a significant contribution to the housing r The site promoter has also provided extensive supporting information to evidence deliverable.
Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering social and promoting cohesive communities. A final masterplan must be prepared and agree the sites development to demonstrate how these principles will be delivered in an ap This will need to demonstrate how the development will create a well-connected, su extension to Bridgend, comprising a number of character areas that integrate p landscape, SINC, adjacent Grade II* listed Merthyr Mawr House, existing housing clif Active Travel Networks and public transport facilities. An illustrative masterplan will a version of the Replacement LDP to enable all parties to understand how the site will be including proposed land uses, access, infrastructure requirements, constraints and masterplan will clearly identify the location of the SINC in the context of the wider allo
Ecological mitigation measures already implemented As part of the existing consent, a mitigation strategy was produced in 2009 to development. It was proposed that the SINC and south west field would become a within the new development. Surveys at the site found dormice <i>Muscardinus avella</i> within the woodland and scrub in the SINC and in the hedgerows of the agricultural f known to be used by bats for foraging and commuting purposes, and the SINC are a lesser horseshoe bats <i>Rhinolophus hipposideros</i> and brown long-eared bats <i>Plecotu</i>
As part of the development process some areas of these habitats were to be lo remaining areas due to the impacts of the development, including noise and light spi strategy to counter these losses included the creation of new habitats suitable for the habitat design was guided by the requirements of the protected species of which ha site. In addition to dormice and bats, a further condition of the existing consent requir of Great Crested Newts <i>Triturus cristatus</i> to be taking into account. The habitat design for the consented scheme included: • Tree and Scrub Planting : translocation and planting new trees and scrub in the an alternative for displaced animals, including dormice, bats, and shelter for re-

pove consents and the details efinitions within the planning nent' triggering a number of nt was signed on 11th October n the basis of the above, the f reserved matters consents Council's opinion is that the

es now proposed on the site, tion of this site will enable ver affordable housing in the e site, including relocation of ure networks within Bridgend wbridge Fields. Development el growth to the Primary Key g need identified in the LHMA. se the site is both viable and

th of Bridgend (Island Farm), cially inclusive developments reed with the Council prior to ppropriately phased manner. sustainable mixed-use urban positively with the existing clusters, community facilities, I also be included in the final be developed in broad terms, nd areas of protection. This llocation.

to offset the impacts of the a wildlife conservation area *ellanarius* to be present, both I fields. These areas are also area contains a roost site for *tus auritis*.

lost, and modification to the pillage. Part of the mitigation he relevant species. As such, had the potential to utilise the lired the habitat requirements

he south-west field, providing reptiles and amphibians.

 Hedgerow Enhancement: enhancement and translocation of hedgerows from eastern site boundary has been undertaken, to create continuous hedge lin expanded SINC site, and to filter out noise and light from development. continuous flight line for bats and allow dormice to disperse more easily along Bat Roosting Building: a purpose-built bat roost building has been construint field, providing a suitable roost site for both lesser horseshoe and brown longbeen found roosting in the old hut within the SINC. The building was construct key flight line to enable them to rapidly locate it, and also be close to good fee Mawr and the River Ogmore. Dormouse Nest Boxes: 35 dormouse next boxes placed within the field, to that are to be displaced from other areas of the site. Placed within the hedgerows, at approximately 10m interval. Pond creation: two new ponds have been created within the south-west fit providing habitat for Great Crested Newts. Grassland Creation: rough grassland created around the pond to mitigate low
 Proposed mitigation As part of the proposed development of Strategic Allocation PLA2: Land South of ecological appraisal of the site has been prepared by Ethos Environmental Planning To establish baseline ecological conditions and determine the importance of within the specified area; To identify the existing habitats on site; To identify the potential for protected species; To identify if any further surveys are required with regards to protected habitat To identify any key ecological constraints and make recommendations for significant effects on important ecological features/ resources.
General habitat – Existing The site was found to be comprised predominately of arable land in its winter stubble noted. The arable field margins provide good habitat for a range of species and buffe There were numerous hedgerows across the site which ranged from mature hedg coppice, to intensively managed species-poor hedgerows which dissected the arable been translocated recently to the eastern boundary and appeared to show new grow
Two ponds which were created as part of the previous applications' ecological m however, neither was holding much water. Whilst there was very limited aquat vegetation in the immediate area included large swathes of tall ruderal and ephemer
Part of the site, in the northern section, was designated as a SINC partially due to woodland and scrub. This area is proposed for retention within the current masterpl access road. Part of the site had been subject to clearance to enable works from proposals. The area cleared was not withing the SINC identified on site. Detailed su consider the botanical diversity of this area.
Part of the area was brownfield land and whilst it was not an appropriate time of year apparent that there were varied nutrient levels and areas of disturbed ground which botanical diversity.

om the centre of the site to the ines which help to buffer the t. Additionally, it provides a ng the hedgerows.

tructed within the south-west -eared bats, which have both cted on the lesser horseshoe eding habitats on the Merthyr

o provide shelter for dormice e north-east and south-east

field, with the primary aim of

oss of existing grassland.

f Bridgend (Island Farm), an g in order to:

f ecological features present

ats or species; and for design options to avoid

le with very few plant species ffer the existing hedgerows. gerows with trees and hazel le fields. Two hedgerows had wth.

mitigation works were noted; atic vegetation in the pond, eral/short perennial.

to the mosaic of grassland, blan, with the exception of an m the previous development surveys will be undertaken to

ear for botany surveys, it was h are likely to result in higher

	Built structures were also noted. These included 'Hut 9' a former prisoner of war camp within the woodland in the north of the site and a dedicated bat roost located in the so
	A number of sink holes were noted across the site. These ranged from those which has for a long period of time and had mature trees growing within them, to those very comprising of small areas of collapsed earth.
	Natural Resources Wales (NRW) states that consideration will need to be given to Dormice, Lesser Horseshoe Bats, Brown Long Eared Bat records on site). Furth consideration will need to be given to impacts on the SINC, and habitat – ancie woodland.
	As such the ecological appraisal also considered the following species:
	<u>Dormouse</u> The site contains hedgerows and woodland of which were assessed to hold high value surveys identified the presence of dormice within the SINC located in the north of assessed that further surveys would be required to update the status of the site for detailed proposals for the site.
	<u>Riparian mammals</u> The River Ogmore was present along the eastern edge of the Craig-Y-Parcau, with water vole found south of the site. However, the previous surveys identified no evid within the development area. Considering the presence of previous records in the directly adjacent to the site, it is recommended surveys are undertaken for these prote detailed proposals for the site.
	<u>Great crested newt</u> The previous surveys assessed the ponds to be unsuitable for great crested newt absent from the site. Since then, it is understood that the previously surveyed pond new wildlife ponds created in the south-west of the main site area. The two water to walkover had relatively low water levels and limited aquatic vegetation. The curr retention and protection of the ponds. Nevertheless, they could provide suitable bree and it is recommended that a Habitat Suitability Index of each of the ponds within 500 to inform detailed planning application.
	<u>Birds</u> There was a mix of permanent pasture and arable land providing suitable habitat for hedgerows and their margins within the fields was assessed to provide potential habit The woodland, hedgerows, scrub and scattered trees were assessed to have high p Evidence of barn owl was found in a stable in the south-east of the site. Further surve been recommended within section 5 to inform detailed proposals for the site.
	<u>Bats</u> The previous surveys identified roosting lesser horseshoe and brown long-eared woodland in the SINC. Since the previous surveys were undertaken, a dedicated bat the south-west of the main site. Additionally, the built structures within the Craig-Y-Par poor structural condition and a wide range of bat roosting features were visible for the were assessed to hold high potential for roosting bats. Therefore, it was assessed the of the structures should be undertaken to assess their status for roosting bats. Additional

mp from World War 2 located south-west of the site.

had apparently been present y recently emerging and just

to protected species (Hazel rthermore, NRW states that cient mature hedgerows and

lue for dormice. The previous of the site. It was therefore or this species and to inform

vith records of both otter and vidence of riparian mammals he area and suitable habitat otected species and to inform

t (GCN) and that GCN were nds have been removed and r bodies identified during the urrent proposals indicate the beding habitat for amphibians 500m of the development site

for farmland birds. Also, the bitat for ground nesting birds. a potential for breeding birds. rveys for breeding birds have

ed bats within Hut 9 in the bat roost has been created in Parcau area were in extremely the external walkover. They that an updated assessment ditionally, emergence/re-entry

surveys are recommended. The habitats within both sites contained woodland and he commuting, foraging and roosting habitats for bats may provide potential commuting bats. A number of mature trees were also noted which could have potential roosting
<u>Badgers</u> The habitats on site were comprised of woodland, grassland and arable land which badgers. However, it should be noted that the previous survey identified badgers to b
<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified gras potential for reptiles. The key features were assessed to be the sections of grasslar woodland edges. The site was comprised of common and widespread habitats prov for invertebrates. No detailed surveys will be required.
SINC Review A SINC review undertaken by the Wildlife Trust indicates that the on-site SINC does not significantly since 2011's survey and therefore still qualifies as a SINC. The small sect to the south-east is worth removing from the citation as it is isolated and does not value. The woodland varies in quality but appears to offer habitat for dormice and bas woodland indicator species. The grassland is not particularly species-rich but adds site suffers from antisocial behaviour including fly-tipping, frequent drug use and habitation that is detrimental to the biodiversity of the site. The review recommended that dormouse tubes are replaced and monitored and to reduced where feasible. Although the grassland areas are not very diverse they add and some scrub control to stop their loss is recommended though not a priority.
Overall PPW identifies SINC's as local non-statutory protected sites of which carry le designations, however it is acknowledged that they can make a vital contribution network for biodiversity and resilient ecosystems, and they should be given adequa Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) has inclue to address previously identified ecological constraints including the retention of the protection of the artificial bat roost and hedgerows. Furthermore, the masterplan for the retention of SINC land within the site boundary, with the exception of the access re ecological value are proposed for retention including existing sink holes; which invertebrates, and an ecological enhancement area located in the south-western fie ecology in relation to the 2008 sports village application. The masterplan also indica- green areas to ensure a continued network of green and blue infrastructure.
Further work and surveys are to be undertaken from an ecological perspective in line of the ecological report. However, there were no 'show-stoppers' found at this stage, measures available to ensure that the development of the site is acceptable and a minimised.
NRW support the commitment for the future development of the site to follow a Green so that the mixture of uses will be fully integrated and designed around the SINC.
Overall, the site has an extensive planning history which has demonstrated that the secologically sensitive way through careful scheme design and the use of mitigation

hedgerows, offering potential ing and foraging habitats for g features for bats.

ich have potential to support be absent from the site.

assland providing negligible and and scrub located at the oviding low potential habitats

s not appear to have changed ection of woodland in the field of appear to add to the site's bats and there are numerous s to the site as a whole. The nd signs of semi-permanent

I that antisocial activities are dd to the diversity of the site

less weight than statutory n to delivering an ecological uate protection. As such, the cluded a number of measures he majority of the SINC and or Island Farm has indicated s road from the A48. Areas of n offer value for a range of ield; previously enhanced for cates retention of continuous

ne with the recommendations e, with appropriate mitigation any related impacts can be

en Infrastructure led approach

e site can be developed in an n measures. Policy PLA2 will

 1	
	ensure that the proposed uses through outlined development requirements are full development of site.
	With regards to landscape matters, a Landscape Character Assessment for Bridg prepared by LUC and published in 2013. The document provides guidance on landsca the adoption of the Local Development Plan, supplements the Green Infrastructure, I Supplementary Planning Guidance. The Assessment categorises undeveloped Character Areas (LCAs) with the site in question being located within the "Merthyr M Coastline" which runs north-eastwards up from the coast to the southwestern fringe of emphasises that the majority of the Merthyr Mawr Farmland, Warren and Coastline Mawr Special Landscape Area, recognising designations such as Merthyr Mawr Wa Newton Fault RIGS, several Scheduled Monuments, Merthyr Mawr village Conserva Registered Park and Garden of Merthyr Mawr House. Much of the landscape is de Historic Importance and all of the coastal area lies within the Glamorgan Heritage C identifies key landscape sensitivities to development-led to change, stressing the nationally important archaeological and cultural heritage of the landscape as an Landscape of Outstanding Historic Importance, including prehistoric and medieval r buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment of management strategies for their continued survival and visibility in the landscape, im land management practices and recreation management. As such, the importance need for landscape mitigation measures for any local development proposal, is cl Replacement LDP's evidence base and this will be further emphasised within the su completeness.
	In particular, the southern boundary of the Land South of Bridgend (Island Farm) prop as it lies adjacent to a historic landscape as identified by the LCA. The Replacement is conserve this landscape's character and features by appropriate development mitiga will ensure the design and layout of the site has regard to the surrounding landscape through the inclusion of mitigation measures that provide links with the existing lands Appropriate landscaping treatments must be utilised along the southern fringes of the visual impacts on adjacent uses.
	There will, undoubtedly, be an element of landscape change, although, as afe permissions (P/08/1114/OUT, P/14/354/RES, P/14/823/RES and P/14/824/RES reference extant. A Landscape and Visual Impact Assessment (LVIA) was undertaken as Statement submitted alongside the 2008 outline application for the sports village evaluated the significance of landscape and visual impacts by assessing the sensiti landscape and visual resources of the application site and wider area and the mar would occur to the site and surroundings during the various phases of the development on the basis of proposals for a sports village which included buildings of close to 20m cases of the proposed stadia elements, a high level of massing. The LVIA conclude permanent residual views of buildings, these will be predominantly negligible, minor following the implementation of the comprehensive mitigation measures at the end period. Views are a subjective matter and have been assessed as being adverse becc in the appearance of an undeveloped landscape. It is anticipated that the majority of re community led proposals and be stimulated by the quality and appearance of this landscape features will be significantly compensated by the scale of proposed plan landscape management, will give rise to beneficial landscape and ecology effects in future". A series of mitigation measures were recommended. Broadly, the same mean as part of the newly proposed development and will include strong boundary p

ully integrated into the future

dgend County Borough was cape character and, following , Biodiversity and Landscape ed land into 15 Landscape Mawr Farmland, Warren and of Bridgend. The Assessment ELCA falls within the Merthyr Varren SAC, SSSI and NNR, vation Area and the Grade II* designated as of Outstanding Coast. The Assessment also e important of protecting the an integral part of the wider remains, the dunes' ancient recommends implementing including through appropriate ce of this landscape, and the clearly recognised within the supporting text to PLA2(2) for

oposed allocation is important at LDP will seek to protect and gation measures. Policy PLA2 pe, minimising visual impacts adscape and access features. f the site in order to minimise

aforementioned, the existing fer) on the site are considered as part of the Environmental e at Island Farm. The LVIA sitivity of the existing baseline nagnitude of the change that nent. The LVIA was prepared Om in height as well as, in the uded that "while there will be nor or moderate significance d of the 15 year assessment ecause of the scale of change f receptors will embrace these is development. The loss of anting and through improved in the medium and long term ans of mitigation are proposed planting, the creation of an

			undulating roofscape, the use of muted recessive colours, the use of horizontal and texture, and using cut and fill techniques to reduce perceived scale and mass of build that the proposed mixed-use development at Land South of Bridgend (Island Farr reduced building heights and a reduced feeling of massing when compared to the village scheme. The site promoter has equally considered the landscape effects in addition to mitig
			not subject to any local or national, statutory or non-statutory landscape designat buildings and TPOs on the edge of the site (neither are directly affected by th LANDMAP analysis reflects that the sites are not subject to any designations. W "outstanding" against certain criteria, it also performs as "medium" and "low" for other of sensitivity is comparable to similar parcels of land on the urban fringe of Bridgene of the site is not considered to undermine any of the six landscape sensitivities that a Merthyr Mawr Farmland, Warren and Coastline Landscape Character Area. A det required to inform and accompany further masterplanning work (as part of a future more detailed assessment will include finer details relating to roofscapes and landsc
797	Would like to voice my concern on the proposed new development at island farm. We regularly walk our dog over the fields and have used them for quite number of years. Crossing the a48 now is dangerous this will only lead to an increase in traffic and make the road even more dangerous. There have already been fatalities in this road which has still no sufficient crossings. This is seen as a nature reserve with protect animals which will be a shame to see this lost. Losing island farm will also be a loss due to the historical significance and the visitors that this already brings to bridgend.	Concerns regarding Strategic Allocation PLA2 Island Farm relating to traffic and historical significance	Comments noted. The proposed allocation is supported by detailed masterplanning v block plan to identify a realistic dwelling yield on the site's net developable area. The i has now been updated to reflect the final number of dwellings the site is expected t various transport issues relating to the proposed development, and, in combination Assessment, what measures will be taken to deal with the anticipated transport impac Policy PLA2 prescribes the appropriate development requirements in relation to all and mix of uses proposed is considered appropriate to support a diverse communi whilst generating a critical mass of people to support services such as public transpor In accordance with national planning policy, higher densities should be encouraged major public transport nodes or interchanges. Given the site's location within the Pr County Borough and the proximity to Bridgend Town Centre, this density level is there to foster sustainable communities, further bolstered by the proposed enhancements The Replacement LDP aims to reduce private car reliance and help the County Bor set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and active travel routes as identified in the Existing Route Maps. Consideration of active the master planning of strategic sites in the County Borough. Reference to the Acti PLA2 in conjunction with Policy PLA12 should be considered essential in the deliver proposal, ensuring that development is contributing to the promotion of a sustainable. The Active Travel Network Maps aim to improve access to key services and facili employment sites, retail areas and transport hubs, improved access to education fa colleges and improvements to, and expansion of, the existing strategic cycle netw Opportunities will be maximised to further improve upon these routes, providing wa allow integration between new developments and existing communities. Whilst developments should be encouraged in locations which reduce the need to tr sustainable transport, the Council recognise
			land allocations by means of modelling and quantifying the transport impact of the notes accompanying this assessment demonstrate that the proposed level of de LDP can be accommodated within the BCBC Highway Network with suitable mitig

d vertical bands of colour and ldings. It should also be noted arm) will result in significantly e previously permitted sports

tigation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and er criteria and overall the level end. Further, the development t are identified as typifying the etailed, updated LVIA will be ire planning application). This scaping.

g work, including an illustrative e initial Transport Assessment d to deliver. This identifies the n with the Strategic Transport acts of the scheme. Proposed all forms of travel. The density inity and vibrant public realm, port, local shops and schools. ed in urban centres and near Primary Key Settlement of the refore considered appropriate ts to the active travel network.

orough achieve the principles ad expanding upon the current ve travel has been key during ctive Routes detailed in Policy ery of any strategic site or any ble and healthy lifestyle.

ilities including town centres, facilities such as schools and work in the County Borough. valking connections which will

travel and promote the use of likely result in greater travel propriate mitigating transport ssessment (See Appendix 36) form the process of delivering nese proposals. The technical velopment detailed within the ation.

Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces depende enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering socia and promoting cohesive communities. Such requirements include pursuing transit-o prioritises walking, cycling and public transport use, whilst reducing private motor designed, safe walking and cycling routes must be incorporated throughout the orientated, healthy walkable neighbourhoods. There will be a clear emphasis on pro cycling linkages between the site, the Town Centre, Brynteg Comprehensive School In addition proposed Policy PLA2 will require the site's green infrastructure netwo Fields, thereby capitalising on proposed active travel route INM-BR-49 and estab connects the site to both Bridgend Town Centre and Merthyr Mawr. This will facil network of integrated spaces and features south of Bridgend, providing a plethora wellbeing benefits for new and existing residents. Housing allocation COM1(2) will al link/extend route on A48 to connect the adjacent site (PLA2) in addition to widening f A48 to 3m and extend length on both southern and northern side. Broadlands round to be upgraded for pedestrians and cyclists.
The site promoter's Transport Assessment has identified that with exception of the junction, and the Ewenny Road Roundabout in the AM peak hour, and the B4265 / Ew peak hours, the revised Island Farm proposals will result in lower traffic flows throu assessment network over both the AM and PM peak hour periods, compared t development proposals on the Island Farm Site. As the consented flows are technical existing on the highway network, this revised scheme will provide traffic reduction imp highway network. Previous assessment work on the Island Farm site has iden Roundabout, Ewenny Roundabout, and Picton Close Junction all show capacit assessment scenarios both including and excluding the consented Island Farm pro revised Island Farm proposals in general bring traffic reduction in flows as a Farm proposals however, may mean that any mitigation measures implemented can capacity improvements at each junction. The revised proposals at the Island Farm vehicle access junctions are expected to operate within capacity under the revised updated assessment at all three identified junctions, and the site access junctions w a future supporting Transport Assessment for the revised Island Farm development, veto date baseline traffic flows as the basis for the assessment (Covid restrictions allow to date baseline traffic flows as the basis for the assessment (Covid restrictions allow to date baseline traffic flows as the basis for the assessment (Covid restrictions allow to date baseline traffic flows as the basis for the assessment (Covid restrictions allow to date baseline traffic flows as the basis for the assessment (Covid restrictions allow to date baseline traffic flows as the basis for the assessment (Covid restrictions allow to date baseline traffic flows as the basis for the assessment (Covid restrictions allow to date baseline traffic flows as the basis for the assessment (Covid restrictions allow to date baseline traffic flows as the basis for the assessment (Covid restrictions allow to date baseline traffic flow
In relation to nature/biodiversity, the Strategy acknowledges that the County Boro biodiversity with a broad range of species, habitats and unique, rich landscapes. Polic have been refreshed and updated from the existing LDP and will continue to pro- environment in line with national planning policy and the Environment Act 20 development in the countryside, special landscape areas, local / regional nature hedgerows and development, green infrastructure, nature conservation and natura

e that development must be dency on the private car and ity facilities. Development will e, public transport measures, Local Transport Plan and the

th of Bridgend (Island Farm), cially inclusive developments -orientated development that or vehicle dependency. Wellne site to foster community roviding safe pedestrian and of and surrounding environs. work to extend to Newbridge ablishing a 'green lung' that cilitate a key multi-functional ora of economic, health and also be required to provide a g footway on southern side of ndabout will also be required

e A48 proposed site access Ewenny Road junction in both ough all junctions across the to the previous consented ally already considered to be provements across the local entified that the Broadlands city issues in forecast year oposals traffic. Although the ns (from what was previously ill still likely require mitigation result of the revised Island in potentially achieve greater site include three separate the consented scheme). All d Island Farm proposals. An will be undertaken as part of which will ideally include up wing).

rough has a rich and varied blicies within the Deposit Plan protect the county borough's 2016. These policies cover re conservation sites, trees, ral resources protection and

public health. For development to be sustainable, it needs to be soundly base assessments, and to be well planned and controlled with regard to its environmental
and enhance biodiversity. There is clear guidance and legislation with regard to the protection of species i legislation, Planning Policy Wales (PPW) and TAN5 Nature Conservation and Pl statutory requirements are set out in Section 61 of the Planning and Compulson Conservation of Habitats and Species Regulations 2017, Environment (Wales) Act and Resilience of Ecosystems Duty and Section 7 Priority Habitats and Species, Se Act 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN legislation.
To comply with the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Strated biodiversity and resilience of the County Borough's ecosystems through native sp location of development, the creation of green corridors, and open space manage biodiversity and resilience considerations are taken into account at an early stage preparation and when proposing or considering development proposals. All reasonal maintain and enhance biodiversity and promote the resilience of ecosystems and the the wider social needs of local communities. Only in exceptional circumstances, whe will new development be located where it may have an adverse impact on sites desi for nature conservation. Robust mitigation and compensation will be provided unavoidable, in line with considered advice from statutory and advisory organisations
The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilient a DNP6 of the LDP set the framework to deliver on this premise, as set out in Policy 9 will be revised to ensure it is based on a net benefit approach to achieve these outcomes.
It is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Islan Importance for Nature Conservation (SINC) (The Island Farm POW Camp) of which land within the allocated site. PPW identifies SINC's as local non-statutory protect states that 'Although non-statutory designations carry less weight than statutory designations carry less weight than statutory designed contribution to delivering an ecological network for biodiversity and resilient ecos given adequate protection in development plans and the development management
Existing Consent In relation to Strategic Allocation PLA2: Land South of Bridgend (Island Farm), develor commenced on this site. The Island Farm mixed use development comprising sport/let uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/OUT). to a Section 106 Legal Agreement (Legal File Refr: E40-275) that controlled highw management plans, contributions and matters relating to travel and management plan development. A series of reserved matters consents were granted for an indoor ter refers), landscaping and ecological works, (P/14/823/RES refers), and highway a (P/14/824/RES refers). The Outline permission included the standard time limit cond reserved matters and the commencement of development. The final approval of rese 12 th June 2015.
The Outline planning permission included approval for the construction of a new tra on the A48 that would serve as the primary access to the development site. The road pass through an area of local ecological value – the Island Farm Prisoner of War C

sed on good environmental l impact, in order to conserve

and habitats recognised in Planning. The most relevant ory Purchase Act 2004, the t 2016 Section 6 Biodiversity Section 11 of the Countryside N5 lists all the other relevant

egy will seek to enhance the species landscaping, careful agement. It is important that ge in both development plan nable steps must be taken to nese should be balanced with here it is in the public interest, esignated for their importance d wherever this situation is ns.

es to maintain and enhance approach. Policies SP17 and 9 (NDF). Policy DNP6 (LDP) comes.

and Farm) contains a Site of ich covers 14.03 hectares of cted sites. Paragraph 6.4.20 esignations, they can make a psystems, and they should be at process.'

elopment has already lawfully leisure/commercial and office). The permission was subject hway works, land dedication, ans associated with the stadia ennis centre, (P/14/354/RES and drainage infrastructure nditions for the submission of served matters was issued on

raffic light controlled junction d construction would however Camp Site of Importance for

	 Nature Conservation (SINC). Under the Conservation and Habitats and Species Reg European Protected Species Licence was issued. In order to comply with the licen access road from fragmenting the dormice population, the developer proposed approved 'Green Bridge'. However, access to the site could not be formed from the had been established. Under a non-material amendment to the outline planning P/17/29/FUL, the Council consented a temporary construction access from Ewenny R a sequence of 'enabling works' that had been approved under P/14/354/RES and P/14 works' are described as: The setting up of the site facilities via Island Farm Lane and New Inn Road and temporary internal roads for the delivery of earth moving plant to the set Undertaking the earthworks, drainage works and form the sub base to the ir from the boundary adjacent to the interconnecting spur with the adjacent Break through the boundary hedgerow and construct the proposed road lir site access road and Technology Drive. Install the incoming services infras site via Island Farm Lane. Construction access herein to be via Technology
	The aforementioned works were commenced in July 2017 in accordance with the aboragreed in relation to the pre-commencement planning conditions. Under the defit obligation, the aforementioned works constituted a 'commencement of development obligations in relation to highway works. A deed of variation to the original agreement 2018 which reconciled the enabling works (phase 0) with the original obligation. On 'enabling works' constituted a material operation and a lawful commencement of P/14/354/RES and P/14/824/RES. The works have not been completed but the C permissions are extant.
	Notwithstanding the extant planning permission, based on the revised mix of uses there is considered to be an overriding need for the development. Re-allocatio accommodation of sustainable growth enshrined in placemaking principles, delive highest need part of the County Borough and enable delivery of two schools on the Heronsbridge Special School. It will also enrich active travel and green infrastructur through creation of a 'green lung' that will connect the site to the Town Centre via New of this edge of settlement site would accord with the Preferred Strategy, channel Settlement of the County Borough and make a significant contribution to the housing r The site promoter has also provided extensive supporting information to evidence deliverable.
	Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering social and promoting cohesive communities. A final masterplan must be prepared and agree the sites development to demonstrate how these principles will be delivered in an app This will need to demonstrate how the development will create a well-connected, su extension to Bridgend, comprising a number of character areas that integrate p landscape, SINC, adjacent Grade II* listed Merthyr Mawr House, existing housing clu Active Travel Networks and public transport facilities. An illustrative masterplan will a version of the Replacement LDP to enable all parties to understand how the site will be including proposed land uses, access, infrastructure requirements, constraints and masterplan will clearly identify the location of the SINC in the context of the wider allo

egulation 2010, a conditional ence and to prevent the new d to construct and plant the e A48 until the Green Bridge g permission and application r Road/New Inn Road to allow 14/824/RES. These 'enabling

ad to provide the site facilities exite;

internal access road working t Technology Drive;

link between the Island Farm astructure that will access the ogy Drive;

bove consents and the details efinitions within the planning nent' triggering a number of nt was signed on 11th October n the basis of the above, the f reserved matters consents Council's opinion is that the

es now proposed on the site, tion of this site will enable ver affordable housing in the le site, including relocation of ure networks within Bridgend wbridge Fields. Development el growth to the Primary Key g need identified in the LHMA. se the site is both viable and

th of Bridgend (Island Farm), cially inclusive developments reed with the Council prior to appropriately phased manner. sustainable mixed-use urban positively with the existing clusters, community facilities, I also be included in the final be developed in broad terms, and areas of protection. This illocation.

Ecological mitigation measures already implemented As part of the existing consent, a mitigation strategy was produced in 2009 to development. It was proposed that the SINC and south west field would become a within the new development. Surveys at the site found dormice <i>Muscardinus avella</i>
within the woodland and scrub in the SINC and in the hedgerows of the agricultural t known to be used by bats for foraging and commuting purposes, and the SINC are a lesser horseshoe bats <i>Rhinolophus hipposideros</i> and brown long-eared bats <i>Plecotu</i>
 As part of the development process some areas of these habitats were to be for remaining areas due to the impacts of the development, including noise and light spistrategy to counter these losses included the creation of new habitats suitable for the habitat design was guided by the requirements of the protected species of which has site. In addition to dormice and bats, a further condition of the existing consent requir of Great Crested Newts <i>Triturus cristatus</i> to be taking into account. The habitat design for the consented scheme included: Tree and Scrub Planting: translocation and planting new trees and scrub in th an alternative for displaced animals, including dormice, bats, and shelter for m Hedgerow Enhancement: enhancement and translocation of hedgerows from eastern site boundary has been undertaken, to create continuous hedge lin expanded SINC site, and to filter out noise and light from development. continuous flight line for bats and allow dormice to disperse more easily along Bat Roosting Building: a purpose-built bat roost building has been constructively flight line to enable them to rapidly locate it, and also be close to good feed Mawr and the River Ogmore. Dormouse Nest Boxes: 35 dormouse next boxes placed within the field, to that are to be displaced from other areas of the site. Placed within the hedgerows, at approximately 10m interval. Grassland Creation: rough grassland created around the pond to mitigate low
 Proposed mitigation As part of the proposed development of Strategic Allocation PLA2: Land South of ecological appraisal of the site has been prepared by Ethos Environmental Planning To establish baseline ecological conditions and determine the importance of within the specified area;
 To identify the existing habitats on site; To identify the potential for protected species; To identify if any further surveys are required with regards to protected habita To identify any key ecological constraints and make recommendations for significant effects on important ecological features/ resources.
General habitat – Existing The site was found to be comprised predominately of arable land in its winter stubble noted. The arable field margins provide good habitat for a range of species and buffe

to offset the impacts of the a wildlife conservation area llanarius to be present, both I fields. These areas are also area contains a roost site for tus auritis.

lost, and modification to the pillage. Part of the mitigation ne relevant species. As such, had the potential to utilise the ired the habitat requirements

he south-west field, providing reptiles and amphibians.

om the centre of the site to the nes which help to buffer the t. Additionally, it provides a ng the hedgerows.

tructed within the south-west -eared bats, which have both cted on the lesser horseshoe eding habitats on the Merthyr

o provide shelter for dormice e north-east and south-east

field, with the primary aim of

loss of existing grassland.

Bridgend (Island Farm), an g in order to: f ecological features present

ats or species; and for design options to avoid

le with very few plant species fer the existing hedgerows.

	There were numerous hedgerows across the site which ranged from mature hedge coppice, to intensively managed species-poor hedgerows which dissected the arable been translocated recently to the eastern boundary and appeared to show new grow
	Two ponds which were created as part of the previous applications' ecological minimum however, neither was holding much water. Whilst there was very limited aquat vegetation in the immediate area included large swathes of tall ruderal and ephemery
	Part of the site, in the northern section, was designated as a SINC partially due to woodland and scrub. This area is proposed for retention within the current masterpla access road. Part of the site had been subject to clearance to enable works from proposals. The area cleared was not withing the SINC identified on site. Detailed su consider the botanical diversity of this area.
	Part of the area was brownfield land and whilst it was not an appropriate time of yea apparent that there were varied nutrient levels and areas of disturbed ground which botanical diversity.
	Built structures were also noted. These included 'Hut 9' a former prisoner of war cam within the woodland in the north of the site and a dedicated bat roost located in the s
	A number of sink holes were noted across the site. These ranged from those which h for a long period of time and had mature trees growing within them, to those very comprising of small areas of collapsed earth.
	Natural Resources Wales (NRW) states that consideration will need to be given to Dormice, Lesser Horseshoe Bats, Brown Long Eared Bat records on site). Furth consideration will need to be given to impacts on the SINC, and habitat – ancie woodland.
	As such the ecological appraisal also considered the following species:
	<u>Dormouse</u> The site contains hedgerows and woodland of which were assessed to hold high valu surveys identified the presence of dormice within the SINC located in the north of assessed that further surveys would be required to update the status of the site for detailed proposals for the site. <i>Riparian mammals</i>
	The River Ogmore was present along the eastern edge of the Craig-Y-Parcau, with water vole found south of the site. However, the previous surveys identified no evid within the development area. Considering the presence of previous records in the directly adjacent to the site, it is recommended surveys are undertaken for these prote detailed proposals for the site.
	<u>Great crested newt</u> The previous surveys assessed the ponds to be unsuitable for great crested newt absent from the site. Since then, it is understood that the previously surveyed pond new wildlife ponds created in the south-west of the main site area. The two water I walkover had relatively low water levels and limited aquatic vegetation. The curr retention and protection of the ponds. Nevertheless, they could provide suitable bree

gerows with trees and hazel le fields. Two hedgerows had wth.

mitigation works were noted; atic vegetation in the pond, eral/short perennial.

to the mosaic of grassland, blan, with the exception of an m the previous development surveys will be undertaken to

ear for botany surveys, it was h are likely to result in higher

mp from World War 2 located south-west of the site.

had apparently been present y recently emerging and just

to protected species (Hazel rthermore, NRW states that cient mature hedgerows and

lue for dormice. The previous of the site. It was therefore or this species and to inform

vith records of both otter and vidence of riparian mammals he area and suitable habitat otected species and to inform

t (GCN) and that GCN were nds have been removed and r bodies identified during the urrent proposals indicate the beding habitat for amphibians

and it is recommended that a Habitat Suitability Index of each of the ponds within 500 to inform detailed planning application.
<u>Birds</u> There was a mix of permanent pasture and arable land providing suitable habitat for hedgerows and their margins within the fields was assessed to provide potential habit The woodland, hedgerows, scrub and scattered trees were assessed to have high p Evidence of barn owl was found in a stable in the south-east of the site. Further surve been recommended within section 5 to inform detailed proposals for the site.
<u>Bats</u> The previous surveys identified roosting lesser horseshoe and brown long-eared woodland in the SINC. Since the previous surveys were undertaken, a dedicated bat the south-west of the main site. Additionally, the built structures within the Craig-Y-Par poor structural condition and a wide range of bat roosting features were visible for the were assessed to hold high potential for roosting bats. Therefore, it was assessed the of the structures should be undertaken to assess their status for roosting bats. Additi surveys are recommended. The habitats within both sites contained woodland and he commuting, foraging and roosting habitats for bats may provide potential commuting bats. A number of mature trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential commuting tread were trees were also noted
<u>Badgers</u> The habitats on site were comprised of woodland, grassland and arable land which badgers. However, it should be noted that the previous survey identified badgers to b
<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified gras potential for reptiles. The key features were assessed to be the sections of grasslar woodland edges. The site was comprised of common and widespread habitats prov for invertebrates. No detailed surveys will be required.
<u>SINC Review</u> A SINC review undertaken by the Wildlife Trust indicates that the on-site SINC does no significantly since 2011's survey and therefore still qualifies as a SINC. The small sect to the south-east is worth removing from the citation as it is isolated and does not value. The woodland varies in quality but appears to offer habitat for dormice and bar woodland indicator species. The grassland is not particularly species-rich but adds to site suffers from antisocial behaviour including fly-tipping, frequent drug use and habitation that is detrimental to the biodiversity of the site. The review recommended that dormouse tubes are replaced and monitored and the reduced where feasible. Although the grassland areas are not very diverse they add and some scrub control to stop their loss is recommended though not a priority.
Overall PPW identifies SINC's as local non-statutory protected sites of which carry le designations, however it is acknowledged that they can make a vital contribution network for biodiversity and resilient ecosystems, and they should be given adequa Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) has inclu to address previously identified ecological constraints including the retention of the protection of the artificial bat roost and hedgerows. Furthermore, the masterplan for

00m of the development site

for farmland birds. Also, the bitat for ground nesting birds. a potential for breeding birds. rveys for breeding birds have

ed bats within Hut 9 in the bat roost has been created in arcau area were in extremely the external walkover. They that an updated assessment itionally, emergence/re-entry hedgerows, offering potential ing and foraging habitats for g features for bats.

ch have potential to support be absent from the site.

assland providing negligible and and scrub located at the oviding low potential habitats

a not appear to have changed action of woodland in the field of appear to add to the site's bats and there are numerous s to the site as a whole. The nd signs of semi-permanent

that antisocial activities are dd to the diversity of the site

less weight than statutory to delivering an ecological late protection. As such, the cluded a number of measures ne majority of the SINC and or Island Farm has indicated

the retention of SINC land within the site boundary, with the exception of the access ecological value are proposed for retention including existing sink holes; which invertebrates, and an ecological enhancement area located in the south-western fie ecology in relation to the 2008 sports village application. The masterplan also indica green areas to ensure a continued network of green and blue infrastructure.
Further work and surveys are to be undertaken from an ecological perspective in line of the ecological report. However, there were no 'show-stoppers' found at this stage measures available to ensure that the development of the site is acceptable and a minimised. NRW support the commitment for the future development of the site to follow a Green so that the mixture of uses will be fully integrated and designed around the SINC.
Overall, the site has an extensive planning history which has demonstrated that the ecologically sensitive way through careful scheme design and the use of mitigation ensure that the proposed uses through outlined development requirements are ful development of site.
The Replacement LDP is also accompanied by a SA Report (incorporating SEA) to as and significant environmental effects of all substantive component within the P allocations, etc.) and any identified reasonable alternatives. This builds directly u including an SA Scoping Report (2018) and an Interim SA Scoping Report (201 Replacement LDP Preferred Strategy. The Deposit Plan SA Report demonstrates SEA, process has informed the development of the Deposit Plan, including the inco- changes within the document. As a result, the SA Report concludes that there is sustainability issues in Deposit Plan, with plan components performing well against identifies strong compatibility between the LDP Vision/Objectives and the SA Framew adverse effects (taking account of mitigation in all its forms).
In accordance with statutory requirements, Planning Policy Wales sets out multiple re- to avoid direct adverse effects on nationally important heritage assets and for the resulting in adverse effects on the historic environment to be robustly justified presumption in favour of the preservation or enhancement of listed buildings and requirement for development not to result in direct adverse effects on Scheduled M exceptional circumstances. These issues are grouped under 'Cultural Heritage Sustainability Objectives considered by the SA. The potential for adverse impacts on is an important consideration in determining the overall sustainability and thus allocations. Any sustainability impacts would also depend on the scale of development
For Land South of Bridgend (Island Farm), the SA identified the potential for adverse of the site to scheduled monuments and listed buildings. However, the requirem strategic site allocation to be supported by a detailed masterplan) and PLA2 (for allocation to implement specific masterplan development principles) represent forms the identified likely significant effects. These requirements also enhance the susta strategic site allocation more generally. The SA identifies relevant masterplan deve in these spatial development policies to help ensure the avoidance of likely signific could otherwise occur from this development proposal. Additional masterplan deve included within Policy PLA2 to ensure site applies Good Design principles and a approach to siting, design, construction and operation in accordance with Plan principles were informed by SA findings and have been incorporated into the final

s road from the A48. Areas of n offer value for a range of ield; previously enhanced for cates retention of continuous

ne with the recommendations e, with appropriate mitigation any related impacts can be

n Infrastructure led approach

e site can be developed in an n measures. Policy PLA2 will Illy integrated into the future

assess the likely sustainability Plan (strategy, policies, site upon previous SA reporting 019) which accompanied the es how the SA, incorporating corporation of recommended is good coverage of all key st the SA Framework. It also work, plus no likely significant

requirements for development be need for any development ed. There is also a general d their settings, along with a Monuments, unless there are ge', which is one of the 14 on Cultural Heritage was and s suitability of candidate site nent proposed.

e impacts due to the proximity ments under SP2 (for each r the proposed strategic site s of mitigation to help address ainability performance of the relopment principles included ificant adverse effects which relopment principles are also a Sustainable Placemaking anning Policy Wales. These al Deposit Plan, with SA site

			assessment scoring updated to reflect their inclusion in the Deposit Plan. The tourism will also be preserved and enhanced through improved linkages and active opportun
807	Yes.		Comments noted. A lack of information has been provided in order to provide an app
849	SOBJ4: To protect and enhance distinctive and natural places - the proposed building of 847 houses on the beautiful countryside which surround one of Wales' most unique and beautiful natural landscapes do the exact opposite of objective SOBJ4. Why can we not protect our beautiful green spaces in this unique and picturesque environment. Once its gone, its gone forever.	regarding Strategic Allocation PLA2 Island Farm	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and re underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW).
			The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence ba need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferred Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate pl balanced level of housing and employment provision that will achieve sustainable p existing settlements and maximise viable affordable housing delivery.
			The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the developmer periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, I and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LD development on brownfield land in other settlements (notably Bridgend and the Va limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable h and ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to en- development. As such, a Settlement Assessment has been undertaken (See Ap- sustainable settlement hierarchy. Based upon the consideration of a comprehe- sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites. Each candidate site is the criteria in the Candidate Site Assessment Methodology which was previously constant of 171 sites. Each candidate site is a Candidate Site Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan. As such, candidate seconsidered appropriate for allocation.
			As part of the proposed allocation of Land South of Bridgend (Island Farm), developed specific requirements including masterplan development principles and placemaking the second secon

sm and culture asset of Hut 9 inities.

opropriate response.

sh Government Development revise a development plan, nd contribute to placemaking,

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed e site PS.1 Island Farm was

pment will be subject to siteking principles (See Deposit

	Policy PLA2 – Page 67). The provision of new residential units, including affordable dw alongside a new one entry primary school with co-located nursery, the re-locatio School, leisure facilities, recreation facilities, public open space, plus approp employment and commercial uses.
	With regards to landscape matters, a Landscape Character Assessment for Bridg prepared by LUC and published in 2013. The document provides guidance on landsca the adoption of the Local Development Plan, supplements the Green Infrastructure, I Supplementary Planning Guidance. The Assessment categorises undeveloped Character Areas (LCAs) with the site in question being located within the "Merthyr M Coastline" which runs north-eastwards up from the coast to the southwestern fringe of emphasises that the majority of the Merthyr Mawr Farmland, Warren and Coastline I Mawr Special Landscape Area, recognising designations such as Merthyr Mawr Wa Newton Fault RIGS, several Scheduled Monuments, Merthyr Mawr village Conserva Registered Park and Garden of Merthyr Mawr House. Much of the landscape is de Historic Importance and all of the coastal area lies within the Glamorgan Heritage C identifies key landscape sensitivities to development-led to change, stressing the nationally important archaeological and cultural heritage of the landscape as an Landscape of Outstanding Historic Importance, including prehistoric and medieval r buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment r management practices and recreation management. As such, the importance need for landscape mitigation measures for any local development proposal, is cle Replacement LDP's evidence base and this will be further emphasised within the su completeness.
	In particular, the southern boundary of the Land South of Bridgend (Island Farm) prop as it lies adjacent to a historic landscape as identified by the LCA. The Replacement I conserve this landscape's character and features by appropriate development mitigat will ensure the design and layout of the site has regard to the surrounding landscape through the inclusion of mitigation measures that provide links with the existing lands Appropriate landscaping treatments must be utilised along the southern fringes of the visual impacts on adjacent uses.
	There will, undoubtedly, be an element of landscape change, although, as after permissions (P/08/1114/OUT, P/14/354/RES, P/14/823/RES and P/14/824/RES referrestant. A Landscape and Visual Impact Assessment (LVIA) was undertaken as Statement submitted alongside the 2008 outline application for the sports village evaluated the significance of landscape and visual impacts by assessing the sensiti landscape and visual resources of the application site and wider area and the mawould occur to the site and surroundings during the various phases of the developmer on the basis of proposals for a sports village which included buildings of close to 20m cases of the proposed stadia elements, a high level of massing. The LVIA conclude permanent residual views of buildings, these will be predominantly negligible, minor following the implementation of the comprehensive mitigation measures at the end period. Views are a subjective matter and have been assessed as being adverse become in the appearance of an undeveloped landscape. It is anticipated that the majority of recommunity led proposals and be stimulated by the quality and appearance of this landscape management, will give rise to beneficial landscape and ecology effects in

dwellings, will be incorporated ion of Heronsbridge Special opriate community facilities,

dgend County Borough was cape character and, following , Biodiversity and Landscape ed land into 15 Landscape Mawr Farmland, Warren and of Bridgend. The Assessment LCA falls within the Merthyr Varren SAC, SSSI and NNR, vation Area and the Grade II* lesignated as of Outstanding Coast. The Assessment also important of protecting the in integral part of the wider remains, the dunes' ancient recommends implementing ncluding through appropriate ce of this landscape, and the clearly recognised within the supporting text to PLA2(2) for

pposed allocation is important t LDP will seek to protect and lation measures. Policy PLA2 pe, minimising visual impacts dscape and access features. the site in order to minimise

aforementioned, the existing er) on the site are considered s part of the Environmental ge at Island Farm. The LVIA itivity of the existing baseline nagnitude of the change that nent. The LVIA was prepared Im in height as well as, in the uded that "while there will be nor or moderate significance d of the 15 year assessment ecause of the scale of change receptors will embrace these is development. The loss of anting and through improved in the medium and long term

future". A series of mitigation measures were recommended. Broadly, the same means as part of the newly proposed development and will include strong boundary pl undulating roofscape, the use of muted recessive colours, the use of horizontal and v texture, and using cut and fill techniques to reduce perceived scale and mass of buildi that the proposed mixed-use development at Land South of Bridgend (Island Farm reduced building heights and a reduced feeling of massing when compared to the village scheme.
The site promoter has equally considered the landscape effects in addition to mitigate not subject to any local or national, statutory or non-statutory landscape designation buildings and TPOs on the edge of the site (neither are directly affected by the LANDMAP analysis reflects that the sites are not subject to any designations. W "outstanding" against certain criteria, it also performs as "medium" and "low" for other of sensitivity is comparable to similar parcels of land on the urban fringe of Bridgend of the site is not considered to undermine any of the six landscape sensitivities that a Merthyr Mawr Farmland, Warren and Coastline Landscape Character Area. A deta required to inform and accompany further masterplanning work (as part of a future more detailed assessment will include finer details relating to roofscapes and landscape
In relation to nature/biodiversity, the Strategy acknowledges that the County Boro biodiversity with a broad range of species, habitats and unique, rich landscapes. Polic have been refreshed and updated from the existing LDP and will continue to pro- environment in line with national planning policy and the Environment Act 20 development in the countryside, special landscape areas, local / regional nature hedgerows and development, green infrastructure, nature conservation and natura public health. For development to be sustainable, it needs to be soundly base assessments, and to be well planned and controlled with regard to its environmental i and enhance biodiversity.
There is clear guidance and legislation with regard to the protection of species a legislation, Planning Policy Wales (PPW) and TAN5 Nature Conservation and Plastatutory requirements are set out in Section 61 of the Planning and Compulsor Conservation of Habitats and Species Regulations 2017, Environment (Wales) Act 2 and Resilience of Ecosystems Duty and Section 7 Priority Habitats and Species, Se Act 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN legislation.
To comply with the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Strated biodiversity and resilience of the County Borough's ecosystems through native sp location of development, the creation of green corridors, and open space manage biodiversity and resilience considerations are taken into account at an early stage preparation and when proposing or considering development proposals. All reasonal maintain and enhance biodiversity and promote the resilience of ecosystems and the the wider social needs of local communities. Only in exceptional circumstances, whe will new development be located where it may have an adverse impact on sites desi for nature conservation. Robust mitigation and compensation will be provided unavoidable, in line with considered advice from statutory and advisory organisations
The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilient appendix of the set

ns of mitigation are proposed planting, the creation of an vertical bands of colour and dings. It should also be noted rm) will result in significantly previously permitted sports

igation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and er criteria and overall the level nd. Further, the development are identified as typifying the etailed, updated LVIA will be re planning application). This scaping.

rough has a rich and varied plicies within the Deposit Plan protect the county borough's 2016. These policies cover re conservation sites, trees, ral resources protection and sed on good environmental l impact, in order to conserve

and habitats recognised in Planning. The most relevant ory Purchase Act 2004, the t 2016 Section 6 Biodiversity Section 11 of the Countryside N5 lists all the other relevant

egy will seek to enhance the species landscaping, careful agement. It is important that ge in both development plan nable steps must be taken to nese should be balanced with here it is in the public interest, esignated for their importance d wherever this situation is ns.

s to maintain and enhance approach. Policies SP17 and

DNP6 of the LDP set the framework to deliver on this premise, as set out in Policy 9 will be revised to ensure it is based on a net benefit approach to achieve these outco
It is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Island Importance for Nature Conservation (SINC) (The Island Farm POW Camp) of which land within the allocated site. PPW identifies SINC's as local non-statutory protects states that 'Although non-statutory designations carry less weight than statutory des vital contribution to delivering an ecological network for biodiversity and resilient ecosy given adequate protection in development plans and the development management
Existing Consent In relation to Strategic Allocation PLA2: Land South of Bridgend (Island Farm), develor commenced on this site. The Island Farm mixed use development comprising sport/let uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/OUT). To to a Section 106 Legal Agreement (Legal File Refr: E40-275) that controlled highwar management plans, contributions and matters relating to travel and management plan development. A series of reserved matters consents were granted for an indoor ter refers), landscaping and ecological works, (P/14/823/RES refers), and highway a (P/14/824/RES refers). The Outline permission included the standard time limit cond reserved matters and the commencement of development. The final approval of reserved 12 th June 2015.
 The Outline planning permission included approval for the construction of a new tration the A48 that would serve as the primary access to the development site. The road of pass through an area of local ecological value – the Island Farm Prisoner of War C Nature Conservation (SINC). Under the Conservation and Habitats and Species Reg European Protected Species Licence was issued. In order to comply with the licent access road from fragmenting the dormice population, the developer proposed to approved 'Green Bridge'. However, access to the site could not be formed from the had been established. Under a non-material amendment to the outline planning p P/17/29/FUL, the Council consented a temporary construction access from Ewenny R a sequence of 'enabling works' that had been approved under P/14/354/RES and P/14 works' are described as: The setting up of the site facilities via Island Farm Lane and New Inn Road and temporary internal roads for the delivery of earth moving plant to the set Undertaking earthworks to form a plateau for the Tennis Centre; Undertaking the earthworks, drainage works and form the sub base to the in from the boundary adjacent to the interconnecting spur with the adjacent Tense through the boundary hedgerow and construct the proposed road lir site access road and Technology Drive. Install the incoming services infras site via Island Farm Lane. Construction access herein to be via Technology
The aforementioned works were commenced in July 2017 in accordance with the abo agreed in relation to the pre-commencement planning conditions. Under the defi obligation, the aforementioned works constituted a 'commencement of development obligations in relation to highway works. A deed of variation to the original agreement 2018 which reconciled the enabling works (phase 0) with the original obligation. On 'enabling works' constituted a material operation and a lawful commencement of

9 (NDF). Policy DNP6 (LDP) comes.

nd Farm) contains a Site of ich covers 14.03 hectares of cted sites. Paragraph 6.4.20 esignations, they can make a psystems, and they should be nt process.'

elopment has already lawfully leisure/commercial and office). The permission was subject hway works, land dedication, ans associated with the stadia ennis centre, (P/14/354/RES and drainage infrastructure nditions for the submission of served matters was issued on

raffic light controlled junction d construction would however Camp Site of Importance for egulation 2010, a conditional ence and to prevent the new d to construct and plant the e A48 until the Green Bridge g permission and application Road/New Inn Road to allow 14/824/RES. These 'enabling

ad to provide the site facilities e site;

internal access road working t Technology Drive;

link between the Island Farm astructure that will access the ogy Drive;

bove consents and the details efinitions within the planning ment' triggering a number of ant was signed on 11th October on the basis of the above, the of reserved matters consents

P/14/354/RES and P/14/824/RES. The works have not been completed but the Corpermissions are extant.
Notwithstanding the extant planning permission, based on the revised mix of uses in there is considered to be an overriding need for the development. Re-allocation accommodation of sustainable growth enshrined in placemaking principles, deliver highest need part of the County Borough and enable delivery of two schools on the set Heronsbridge Special School. It will also enrich active travel and green infrastructure through creation of a 'green lung' that will connect the site to the Town Centre via Newb of this edge of settlement site would accord with the Preferred Strategy, channel of Settlement of the County Borough and make a significant contribution to the housing ne The site promoter has also provided extensive supporting information to evidence the deliverable.
Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering social and promoting cohesive communities. A final masterplan must be prepared and agree the sites development to demonstrate how these principles will be delivered in an app This will need to demonstrate how the development will create a well-connected, sus extension to Bridgend, comprising a number of character areas that integrate p landscape, SINC, adjacent Grade II* listed Merthyr Mawr House, existing housing clu Active Travel Networks and public transport facilities. An illustrative masterplan will a version of the Replacement LDP to enable all parties to understand how the site will be including proposed land uses, access, infrastructure requirements, constraints and masterplan will clearly identify the location of the SINC in the context of the wider allo
Ecological mitigation measures already implemented As part of the existing consent, a mitigation strategy was produced in 2009 to development. It was proposed that the SINC and south west field would become a within the new development. Surveys at the site found dormice <i>Muscardinus avella</i> within the woodland and scrub in the SINC and in the hedgerows of the agricultural field known to be used by bats for foraging and commuting purposes, and the SINC are an lesser horseshoe bats <i>Rhinolophus hipposideros</i> and brown long-eared bats <i>Plecotus</i>
As part of the development process some areas of these habitats were to be lost remaining areas due to the impacts of the development, including noise and light spill strategy to counter these losses included the creation of new habitats suitable for the habitat design was guided by the requirements of the protected species of which had site. In addition to dormice and bats, a further condition of the existing consent require of Great Crested Newts <i>Triturus cristatus</i> to be taking into account. The habitat design for the consented scheme included:
 Tree and Scrub Planting: translocation and planting new trees and scrub in the an alternative for displaced animals, including dormice, bats, and shelter for re Hedgerow Enhancement: enhancement and translocation of hedgerows from eastern site boundary has been undertaken, to create continuous hedge line expanded SINC site, and to filter out noise and light from development.
 continuous flight line for bats and allow dormice to disperse more easily along Bat Roosting Building: a purpose-built bat roost building has been constructive field, providing a suitable roost site for both lesser horseshoe and brown long-easily

Council's opinion is that the

s now proposed on the site, tion of this site will enable er affordable housing in the e site, including relocation of ure networks within Bridgend wbridge Fields. Development I growth to the Primary Key need identified in the LHMA. e the site is both viable and

th of Bridgend (Island Farm), cially inclusive developments reed with the Council prior to ppropriately phased manner. sustainable mixed-use urban positively with the existing clusters, community facilities, I also be included in the final be developed in broad terms, nd areas of protection. This llocation.

o offset the impacts of the a wildlife conservation area *llanarius* to be present, both fields. These areas are also area contains a roost site for *tus auritis*.

ost, and modification to the pillage. Part of the mitigation he relevant species. As such, ad the potential to utilise the ired the habitat requirements

he south-west field, providing reptiles and amphibians.

m the centre of the site to the nes which help to buffer the ... Additionally, it provides a ... ag the hedgerows.

ructed within the south-west -eared bats, which have both

heen found repeting in the add but within the ONO. The building success that
been found roosting in the old hut within the SINC. The building was construct key flight line to enable them to rapidly locate it, and also be close to good feed Mawr and the River Ogmore.
 Dormouse Nest Boxes: 35 dormouse next boxes placed within the field, to
that are to be displaced from other areas of the site. Placed within the
hedgerows, at approximately 10m interval.
 Pond creation: two new ponds have been created within the south-west fier providing babitat for Creat Created Newto.
 providing habitat for Great Crested Newts. Grassland Creation: rough grassland created around the pond to mitigate lost
Proposed mitigation
As part of the proposed development of Strategic Allocation PLA2: Land South of I
ecological appraisal of the site has been prepared by Ethos Environmental Planning
 To establish baseline ecological conditions and determine the importance of within the specified area;
 To identify the existing habitats on site;
 To identify the potential for protected species;
 To identify if any further surveys are required with regards to protected habitat
To identify any key ecological constraints and make recommendations for
significant effects on important ecological features/ resources.
General habitat – Existing
The site was found to be comprised predominately of arable land in its winter stubble
noted. The arable field margins provide good habitat for a range of species and buffe There were numerous hedgerows across the site which ranged from mature hedge
coppice, to intensively managed species-poor hedgerows which dissected the arable
been translocated recently to the eastern boundary and appeared to show new grow
Two ponds which were created as part of the previous applications' ecological mi
however, neither was holding much water. Whilst there was very limited aquati
vegetation in the immediate area included large swathes of tall ruderal and ephemera
Part of the site, in the northern section, was designated as a SINC partially due to
woodland and scrub. This area is proposed for retention within the current masterpla
access road. Part of the site had been subject to clearance to enable works from proposals. The area cleared was not withing the SINC identified on site. Detailed su
consider the botanical diversity of this area.
Part of the area was brownfield land and whilst it was not an appropriate time of yea
apparent that there were varied nutrient levels and areas of disturbed ground which
botanical diversity.
Built structures were also noted. These included 'Hut 9' a former prisoner of war cam
within the woodland in the north of the site and a dedicated bat roost located in the site
A number of sink holes were noted across the site. These ranged from those which ha
for a long period of time and had mature trees growing within them, to those very
comprising of small areas of collapsed earth.

cted on the lesser horseshoe eding habitats on the Merthyr

p provide shelter for dormice e north-east and south-east

field, with the primary aim of

oss of existing grassland.

f Bridgend (Island Farm), an g in order to: f occlosical features present

f ecological features present

ats or species; and for design options to avoid

le with very few plant species ffer the existing hedgerows. gerows with trees and hazel le fields. Two hedgerows had wth.

nitigation works were noted; atic vegetation in the pond, eral/short perennial.

to the mosaic of grassland, blan, with the exception of an m the previous development surveys will be undertaken to

ear for botany surveys, it was h are likely to result in higher

mp from World War 2 located south-west of the site.

had apparently been present y recently emerging and just

Natural Resources Wales (NRW) states that consideration will need to be given to Dormice, Lesser Horseshoe Bats, Brown Long Eared Bat records on site). Furth consideration will need to be given to impacts on the SINC, and habitat – ancie woodland.
As such the ecological appraisal also considered the following species:
<u>Dormouse</u> The site contains hedgerows and woodland of which were assessed to hold high value surveys identified the presence of dormice within the SINC located in the north o assessed that further surveys would be required to update the status of the site for detailed proposals for the site.
<u>Riparian mammals</u> The River Ogmore was present along the eastern edge of the Craig-Y-Parcau, with water vole found south of the site. However, the previous surveys identified no evid within the development area. Considering the presence of previous records in the directly adjacent to the site, it is recommended surveys are undertaken for these prote detailed proposals for the site.
<u>Great crested newt</u> The previous surveys assessed the ponds to be unsuitable for great crested newt absent from the site. Since then, it is understood that the previously surveyed pond new wildlife ponds created in the south-west of the main site area. The two water be walkover had relatively low water levels and limited aquatic vegetation. The curr retention and protection of the ponds. Nevertheless, they could provide suitable bree and it is recommended that a Habitat Suitability Index of each of the ponds within 500 to inform detailed planning application.
<u>Birds</u> There was a mix of permanent pasture and arable land providing suitable habitat for hedgerows and their margins within the fields was assessed to provide potential habit The woodland, hedgerows, scrub and scattered trees were assessed to have high p Evidence of barn owl was found in a stable in the south-east of the site. Further surve been recommended within section 5 to inform detailed proposals for the site.
<u>Bats</u> The previous surveys identified roosting lesser horseshoe and brown long-eared woodland in the SINC. Since the previous surveys were undertaken, a dedicated bat the south-west of the main site. Additionally, the built structures within the Craig-Y-Par poor structural condition and a wide range of bat roosting features were visible for the were assessed to hold high potential for roosting bats. Therefore, it was assessed the of the structures should be undertaken to assess their status for roosting bats. Additi surveys are recommended. The habitats within both sites contained woodland and he commuting, foraging and roosting habitats for bats may provide potential commuting bats. A number of mature trees were also noted which could have potential roosting to

to protected species (Hazel rthermore, NRW states that ient mature hedgerows and

lue for dormice. The previous of the site. It was therefore or this species and to inform

ith records of both otter and vidence of riparian mammals he area and suitable habitat btected species and to inform

t (GCN) and that GCN were nds have been removed and r bodies identified during the rrent proposals indicate the eeding habitat for amphibians 00m of the development site

for farmland birds. Also, the bitat for ground nesting birds. a potential for breeding birds. rveys for breeding birds have

ed bats within Hut 9 in the bat roost has been created in arcau area were in extremely the external walkover. They that an updated assessment itionally, emergence/re-entry hedgerows, offering potential ing and foraging habitats for g features for bats.

	1	I	1
			<u>Badgers</u> The habitats on site were comprised of woodland, grassland and arable land which badgers. However, it should be noted that the previous survey identified badgers to b
			<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified gras potential for reptiles. The key features were assessed to be the sections of grasslar woodland edges. The site was comprised of common and widespread habitats prov for invertebrates. No detailed surveys will be required.
			<u>SINC Review</u> A SINC review undertaken by the Wildlife Trust indicates that the on-site SINC does n significantly since 2011's survey and therefore still qualifies as a SINC. The small sec to the south-east is worth removing from the citation as it is isolated and does not value. The woodland varies in quality but appears to offer habitat for dormice and ba woodland indicator species. The grassland is not particularly species-rich but adds site suffers from antisocial behaviour including fly-tipping, frequent drug use and habitation that is detrimental to the biodiversity of the site.
			The review recommended that dormouse tubes are replaced and monitored and the reduced where feasible. Although the grassland areas are not very diverse they add and some scrub control to stop their loss is recommended though not a priority.
			Overall PPW identifies SINC's as local non-statutory protected sites of which carry led designations, however it is acknowledged that they can make a vital contribution network for biodiversity and resilient ecosystems, and they should be given adequa Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) has inclu- to address previously identified ecological constraints including the retention of the protection of the artificial bat roost and hedgerows. Furthermore, the masterplan for the retention of SINC land within the site boundary, with the exception of the access r ecological value are proposed for retention including existing sink holes; which invertebrates, and an ecological enhancement area located in the south-western fiel ecology in relation to the 2008 sports village application. The masterplan also indica- green areas to ensure a continued network of green and blue infrastructure.
			Further work and surveys are to be undertaken from an ecological perspective in line of the ecological report. However, there were no 'show-stoppers' found at this stage, measures available to ensure that the development of the site is acceptable and a minimised.
			NRW support the commitment for the future development of the site to follow a Green so that the mixture of uses will be fully integrated and designed around the SINC.
			Overall, the site has an extensive planning history which has demonstrated that the secologically sensitive way through careful scheme design and the use of mitigation ensure that the proposed uses through outlined development requirements are full development of site.
886	This plan (Island farm Development) was proposed several years ago. It went to a		Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and re

ich have potential to support be absent from the site.

assland providing negligible and and scrub located at the oviding low potential habitats

s not appear to have changed ection of woodland in the field of appear to add to the site's bats and there are numerous s to the site as a whole. The nd signs of semi-permanent

I that antisocial activities are dd to the diversity of the site

less weight than statutory n to delivering an ecological uate protection. As such, the cluded a number of measures he majority of the SINC and or Island Farm has indicated s road from the A48. Areas of n offer value for a range of ield; previously enhanced for cates retention of continuous

ne with the recommendations e, with appropriate mitigation any related impacts can be

en Infrastructure led approach

e site can be developed in an n measures. Policy PLA2 will ully integrated into the future

h Government Development revise a development plan,

	Public hearing and was rejected. It appears that the lack of provision of additional infrastructure is the only thing missing from this proposal. My objection is on the grounds that this plan does not take into account the need for a "Green Wedge" between Bridgend and Ewenny, it does not offer any enhanced facilities and were it to provide a roundabout at the meeting of Merthyr Mawr Road and the A48 it would make the A48 almost unmanageable for through vehicular traffic	Strategic Allocation PLA2 Island Farm and objection relating to the absence of green wedge between Bridgend and Ewenny	underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW). The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence ba- need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferred Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has con Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate pla balanced level of housing and employment provision that will achieve sustainable p existing settlements and maximise viable affordable housing delivery. The distribution of growth is further evaluated and justified in the Spatial Strategy O (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, h
			and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LD development on brownfield land in other settlements (notably Bridgend and the Va limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable h and ensure the County Borough's future housing requirements can be realised.
		The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to en- development. As such, a Settlement Assessment has been undertaken (See Ap- sustainable settlement hierarchy. Based upon the consideration of a comprehe- sustainable growth will be appropriately directed towards the Main Settlements of Bri- with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.	
			The plan preparation has involved the assessment of 171 sites. Each candidate site h the criteria in the Candidate Site Assessment Methodology which was previously cons 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and opp were asked to prepare and submit a number of technical supporting studies to deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan. As such, candidate s considered appropriate for allocation.
		As part of the proposed allocation of Land South of Bridgend (Island Farm), develop specific requirements including masterplan development principles and placemakin Policy PLA2 – Page 67). The provision of new residential units, including affordable dwa alongside a new one entry primary school with co-located nursery, the re-location School, leisure facilities, recreation facilities, public open space, plus appropri employment and commercial uses.	

nd contribute to placemaking,

ate scale of economic growth based judgements regarding ed Strategy Strategic Growth od have been analysed and considered how the County ne most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a shensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed e site PS.1 Island Farm was

ppment will be subject to siteking principles (See Deposit dwellings, will be incorporated ion of Heronsbridge Special ppriate community facilities,

	In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. Such infrastructure includes transport, education, health, environmen addition to community and cultural infrastructure.
	The proposed allocation is supported by detailed masterplanning work, including identify a realistic dwelling yield on the site's net developable area. The initial Transbeen updated to reflect the final number of dwellings the site is expected to deliver transport issues relating to the proposed development, and, in combination wit Assessment, what measures will be taken to deal with the anticipated transport impact Policy PLA2 prescribes the appropriate development requirements in relation to all and mix of uses proposed is considered appropriate to support a diverse communi whilst generating a critical mass of people to support services such as public transport in accordance with national planning policy, higher densities should be encouraged major public transport nodes or interchanges. Given the site's location within the Pri County Borough and the proximity to Bridgend Town Centre, this density level is there to foster sustainable communities, further bolstered by the proposed enhancements
	The Replacement LDP aims to reduce private car reliance and help the County Bor set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and active travel routes as identified in the Existing Route Maps. Consideration of active the master planning of strategic sites in the County Borough. Reference to the Active PLA2 in conjunction with Policy PLA12 should be considered essential in the delivery proposal, ensuring that development is contributing to the promotion of a sustainable
	The Active Travel Network Maps aim to improve access to key services and facilit employment sites, retail areas and transport hubs, improved access to education fac colleges and improvements to, and expansion of, the existing strategic cycle netw Opportunities will be maximised to further improve upon these routes, providing wa allow integration between new developments and existing communities.
	Whilst developments should be encouraged in locations which reduce the need to tra- sustainable transport, the Council recognises that any development growth will life demand, and that increased traffic levels and congestion is likely to occur if appri- measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and info- land allocations by means of modelling and quantifying the transport impact of the notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigation
	Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces dependent enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend L Bridgend Integrated Network Plan (See Appendix 29).
	Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering social

en produced (See Appendix t which the development of within the plan period could intal management, utilities in

an illustrative block plan to insport Assessment has now er. This identifies the various with the Strategic Transport acts of the scheme. Proposed I forms of travel. The density nity and vibrant public realm, port, local shops and schools. ed in urban centres and near trimary Key Settlement of the refore considered appropriate is to the active travel network.

brough achieve the principles d expanding upon the current ve travel has been key during tive Routes detailed in Policy ery of any strategic site or any ble and healthy lifestyle.

lities including town centres, acilities such as schools and work in the County Borough. alking connections which will

ravel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical relopment detailed within the ttion.

e that development must be dency on the private car and ity facilities. Development will e, public transport measures, Local Transport Plan and the

th of Bridgend (Island Farm), cially inclusive developments

898	SOBJ4: To protect and enhance distinctive and natural places. If you go ahead with plans to build 1000 homes on land on Craig y parcau and island farm I fail to see how	Concerns regarding Strategic Allocation PLA2:	
			and promoting cohesive communities. Such requirements include pursuing transit- prioritises walking, cycling and public transport use, whilst reducing private motor designed, safe walking and cycling routes must be incorporated throughout the orientated, healthy walkable neighbourhoods. There will be a clear emphasis on pro cycling linkages between the site, the Town Centre, Brynteg Comprehensive School In addition proposed Policy PLA2 will require the site's green infrastructure network Fields, thereby capitalising on proposed active travel route INM-BR-49 and estal connects the site to both Bridgend Town Centre and Merthyr Mawr. This will faci network of integrated spaces and features south of Bridgend, providing a plethor wellbeing benefits for new and existing residents. Housing allocation COM1(2) will a

t-orientated development that or vehicle dependency. Wellthe site to foster community providing safe pedestrian and ool and surrounding environs. work to extend to Newbridge tablishing a 'green lung' that acilitate a key multi-functional ora of economic, health and also be required to provide a g footway on southern side of undabout will also be required

he A48 proposed site access Ewenny Road junction in both ough all junctions across the to the previous consented cally already considered to be mprovements across the local entified that the Broadlands city issues in forecast year proposals traffic. Although the ons (from what was previously vill still likely require mitigation a result of the revised Island an potentially achieve greater m site include three separate the consented scheme). All ed Island Farm proposals. An will be undertaken as part of t, which will ideally include up owing).

report (See Appendix 34) has the adopted Bridgend Local the emerging Replacement P Policy ENV2: Development of coalescence, other policies Countryside, has also been features defined settlement de, open space, biodiversity, ing. As such, it is therefore cement LDP, as it will not be

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period ad Paper. This has considered

 natural corridor from Bridgend town to Merthyr mawr and now you intend to take more. I can not believe you think this will have no impact on Merthyr mawr village as a lover of nature nd a Walker I'm heart broken you are thinking of stealing this away from us, I can only assume you are not from this area. Allocation COM1(2): Craig y Parcau Parcau Allocation COM1(2): Craig y Parcau Parcau Parcau Parcau Parcau The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the develop periphery of sustainable urban areas, primarily on previously developed brownfield the delivery of the brownfield regeneration allocations identified in the existing LD and the Llynfi Valley are still denoted as regeneration priorities through their design Areas. The ongoing commitment to brownfield development opportunities within ti the site-search sequence outlined in Planning Policy Wales and seeks to minimis Best and Most Versatile (BMV) agricultural land. However, given the existing 	 	· · ·	
 some greentield sites) are therefore required to implement SP1, deliver affordab and ensure the County Borough's future housing requirements can be realised. The Replacement LDP apportions sustainable growth towards settlements that a services, facilities and employment opportunities and are most conducive t development. As such, a Settlement Assessment has been undertaken (See sustainable settlement hierarchy. Based upon the consideration of a comp sustainable growth will be appropriately directed towards the Main Settlements of with the grouped Main Settlement of Pyle, kenfig Hill and North Comelly. The plan preparation has involved the assessment Methodology which was previously or 13 – Candidate Sites Assessment Rebord (2020)). During Stage 2 detailed asset based on any specific issues they raised in terms of their deliverability, general loc existing use(s), accessibility, physical character, environmental constraints and were asked to prepare and submit a number of technical supporting studi deliverability, sustainability and suitability. Troceeding this detailed assess Craig y Parcau were considered appropriate for allocation. As part of the proposed allocation of Land South of Bridgend (Island Farm), deve specific requirements including masterplan development principles and placem. Policy PLA2 – Page 67). The provision of new residential units, including affordable alongside a new one entry primary school with co-located nursery, the re-loca School, leisure facilities, recreation facilities, public open space, plus app employment and commercial uses. In relation to nature/biodiversity, the Strategy acknowledges that the County B biodiversity with a broad range of species, habitats and unique, rich landscapes. Phave been refreshed and updated from the existing LDP and will continue to environment in line with national planning policy and the Environment Act development in line weint antial planning policy and the Environment Act development	Merthyr mawr and now you intend to take more. I can not believe you think this will have no impact on Merthyr mawr village as a lover of nature nd a Walker I'm heart broken you are thinking of stealing this away from us, I can only assume you are	COM1(2): Craig y Parcau	The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to en- development. As such, a Settlement Assessment has been undertaken (See Ap- sustainable settlement hierarchy. Based upon the consideration of a comprehe- sustainable growth will be appropriately directed towards the Main Settlements of Br- with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly. The plan preparation has involved the assessment of 171 sites. Each candidate site H the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan. As such, candidate sites Craig y Parcau were considered appropriate for allocation. As part of the proposed allocation of Land South of Bridgend (Island Farm), develop specific requirements including masterplan development principles and placemakin Policy PLA2 – Page 67). The provision of new residential units, including affordable dw alongside a new one entry primary school with co-located nursery, the re-location School, leisure facilities, recreation facilities, public open space, plus appropri

2033 and informed the most dentifies an appropriate plan hat will achieve sustainable using delivery.

A Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are ad deliverable sites (including e housing in high need areas

eady benefit from significant enabling transit orientated Appendix 19) to establish a hensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed tes PS.1 Island Farm & PS.2

pment will be subject to siteking principles (See Deposit wellings, will be incorporated ion of Heronsbridge Special priate community facilities,

rough has a rich and varied licies within the Deposit Plan rotect the county borough's 2016. These policies cover re conservation sites, trees, ral resources protection and sed on good environmental

assessments, and to be well planned and controlled with regard to its environmental and enhance biodiversity.
There is clear guidance and legislation with regard to the protection of species legislation, Planning Policy Wales (PPW) and TAN5 Nature Conservation and Pl statutory requirements are set out in Section 61 of the Planning and Compulson Conservation of Habitats and Species Regulations 2017, Environment (Wales) Act and Resilience of Ecosystems Duty and Section 7 Priority Habitats and Species, Se Act 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN legislation.
To comply with the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Strates biodiversity and resilience of the County Borough's ecosystems through native sp location of development, the creation of green corridors, and open space manage biodiversity and resilience considerations are taken into account at an early stage preparation and when proposing or considering development proposals. All reasona maintain and enhance biodiversity and promote the resilience of ecosystems and the the wider social needs of local communities. Only in exceptional circumstances, whe will new development be located where it may have an adverse impact on sites desi for nature conservation. Robust mitigation and compensation will be provided unavoidable, in line with considered advice from statutory and advisory organisations
The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilient a DNP6 of the LDP set the framework to deliver on this premise, as set out in Policy 9 will be revised to ensure it is based on a net benefit approach to achieve these outcomes.
It is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Islan Importance for Nature Conservation (SINC) (The Island Farm POW Camp) of which land within the allocated site. PPW identifies SINC's as local non-statutory protect states that 'Although non-statutory designations carry less weight than statutory des vital contribution to delivering an ecological network for biodiversity and resilient ecos given adequate protection in development plans and the development management
Existing Consent In relation to Strategic Allocation PLA2: Land South of Bridgend (Island Farm), develor commenced on this site. The Island Farm mixed use development comprising sport/let uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/OUT). to a Section 106 Legal Agreement (Legal File Refr: E40-275) that controlled highw management plans, contributions and matters relating to travel and management plan development. A series of reserved matters consents were granted for an indoor tet refers), landscaping and ecological works, (P/14/823/RES refers), and highway a (P/14/824/RES refers). The Outline permission included the standard time limit cond reserved matters and the commencement of development. The final approval of rese 12 th June 2015.
The Outline planning permission included approval for the construction of a new tra on the A48 that would serve as the primary access to the development site. The road pass through an area of local ecological value – the Island Farm Prisoner of War C Nature Conservation (SINC). Under the Conservation and Habitats and Species Rep

l impact, in order to conserve

and habitats recognised in Planning. The most relevant ory Purchase Act 2004, the t 2016 Section 6 Biodiversity Section 11 of the Countryside N5 lists all the other relevant

egy will seek to enhance the species landscaping, careful agement. It is important that ge in both development plan nable steps must be taken to nese should be balanced with here it is in the public interest, esignated for their importance d wherever this situation is ns.

es to maintain and enhance approach. Policies SP17 and 9 (NDF). Policy DNP6 (LDP) comes.

and Farm) contains a Site of ich covers 14.03 hectares of cted sites. Paragraph 6.4.20 esignations, they can make a psystems, and they should be at process.'

elopment has already lawfully leisure/commercial and office). The permission was subject hway works, land dedication, ans associated with the stadia ennis centre, (P/14/354/RES and drainage infrastructure nditions for the submission of served matters was issued on

raffic light controlled junction d construction would however Camp Site of Importance for egulation 2010, a conditional

	 European Protected Species Licence was issued. In order to comply with the licen access road from fragmenting the dormice population, the developer proposed to approved 'Green Bridge'. However, access to the site could not be formed from the had been established. Under a non-material amendment to the outline planning p P/17/29/FUL, the Council consented a temporary construction access from Evenny R a sequence of 'enabling works' that had been approved under P/14/354/RES and P/14 works' are described as: The setting up of the site facilities via Island Farm Lane and New Inn Road and temporary internal roads for the delivery of earth moving plant to the set. Undertaking the earthworks, to form a plateau for the Tennis Centre; Undertaking the earthworks to form a plateau for the Tennis Centre; Undertaking the earthworks to form a plateau for the Tennis Centre; Undertaking the earthworks to form a plateau for the the sub base to the in from the boundary adjacent to the interconnecting spur with the adjacent Te site access road and Technology Drive. Install the incoming services infras site via Island Farm Lane. Construction access herein to be via Technolog The aforementioned works were commenced in July 2017 in accordance with the abo agreed in relation to the pre-commencement planning conditions. Under the defioligation, the aforementioned works constituted a 'commencement of P/14/354/RES and P/14/824/RES. The works have not been completed but the C permissions are extant. Notwithstanding the extant planning permission, based on the revised mix of uses there is considered to be an overriding need for the development. Re-allocatic accommodation of a 'green lung' that will connect the site to the Town Centre via New of this edge of settlement site would accord with the Preferred Strategy, channel Settlement of the County Borough and make a significant contribution to the housing not highest need part of the County Borough and enable delivery of two s
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ence and to prevent the new I to construct and plant the e A48 until the Green Bridge g permission and application Road/New Inn Road to allow 14/824/RES. These 'enabling

ad to provide the site facilities

internal access road working t Technology Drive;

link between the Island Farm astructure that will access the ogy Drive;

bove consents and the details efinitions within the planning nent' triggering a number of nt was signed on 11th October n the basis of the above, the f reserved matters consents Council's opinion is that the

es now proposed on the site, tion of this site will enable ver affordable housing in the le site, including relocation of ure networks within Bridgend wbridge Fields. Development el growth to the Primary Key g need identified in the LHMA. se the site is both viable and

th of Bridgend (Island Farm), cially inclusive developments reed with the Council prior to ppropriately phased manner. sustainable mixed-use urban positively with the existing clusters, community facilities, I also be included in the final be developed in broad terms, nd areas of protection. This llocation.

Ecological mitigation measures already implemented As part of the existing consent, a mitigation strategy was produced in 2009 to development. It was proposed that the SINC and south west field would become a within the new development. Surveys at the site found dormice <i>Muscardinus avella</i>
within the woodland and scrub in the SINC and in the hedgerows of the agricultural t known to be used by bats for foraging and commuting purposes, and the SINC are a lesser horseshoe bats <i>Rhinolophus hipposideros</i> and brown long-eared bats <i>Plecotu</i>
 As part of the development process some areas of these habitats were to be to remaining areas due to the impacts of the development, including noise and light spistrategy to counter these losses included the creation of new habitats suitable for the habitat design was guided by the requirements of the protected species of which has site. In addition to dormice and bats, a further condition of the existing consent require of Great Crested Newts <i>Triturus cristatus</i> to be taking into account. The habitat design for the consented scheme included: Tree and Scrub Planting: translocation and planting new trees and scrub in the an alternative for displaced animals, including dormice, bats, and shelter for mesatern site boundary has been undertaken, to create continuous hedge lin expanded SINC site, and to filter out noise and light from development. continuous flight line for bats and allow dormice to disperse more easily along Bat Roosting Building: a purpose-built bat roost building has been constructing in the old hut within the SINC. The building was constructively flight line to enable them to rapidly locate it, and also be close to good feed Mawr and the River Ogmore. Dormouse Nest Boxes: 35 dormouse next boxes placed within the field, to that are to be displaced from other areas of the site. Placed within the hedgerows, at approximately 10m interval. Fond creation: two new ponds have been created within the south-west fid providing habitat for Great Crested Newts. Grassland Creation: rough grassland created around the pond to mitigate logital formation.
 Proposed mitigation As part of the proposed development of Strategic Allocation PLA2: Land South of ecological appraisal of the site has been prepared by Ethos Environmental Planning To establish baseline ecological conditions and determine the importance of within the specified area;
 To identify the existing habitats on site; To identify the potential for protected species; To identify if any further surveys are required with regards to protected habita To identify any key ecological constraints and make recommendations for significant effects on important ecological features/ resources.
General habitat – Existing The site was found to be comprised predominately of arable land in its winter stubble noted. The arable field margins provide good habitat for a range of species and buffe

to offset the impacts of the a wildlife conservation area llanarius to be present, both I fields. These areas are also area contains a roost site for tus auritis.

lost, and modification to the pillage. Part of the mitigation ne relevant species. As such, had the potential to utilise the ired the habitat requirements

he south-west field, providing reptiles and amphibians.

om the centre of the site to the nes which help to buffer the t. Additionally, it provides a ng the hedgerows.

tructed within the south-west -eared bats, which have both cted on the lesser horseshoe eding habitats on the Merthyr

o provide shelter for dormice e north-east and south-east

field, with the primary aim of

loss of existing grassland.

Bridgend (Island Farm), an g in order to: f ecological features present

ats or species; and for design options to avoid

le with very few plant species fer the existing hedgerows.

	There were numerous hedgerows across the site which ranged from mature hedge coppice, to intensively managed species-poor hedgerows which dissected the arable been translocated recently to the eastern boundary and appeared to show new grow
	Two ponds which were created as part of the previous applications' ecological minimum however, neither was holding much water. Whilst there was very limited aquat vegetation in the immediate area included large swathes of tall ruderal and ephemery
	Part of the site, in the northern section, was designated as a SINC partially due to woodland and scrub. This area is proposed for retention within the current masterpla access road. Part of the site had been subject to clearance to enable works from proposals. The area cleared was not withing the SINC identified on site. Detailed su consider the botanical diversity of this area.
	Part of the area was brownfield land and whilst it was not an appropriate time of yea apparent that there were varied nutrient levels and areas of disturbed ground which botanical diversity.
	Built structures were also noted. These included 'Hut 9' a former prisoner of war cam within the woodland in the north of the site and a dedicated bat roost located in the s
	A number of sink holes were noted across the site. These ranged from those which h for a long period of time and had mature trees growing within them, to those very comprising of small areas of collapsed earth.
	Natural Resources Wales (NRW) states that consideration will need to be given to Dormice, Lesser Horseshoe Bats, Brown Long Eared Bat records on site). Furth consideration will need to be given to impacts on the SINC, and habitat – ancie woodland.
	As such the ecological appraisal also considered the following species:
	<u>Dormouse</u> The site contains hedgerows and woodland of which were assessed to hold high value surveys identified the presence of dormice within the SINC located in the north of assessed that further surveys would be required to update the status of the site for detailed proposals for the site.
	<u>Riparian mammals</u> The River Ogmore was present along the eastern edge of the Craig-Y-Parcau, with water vole found south of the site. However, the previous surveys identified no evid within the development area. Considering the presence of previous records in the directly adjacent to the site, it is recommended surveys are undertaken for these prote detailed proposals for the site.
	<u>Great crested newt</u> The previous surveys assessed the ponds to be unsuitable for great crested newt absent from the site. Since then, it is understood that the previously surveyed pond new wildlife ponds created in the south-west of the main site area. The two water walkover had relatively low water levels and limited aquatic vegetation. The curr

gerows with trees and hazel le fields. Two hedgerows had wth.

mitigation works were noted; atic vegetation in the pond, eral/short perennial.

to the mosaic of grassland, blan, with the exception of an m the previous development surveys will be undertaken to

ear for botany surveys, it was h are likely to result in higher

mp from World War 2 located south-west of the site.

had apparently been present y recently emerging and just

to protected species (Hazel rthermore, NRW states that cient mature hedgerows and

lue for dormice. The previous of the site. It was therefore or this species and to inform

vith records of both otter and vidence of riparian mammals he area and suitable habitat prected species and to inform

t (GCN) and that GCN were nds have been removed and r bodies identified during the irrent proposals indicate the

retention and protection of the ponds. Nevertheless, they could provide suitable breed and it is recommended that a Habitat Suitability Index of each of the ponds within 500 to inform detailed planning application.
<u>Birds</u> There was a mix of permanent pasture and arable land providing suitable habitat for hedgerows and their margins within the fields was assessed to provide potential habit The woodland, hedgerows, scrub and scattered trees were assessed to have high p Evidence of barn owl was found in a stable in the south-east of the site. Further surve been recommended within section 5 to inform detailed proposals for the site.
<u>Bats</u> The previous surveys identified roosting lesser horseshoe and brown long-eared woodland in the SINC. Since the previous surveys were undertaken, a dedicated bat the south-west of the main site. Additionally, the built structures within the Craig-Y-Par poor structural condition and a wide range of bat roosting features were visible for the were assessed to hold high potential for roosting bats. Therefore, it was assessed the of the structures should be undertaken to assess their status for roosting bats. Additionally, surveys are recommended. The habitats within both sites contained woodland and he commuting, foraging and roosting habitats for bats may provide potential commuting bats. A number of mature trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of mature trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential commuting trees were also noted which could have potential commuting trees were also noted which could have potential
<u>Badgers</u> The habitats on site were comprised of woodland, grassland and arable land which badgers. However, it should be noted that the previous survey identified badgers to b
<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified grass potential for reptiles. The key features were assessed to be the sections of grasslan woodland edges. The site was comprised of common and widespread habitats prov for invertebrates. No detailed surveys will be required.
SINC Review A SINC review undertaken by the Wildlife Trust indicates that the on-site SINC does not significantly since 2011's survey and therefore still qualifies as a SINC. The small sect to the south-east is worth removing from the citation as it is isolated and does not value. The woodland varies in quality but appears to offer habitat for dormice and bar woodland indicator species. The grassland is not particularly species-rich but adds to site suffers from antisocial behaviour including fly-tipping, frequent drug use and habitation that is detrimental to the biodiversity of the site. The review recommended that dormouse tubes are replaced and monitored and the reduced where feasible. Although the grassland areas are not very diverse they add and some scrub control to stop their loss is recommended though not a priority.
Overall PPW identifies SINC's as local non-statutory protected sites of which carry le designations, however it is acknowledged that they can make a vital contribution network for biodiversity and resilient ecosystems, and they should be given adequa Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) has inclu to address previously identified ecological constraints including the retention of the

eding habitat for amphibians 00m of the development site

for farmland birds. Also, the bitat for ground nesting birds. potential for breeding birds. rveys for breeding birds have

ed bats within Hut 9 in the pat roost has been created in arcau area were in extremely the external walkover. They that an updated assessment itionally, emergence/re-entry hedgerows, offering potential ing and foraging habitats for g features for bats.

ch have potential to support be absent from the site.

assland providing negligible and and scrub located at the oviding low potential habitats

a not appear to have changed action of woodland in the field at appear to add to the site's bats and there are numerous as to the site as a whole. The and signs of semi-permanent

that antisocial activities are dd to the diversity of the site

less weight than statutory n to delivering an ecological late protection. As such, the cluded a number of measures ne majority of the SINC and

protection of the artificial bat roost and hedgerows. Furthermore, the masterplan for
the retention of SINC land within the site boundary, with the exception of the access re- ecological value are proposed for retention including existing sink holes; which or invertebrates, and an ecological enhancement area located in the south-western fiel ecology in relation to the 2008 sports village application. The masterplan also indica green areas to ensure a continued network of green and blue infrastructure.
Further work and surveys are to be undertaken from an ecological perspective in line of the ecological report. However, there were no 'show-stoppers' found at this stage, measures available to ensure that the development of the site is acceptable and a minimised.
NRW support the commitment for the future development of the site to follow a Green so that the mixture of uses will be fully integrated and designed around the SINC.
Overall, the site has an extensive planning history which has demonstrated that the secologically sensitive way through careful scheme design and the use of mitigation resure that the proposed uses through outlined development requirements are fully development of site.
With regards to landscape matters, a Landscape Character Assessment for Bridg prepared by LUC and published in 2013. The document provides guidance on landscar the adoption of the Local Development Plan, supplements the Green Infrastructure, E Supplementary Planning Guidance. The Assessment categorises undeveloped Character Areas (LCAs) with the site in question being located within the "Merthyr M Coastline" which runs north-eastwards up from the coast to the southwestern fringe of emphasises that the majority of the Merthyr Mawr Farmland, Warren and Coastline L Mawr Special Landscape Area, recognising designations such as Merthyr Mawr Wa Newton Fault RIGS, several Scheduled Monuments, Merthyr Mawr village Conservar Registered Park and Garden of Merthyr Mawr House. Much of the landscape is des Historic Importance and all of the coastal area lies within the Glamorgan Heritage Co identifies key landscape sensitivities to development-led to change, stressing the in nationally important archaeological and cultural heritage of the landscape as an Landscape of Outstanding Historic Importance, including prehistoric and medieval re buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment r management strategies for their continued survival and visibility in the landscape, incl and management practices and recreation management. As such, the importance need for landscape mitigation measures for any local development proposal, is cle Replacement LDP's evidence base and this will be further emphasised within the sup completeness.
In particular, the southern boundary of the Land South of Bridgend (Island Farm) prop as it lies adjacent to a historic landscape as identified by the LCA. The Replacement L conserve this landscape's character and features by appropriate development mitigat will ensure the design and layout of the site has regard to the surrounding landscape through the inclusion of mitigation measures that provide links with the existing lands Appropriate landscaping treatments must be utilised along the southern fringes of the visual impacts on adjacent uses.

or Island Farm has indicated s road from the A48. Areas of n offer value for a range of ield; previously enhanced for cates retention of continuous

ne with the recommendations e, with appropriate mitigation any related impacts can be

n Infrastructure led approach

e site can be developed in an n measures. Policy PLA2 will ully integrated into the future

dgend County Borough was cape character and, following , Biodiversity and Landscape d land into 15 Landscape Mawr Farmland, Warren and of Bridgend. The Assessment ECA falls within the Merthyr Varren SAC, SSSI and NNR, vation Area and the Grade II* lesignated as of Outstanding Coast. The Assessment also important of protecting the an integral part of the wider remains, the dunes' ancient recommends implementing ncluding through appropriate e of this landscape, and the clearly recognised within the supporting text to PLA2(2) for

pposed allocation is important t LDP will seek to protect and lation measures. Policy PLA2 pe, minimising visual impacts dscape and access features. the site in order to minimise

			There will, undoubtedly, be an element of landscape change, although, as aft permissions (P/08/1114/OUT, P/14/354/RES, P/14/823/RES and P/14/824/RES refe extant. A Landscape and Visual Impact Assessment (LVIA) was undertaken as Statement submitted alongside the 2008 outline application for the sports village evaluated the significance of landscape and visual impacts by assessing the sensit landscape and visual resources of the application site and wider area and the ma would occur to the site and surroundings during the various phases of the developmen on the basis of proposals for a sports village which included buildings of close to 20r cases of the proposed stadia elements, a high level of massing. The LVIA concluc permanent residual views of buildings, these will be predominantly negligible, min following the implementation of the comprehensive mitigation measures at the end period. Views are a subjective matter and have been assessed as being adverse bec in the appearance of an undeveloped landscape. It is anticipated that the majority of n community led proposals and be stimulated by the quality and appearance of this landscape management, will give rise to beneficial landscape and ecology effects in future". A series of mitigation measures were recommended. Broadly, the same mean as part of the newly proposed development at Land South of Bridgend (Island Farr reduced building heights and a reduced feeling of massing when compared to the village scheme.
9	55 Keep merthyr mawr for its nature content	Protect Merthyr Mawr for its	Comments noted. The land surrounding Merthyr Mawr is recognised within the Remuch protected by various designations and policies (see Appendix 25 – Special La
		nature qualities	Appendix 26 – Landscape Character Assessment). As highlighted by Policy SP1 Merthyr Mawr Warren is a National Nature Reserve. These are protected under the V 1981, as amended by the Countryside and Rights of Way (CROW) Act 2000, the Nat
			Communities (NERC) Act 2006 and the Environment (Wales) Act 2016. Policy SP17 statutorily designated sites of national importance and any development proposal wh
			subject to special scrutiny to establish any potential or indirect effects. The onus a potential developer and/or owner to clearly demonstrate the case for the site

aforementioned, the existing fer) on the site are considered as part of the Environmental ge at Island Farm. The LVIA sitivity of the existing baseline nagnitude of the change that ment. The LVIA was prepared 0m in height as well as, in the uded that "while there will be inor or moderate significance d of the 15 year assessment ecause of the scale of change f receptors will embrace these nis development. The loss of anting and through improved in the medium and long term ans of mitigation are proposed planting, the creation of an d vertical bands of colour and Idings. It should also be noted arm) will result in significantly e previously permitted sports

tigation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and er criteria and overall the level end. Further, the development t are identified as typifying the etailed, updated LVIA will be ire planning application). This scaping.

a the Replacement LDP (See and wider sustainability effects sement measures should be ificant adverse effects and to roposed development with its al effects.

Replacement LDP and is very Landscape Designations and P17 the historic landscape of Wildlife and Countryside Act latural Environment and Rural 7 specifically seeks to protect which affects such sites will be s will be firmly placed on any ite's development, and why

			development should not be located elsewhere on a site of less significance to nate design in conjunction with appropriate planning conditions and/or planning oblig pursued by the local planning authority with a view to overcoming potential adverse im resource, and to ensure protection and enhancement of a site's nature conservation
			Merthyr Mawr Warren is also designated as a Special Landscape Area (See Policy Special Landscape Designations), in recognition of the surrounding character and qua DNP4 protects such designations from inappropriate development. In order to be acc development within a SLA should retain and enhance the positive attributes of its lan or mitigate any negative influences. In order to achieve this, the design, scale and loca respect the special landscape context. In particular, design should reflect the buildin its form, materials and details and aim to assimilate the development into the wider landscape.
			Merthyr Mawr Village is also designated as a Conservation Area in recognition of the or historic interest, the character or appearance of which it is desirable to preserve development proposals, the Council will seek to resist new development or the den unless it would preserve or enhance the character and appearance of the conservation
961	By building new housing on green space you are contradicting sobj4	Concerns relating to greenfield development	Comments noted. The Deposit Plan has been underpinned by the identification of th economic growth and housing provision, all of which have been based upon well judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whole have been analysed and discussed within the Strategic Growth Options Background how the County Borough's demographic situation is likely to change from 2018-20 appropriate response for the Replacement LDP. As such the Replacement LDP ide requirement to enable a balanced level of housing and employment provision th patterns of growth, support existing settlements and maximise viable affordable hous (See Appendix 43 – Background Paper 3). The strategy prioritises the development provision the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designati Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing LD development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and
			some greenfield sites) are therefore required to implement SP1, deliver affordable I and ensure the County Borough's future housing requirements can be realised. The Replacement LDP apportions sustainable growth towards settlements that alre services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess

ature conservation. Sensitive oligations/agreements will be impacts on the environmental on interest.

icy DNP4 and Appendix 25 – juality of the landscape. Policy cceptable, wherever possible, andscape and seek to remove ocation of development should ling traditions of the locality in r landscape.

he area's special architectural ve or enhance. In considering emolition of existing buildings ion area. (See Policy DNP11). the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period ad Paper. This has considered -2033 and informed the most identifies an appropriate plan that will achieve sustainable ousing delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth bese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix ssment, sites were examined

			based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op- were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
			The Strategy acknowledges that the County Borough has a rich and varied biodive species, habitats and unique, rich landscapes. Policies within the Deposit Plan have b from the existing LDP and will continue to protect the county borough's environment i policy and the Environment Act 2016.
			Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur an integral and significant part of development and wider infrastructure proposals.
			Development proposals including strategic site allocations will be expected to main Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spect masterplan development principles and development requirements. Such requirementaria and provide suitable buffers to habitats, particularly hedgerows, trees (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreated to be delivered in accordance with Policy COM10 and Outdoor Recreation Facebook Development Supplementary Planning Guidance.
96	Merthyr Mawr Road, near the A48. As a resident of Preswylfa Court I have no problem with new developments. What	to Strategic Allocation PLA2: Island Farm and	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and r underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW).
	concerns me is the size of the proposed developments throughout the Bridgend area but especially near Island Farm. I hear the traffic on A48 quite clearly. My understanding is that you are not building more roads, so how are the existing roads supposed to cope with increased, polluting, traffic? I am far too old to be doing much walking but I notice many more people walking down to Merthyr Mawr and the	Bridgend Town Centre	The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence b need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferred Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate p balanced level of housing and employment provision that will achieve sustainable existing settlements and maximise viable affordable housing delivery.
	dunes, and teenagers basing themselves at the Dipping Bridge. What safeguards are going to be put in place to protect people from speeding cars, congestion and pollution? New residents will be 'encouraged' to use the railway system and therefore there won't be much traffic		The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these states.

ation, neighbouring land uses, opportunities. Site promoters es to demonstrate the site's nt, only those sites deemed

iversity with a broad range of e been refreshed and updated it in line with national planning

e Appendix 23) to guide and by Borough. The assessment and Children's Playing Space by adopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

aintain, protect and enhance retained wherever possible

ecific requirements including ements will ensure that sites cluding Ancient and/or Semieation facilities will be required Facilities and New Housing

sh Government Development I revise a development plan, and contribute to placemaking,

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with

	· · · · · · · · · · · · · · · · · · ·
increase. How naive. There is no local bus	the site-search sequence outlined in Planning Policy Wales and seeks to minimise of
service in this part of Bridgend. Very few	Best and Most Versatile (BMV) agricultural land. However, given the existing LE
people are going to make their way to the	development on brownfield land in other settlements (notably Bridgend and the Va
railway station in the morning and back from	limited further brownfield regeneration opportunities remaining. Additional viable and
there in the evening. Are you proposing that	some greenfield sites) are therefore required to implement SP1, deliver affordable h
they walk there? Preswylfa Court is	and ensure the County Borough's future housing requirements can be realised.
a conservation area. It is a small estate,	
around a green and has a real community	The Replacement LDP apportions sustainable growth towards settlements that alread
feel. Have you considered smaller	services, facilities and employment opportunities and are most conducive to e
developments with a community	development. As such, a Settlement Assessment has been undertaken (See Ap
atmosphere? How does an estate of over	sustainable settlement hierarchy. Based upon the consideration of a comprehe
800 houses fit into this semi-rural part of	sustainable growth will be appropriately directed towards the Main Settlements of Br
Bridgend. This proposal is not about	with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
benefitting the area but making a great deal	
of money for developers. It is not in their	The plan preparation has involved the assessment of 171 sites. Each candidate site
interests to create smaller, discreet estates	the criteria in the Candidate Site Assessment Methodology which was previously con
because that would cost more. Strategic	13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess
objective no 4 is 'to protect and enhance	based on any specific issues they raised in terms of their deliverability, general location
distinctive and natural places'. So to do that	existing use(s), accessibility, physical character, environmental constraints and op
you are going to destroy acres of green field	were asked to prepare and submit a number of technical supporting studies
and wooded areas with their associated	deliverability, sustainability and suitability. Proceeding this detailed assessment,
wildlife and cause havoc around Merthyr	appropriate were included for allocation in the Deposit Plan. As such, candidate s
Mawr. Do you not see anything	considered appropriate for allocation.
incompatible there? The centre of	
Bridgend is a sad place. I don't want to	As part of the proposed allocation of Land South of Bridgend (Island Farm), develop
spend time there. If you can't regenerate the	specific requirements including masterplan development principles and placemaking
heart of Bridgend and make it a vibrant	Policy PLA2 – Page 67). The provision of new residential units, including affordable dw
successful town then you have no business	alongside a new one entry primary school with co-located nursery, the re-location
building vast housing estates around a	School, leisure facilities, recreation facilities, public open space, plus approp
dying heart. Think again and prioritise the	employment and commercial uses.
well being of the existing communities here	
over money making for the few. Elsie	The proposed allocation is supported by detailed masterplanning work, including a
Burrows	identify a realistic dwelling yield on the site's net developable area. The initial Trans
Banowo	been updated to reflect the final number of dwellings the site is expected to deliver.
	transport issues relating to the proposed development, and, in combination with
	Assessment, what measures will be taken to deal with the anticipated transport impact
	Policy PLA2 prescribes the appropriate development requirements in relation to all f
	and mix of uses proposed is considered appropriate to support a diverse communit
	whilst generating a critical mass of people to support services such as public transpo
	In accordance with national planning policy, higher densities should be encouraged
	major public transport nodes or interchanges. Given the site's location within the Pri
	County Borough and the proximity to Bridgend Town Centre, this density level is theref
	to foster sustainable communities, further bolstered by the proposed enhancements t
	The Perloament I DD sime to reduce private act reliance and help the County Day
	The Replacement LDP aims to reduce private car reliance and help the County Bord
	set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and on the set is a structure for the set is the s
	active travel routes as identified in the Existing Route Maps. Consideration of active
	the master planning of strategic sites in the County Borough. Reference to the Activ
	PLA2 in conjunction with Policy PLA12 should be considered essential in the delivery
	proposal, ensuring that development is contributing to the promotion of a sustainable

e developmental pressure on LDP's success in delivering Valleys Gateway), there are ad deliverable sites (including a housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters is to demonstrate the site's at, only those sites deemed is site PS.1 Island Farm was

ppment will be subject to siteking principles (See Deposit dwellings, will be incorporated ion of Heronsbridge Special ppriate community facilities,

an illustrative block plan to insport Assessment has now er. This identifies the various with the Strategic Transport acts of the scheme. Proposed I forms of travel. The density hity and vibrant public realm, port, local shops and schools. ed in urban centres and near trimary Key Settlement of the refore considered appropriate is to the active travel network.

brough achieve the principles d expanding upon the current ve travel has been key during tive Routes detailed in Policy ery of any strategic site or any ble and healthy lifestyle.

The Active Travel Network Maps aim to improve access to key services and facilit employment sites, retail areas and transport hubs, improved access to education fac colleges and improvements to, and expansion of, the existing strategic cycle netwo Opportunities will be maximised to further improve upon these routes, providing wall allow integration between new developments and existing communities.
Whilst developments should be encouraged in locations which reduce the need to tra- sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appro- measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and info- land allocations by means of modelling and quantifying the transport impact of thes notes accompanying this assessment demonstrate that the proposed level of devel LDP can be accommodated within the BCBC Highway Network with suitable mitigation
Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces depende enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering social and promoting cohesive communities. Such requirements include pursuing transit-on prioritises walking, cycling and public transport use, whilst reducing private motor designed, safe walking and cycling routes must be incorporated throughout the orientated, healthy walkable neighbourhoods. There will be a clear emphasis on procycling linkages between the site, the Town Centre, Brynteg Comprehensive School In addition proposed Policy PLA2 will require the site's green infrastructure networ Fields, thereby capitalising on proposed active travel route INM-BR-49 and estable connects the site to both Bridgend Town Centre and Merthyr Mawr. This will facil network of integrated spaces and features south of Bridgend, providing a plethors wellbeing benefits for new and existing residents. Housing allocation COM1(2) will al link/extend route on A48 to connect the adjacent site (PLA2) in addition to widening f A48 to 3m and extend length on both southern and northern side. Broadlands round to be upgraded for pedestrians and cyclists.
The site promoter's Transport Assessment has identified that with exception of the junction, and the Ewenny Road Roundabout in the AM peak hour, and the B4265 / Ew peak hours, the revised Island Farm proposals will result in lower traffic flows throu assessment network over both the AM and PM peak hour periods, compared to development proposals on the Island Farm Site. As the consented flows are technical existing on the highway network, this revised scheme will provide traffic reduction imp highway network. Previous assessment work on the Island Farm site has iden Roundabout, Ewenny Roundabout, and Picton Close Junction all show capacit assessment scenarios both including and excluding the consented Island Farm pro revised Island Farm proposals in general bring traffic reductions across these junctions will consented), with consideration of background traffic growth alone, these junctions will

lities including town centres, acilities such as schools and work in the County Borough. alking connections which will

ravel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical relopment detailed within the ation.

e that development must be dency on the private car and ty facilities. Development will e, public transport measures, Local Transport Plan and the

th of Bridgend (Island Farm), cially inclusive developments -orientated development that or vehicle dependency. Wellne site to foster community roviding safe pedestrian and of and surrounding environs. work to extend to Newbridge ablishing a 'green lung' that cilitate a key multi-functional ora of economic, health and also be required to provide a g footway on southern side of ndabout will also be required

te A48 proposed site access Evenny Road junction in both ough all junctions across the to the previous consented cally already considered to be provements across the local entified that the Broadlands city issues in forecast year roposals traffic. Although the ons (from what was previously vill still likely require mitigation

to operate within capacity during future forecast years. The reduction in flows as a
Farm proposals however, may mean that any mitigation measures implemented can capacity improvements at each junction. The revised proposals at the Island Farm vehicle access points onto the local highway network (compared to just two within t three site access junctions are expected to operate within capacity under the revised updated assessment at all three identified junctions, and the site access junctions w a future supporting Transport Assessment for the revised Island Farm development, v to date baseline traffic flows as the basis for the assessment (Covid restrictions allow
In relation to nature/biodiversity, the Strategy acknowledges that the County Boro biodiversity with a broad range of species, habitats and unique, rich landscapes. Police have been refreshed and updated from the existing LDP and will continue to pro- environment in line with national planning policy and the Environment Act 20 development in the countryside, special landscape areas, local / regional nature hedgerows and development, green infrastructure, nature conservation and natura public health. For development to be sustainable, it needs to be soundly base assessments, and to be well planned and controlled with regard to its environmental in and enhance biodiversity.
There is clear guidance and legislation with regard to the protection of species a legislation, Planning Policy Wales (PPW) and TAN5 Nature Conservation and Plastatutory requirements are set out in Section 61 of the Planning and Compulsor Conservation of Habitats and Species Regulations 2017, Environment (Wales) Act 2 and Resilience of Ecosystems Duty and Section 7 Priority Habitats and Species, Se Act 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN legislation.
To comply with the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Strategy biodiversity and resilience of the County Borough's ecosystems through native sp location of development, the creation of green corridors, and open space manage biodiversity and resilience considerations are taken into account at an early stage preparation and when proposing or considering development proposals. All reasonal maintain and enhance biodiversity and promote the resilience of ecosystems and the the wider social needs of local communities. Only in exceptional circumstances, whe will new development be located where it may have an adverse impact on sites desi for nature conservation. Robust mitigation and compensation will be provided unavoidable, in line with considered advice from statutory and advisory organisations
The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilient ap DNP6 of the LDP set the framework to deliver on this premise, as set out in Policy 9 will be revised to ensure it is based on a net benefit approach to achieve these outcomes.
It is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Island Importance for Nature Conservation (SINC) (The Island Farm POW Camp) of whice land within the allocated site. PPW identifies SINC's as local non-statutory protect states that 'Although non-statutory designations carry less weight than statutory des vital contribution to delivering an ecological network for biodiversity and resilient ecos given adequate protection in development plans and the development management

a result of the revised Island an potentially achieve greater n site include three separate the consented scheme). All ed Island Farm proposals. An will be undertaken as part of t, which will ideally include up powing).

rough has a rich and varied plicies within the Deposit Plan protect the county borough's 2016. These policies cover re conservation sites, trees, ral resources protection and sed on good environmental l impact, in order to conserve

and habitats recognised in Planning. The most relevant ory Purchase Act 2004, the t 2016 Section 6 Biodiversity Section 11 of the Countryside N5 lists all the other relevant

egy will seek to enhance the species landscaping, careful agement. It is important that ge in both development plan nable steps must be taken to nese should be balanced with here it is in the public interest, esignated for their importance d wherever this situation is ns.

s to maintain and enhance approach. Policies SP17 and 9 (NDF). Policy DNP6 (LDP) comes.

and Farm) contains a Site of ich covers 14.03 hectares of cted sites. Paragraph 6.4.20 esignations, they can make a psystems, and they should be at process.'

Existing Consent
In relation to Strategic Allocation PLA2: Land South of Bridgend (Island Farm), develor commenced on this site. The Island Farm mixed use development comprising sport/leir uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/OUT). The to a Section 106 Legal Agreement (Legal File Refr: E40-275) that controlled highwing management plans, contributions and matters relating to travel and management plans development. A series of reserved matters consents were granted for an indoor ten refers), landscaping and ecological works, (P/14/823/RES refers), and highway a (P/14/824/RES refers). The Outline permission included the standard time limit condit reserved matters and the commencement of development. The final approval of reserved 12 th June 2015.
 The Outline planning permission included approval for the construction of a new trait on the A48 that would serve as the primary access to the development site. The road of pass through an area of local ecological value – the Island Farm Prisoner of War Ca Nature Conservation (SINC). Under the Conservation and Habitats and Species Reg European Protected Species Licence was issued. In order to comply with the licent access road from fragmenting the dormice population, the developer proposed t approved 'Green Bridge'. However, access to the site could not be formed from the had been established. Under a non-material amendment to the outline planning p P/17/29/FUL, the Council consented a temporary construction access from Ewenny R a sequence of 'enabling works' that had been approved under P/14/354/RES and P/14 works' are described as: The setting up of the site facilities via Island Farm Lane and New Inn Road and temporary internal roads for the delivery of earth moving plant to the s Undertaking earthworks to form a plateau for the Tennis Centre; Undertaking the earthworks, drainage works and form the sub base to the in from the boundary adjacent to the interconnecting spur with the adjacent T Break through the boundary hedgerow and construct the proposed road lin site access road and Technology Drive. Install the incoming services infrast site via Island Farm Lane. Construction access herein to be via Technology
The aforementioned works were commenced in July 2017 in accordance with the above agreed in relation to the pre-commencement planning conditions. Under the define obligation, the aforementioned works constituted a 'commencement of development obligations in relation to highway works. A deed of variation to the original agreement of 2018 which reconciled the enabling works (phase 0) with the original obligation. On the 'enabling works' constituted a material operation and a lawful commencement of relations are extant.
Notwithstanding the extant planning permission, based on the revised mix of uses there is considered to be an overriding need for the development. Re-allocation accommodation of sustainable growth enshrined in placemaking principles, deliver highest need part of the County Borough and enable delivery of two schools on the Heronsbridge Special School. It will also enrich active travel and green infrastructure through creation of a 'green lung' that will connect the site to the Town Centre via Newb of this edge of settlement site would accord with the Preferred Strategy, channel of Settlement of the County Borough and make a significant contribution to the housing n

elopment has already lawfully eisure/commercial and office . The permission was subject way works, land dedication, ins associated with the stadia ennis centre, (P/14/354/RES and drainage infrastructure inditions for the submission of erved matters was issued on

raffic light controlled junction I construction would however Camp Site of Importance for egulation 2010, a conditional ence and to prevent the new to construct and plant the e A48 until the Green Bridge permission and application Road/New Inn Road to allow 14/824/RES. These 'enabling

ad to provide the site facilities e site;

- internal access road working Technology Drive;
- link between the Island Farm astructure that will access the ogy Drive;

ove consents and the details efinitions within the planning nent' triggering a number of at was signed on 11th October n the basis of the above, the f reserved matters consents Council's opinion is that the

s now proposed on the site, tion of this site will enable er affordable housing in the e site, including relocation of ure networks within Bridgend wbridge Fields. Development I growth to the Primary Key need identified in the LHMA.

The site promoter has also provided extensive supporting information to evidence deliverable.
Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering social and promoting cohesive communities. A final masterplan must be prepared and agree the sites development to demonstrate how these principles will be delivered in an app This will need to demonstrate how the development will create a well-connected, su extension to Bridgend, comprising a number of character areas that integrate p landscape, SINC, adjacent Grade II* listed Merthyr Mawr House, existing housing clu Active Travel Networks and public transport facilities. An illustrative masterplan will a version of the Replacement LDP to enable all parties to understand how the site will be including proposed land uses, access, infrastructure requirements, constraints and masterplan will clearly identify the location of the SINC in the context of the wider allo
Ecological mitigation measures already implemented
As part of the existing consent, a mitigation strategy was produced in 2009 to development. It was proposed that the SINC and south west field would become a within the new development. Surveys at the site found dormice <i>Muscardinus avella</i> within the woodland and scrub in the SINC and in the hedgerows of the agricultural fi known to be used by bats for foraging and commuting purposes, and the SINC are ar lesser horseshoe bats <i>Rhinolophus hipposideros</i> and brown long-eared bats <i>Plecotus</i>
As part of the development process some areas of these habitats were to be lost remaining areas due to the impacts of the development, including noise and light spill strategy to counter these losses included the creation of new habitats suitable for the habitat design was guided by the requirements of the protected species of which had site. In addition to dormice and bats, a further condition of the existing consent require of Great Crested Newts <i>Triturus cristatus</i> to be taking into account. The habitat design for the consented scheme included:
 Tree and Scrub Planting: translocation and planting new trees and scrub in the an alternative for displaced animals, including dormice, bats, and shelter for re
 Hedgerow Enhancement: enhancement and translocation of hedgerows from eastern site boundary has been undertaken, to create continuous hedge line
expanded SINC site, and to filter out noise and light from development. continuous flight line for bats and allow dormice to disperse more easily along
 Bat Roosting Building: a purpose-built bat roost building has been constru field, providing a suitable roost site for both lesser horseshoe and brown long-e been found roosting in the old hut within the SINC. The building was constructed key flight line to enable them to rapidly locate it, and also be close to good feed Mawr and the River Ogmore.
 Dormouse Nest Boxes: 35 dormouse next boxes placed within the field, to p that are to be displaced from other areas of the site. Placed within the hedgerows, at approximately 10m interval.
 Pond creation: two new ponds have been created within the south-west fiel providing habitat for Great Crested Newts.
Grassland Creation: rough grassland created around the pond to mitigate los

e the site is both viable and

th of Bridgend (Island Farm), cially inclusive developments reed with the Council prior to ppropriately phased manner. sustainable mixed-use urban positively with the existing clusters, community facilities, I also be included in the final be developed in broad terms, nd areas of protection. This llocation.

o offset the impacts of the a wildlife conservation area *llanarius* to be present, both fields. These areas are also area contains a roost site for *tus auritis*.

ost, and modification to the pillage. Part of the mitigation he relevant species. As such, ad the potential to utilise the ired the habitat requirements

he south-west field, providing reptiles and amphibians.

m the centre of the site to the nes which help to buffer the ... Additionally, it provides a lg the hedgerows.

ructed within the south-west -eared bats, which have both cted on the lesser horseshoe eding habitats on the Merthyr

p provide shelter for dormice a north-east and south-east

ield, with the primary aim of

oss of existing grassland.

Proposed mitigation
 As part of the proposed development of Strategic Allocation PLA2: Land South of B ecological appraisal of the site has been prepared by Ethos Environmental Planning To establish baseline ecological conditions and determine the importance of within the specified area; To identify the existing habitats on site; To identify the potential for protected species; To identify if any further surveys are required with regards to protected habitat To identify any key ecological constraints and make recommendations for significant effects on important ecological features/ resources.
General habitat – Existing The site was found to be comprised predominately of arable land in its winter stubble noted. The arable field margins provide good habitat for a range of species and buffe
There were numerous hedgerows across the site which ranged from mature hedge coppice, to intensively managed species-poor hedgerows which dissected the arable been translocated recently to the eastern boundary and appeared to show new growt
Two ponds which were created as part of the previous applications' ecological mit however, neither was holding much water. Whilst there was very limited aquati vegetation in the immediate area included large swathes of tall ruderal and ephemera
Part of the site, in the northern section, was designated as a SINC partially due to woodland and scrub. This area is proposed for retention within the current masterpla access road. Part of the site had been subject to clearance to enable works from proposals. The area cleared was not withing the SINC identified on site. Detailed successider the botanical diversity of this area.
Part of the area was brownfield land and whilst it was not an appropriate time of year apparent that there were varied nutrient levels and areas of disturbed ground which a botanical diversity.
Built structures were also noted. These included 'Hut 9' a former prisoner of war camp within the woodland in the north of the site and a dedicated bat roost located in the so
A number of sink holes were noted across the site. These ranged from those which hat for a long period of time and had mature trees growing within them, to those very comprising of small areas of collapsed earth.
Natural Resources Wales (NRW) states that consideration will need to be given to Dormice, Lesser Horseshoe Bats, Brown Long Eared Bat records on site). Furth consideration will need to be given to impacts on the SINC, and habitat – ancie woodland.
As such the ecological appraisal also considered the following species:
<u>Dormouse</u> The site contains hedgerows and woodland of which were assessed to hold high value surveys identified the presence of dormice within the SINC located in the north or

f Bridgend (Island Farm), an g in order to:

f ecological features present

ats or species; and for design options to avoid

le with very few plant species ffer the existing hedgerows. gerows with trees and hazel le fields. Two hedgerows had wth.

nitigation works were noted; atic vegetation in the pond, eral/short perennial.

to the mosaic of grassland, blan, with the exception of an m the previous development surveys will be undertaken to

ear for botany surveys, it was h are likely to result in higher

np from World War 2 located south-west of the site.

had apparently been present y recently emerging and just

to protected species (Hazel rthermore, NRW states that ient mature hedgerows and

lue for dormice. The previous of the site. It was therefore

	assessed that further surveys would be required to update the status of the site for detailed proposals for the site.
	<u>Riparian mammals</u> The River Ogmore was present along the eastern edge of the Craig-Y-Parcau, with water vole found south of the site. However, the previous surveys identified no evid within the development area. Considering the presence of previous records in the directly adjacent to the site, it is recommended surveys are undertaken for these prote detailed proposals for the site.
	<u>Great crested newt</u> The previous surveys assessed the ponds to be unsuitable for great crested newt of absent from the site. Since then, it is understood that the previously surveyed pond new wildlife ponds created in the south-west of the main site area. The two water to walkover had relatively low water levels and limited aquatic vegetation. The curr retention and protection of the ponds. Nevertheless, they could provide suitable breed and it is recommended that a Habitat Suitability Index of each of the ponds within 500 to inform detailed planning application.
	<u>Birds</u> There was a mix of permanent pasture and arable land providing suitable habitat for hedgerows and their margins within the fields was assessed to provide potential habit The woodland, hedgerows, scrub and scattered trees were assessed to have high p Evidence of barn owl was found in a stable in the south-east of the site. Further surve been recommended within section 5 to inform detailed proposals for the site.
	<u>Bats</u> The previous surveys identified roosting lesser horseshoe and brown long-eared woodland in the SINC. Since the previous surveys were undertaken, a dedicated bat the south-west of the main site. Additionally, the built structures within the Craig-Y-Par poor structural condition and a wide range of bat roosting features were visible for th were assessed to hold high potential for roosting bats. Therefore, it was assessed th of the structures should be undertaken to assess their status for roosting bats. Additi surveys are recommended. The habitats within both sites contained woodland and he commuting, foraging and roosting habitats for bats may provide potential commuting bats. A number of mature trees were also noted which could have potential roosting for
	<u>Badgers</u> The habitats on site were comprised of woodland, grassland and arable land which badgers. However, it should be noted that the previous survey identified badgers to b
	<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified grass potential for reptiles. The key features were assessed to be the sections of grasslan woodland edges. The site was comprised of common and widespread habitats prov for invertebrates. No detailed surveys will be required.
	SINC Review A SINC review undertaken by the Wildlife Trust indicates that the on-site SINC does n significantly since 2011's survey and therefore still qualifies as a SINC. The small sec

or this species and to inform

vith records of both otter and vidence of riparian mammals he area and suitable habitat otected species and to inform

t (GCN) and that GCN were nds have been removed and r bodies identified during the urrent proposals indicate the eeding habitat for amphibians 500m of the development site

for farmland birds. Also, the bitat for ground nesting birds. a potential for breeding birds. rveys for breeding birds have

ed bats within Hut 9 in the bat roost has been created in Parcau area were in extremely the external walkover. They that an updated assessment ditionally, emergence/re-entry hedgerows, offering potential ting and foraging habitats for g features for bats.

ich have potential to support be absent from the site.

assland providing negligible and and scrub located at the oviding low potential habitats

not appear to have changed ection of woodland in the field

	to the south-east is worth removing from the citation as it is isolated and does not value. The woodland varies in quality but appears to offer habitat for dormice and ba woodland indicator species. The grassland is not particularly species-rich but adds site suffers from antisocial behaviour including fly-tipping, frequent drug use and habitation that is detrimental to the biodiversity of the site. The review recommended that dormouse tubes are replaced and monitored and t reduced where feasible. Although the grassland areas are not very diverse they add and some scrub control to stop their loss is recommended though not a priority.
	Overall PPW identifies SINC's as local non-statutory protected sites of which carry I designations, however it is acknowledged that they can make a vital contribution network for biodiversity and resilient ecosystems, and they should be given adequar Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) has inclue to address previously identified ecological constraints including the retention of the protection of the artificial bat roost and hedgerows. Furthermore, the masterplan for the retention of SINC land within the site boundary, with the exception of the access a ecological value are proposed for retention including existing sink holes; which invertebrates, and an ecological enhancement area located in the south-western fie ecology in relation to the 2008 sports village application. The masterplan also indicating green areas to ensure a continued network of green and blue infrastructure.
	Further work and surveys are to be undertaken from an ecological perspective in line of the ecological report. However, there were no 'show-stoppers' found at this stage, measures available to ensure that the development of the site is acceptable and a minimised. NRW support the commitment for the future development of the site to follow a Green so that the mixture of uses will be fully integrated and designed around the SINC.
	Overall, the site has an extensive planning history which has demonstrated that the ecologically sensitive way through careful scheme design and the use of mitigation ensure that the proposed uses through outlined development requirements are full development of site.
	With regards to landscape matters, a Landscape Character Assessment for Bridge prepared by LUC and published in 2013. The document provides guidance on landscar the adoption of the Local Development Plan, supplements the Green Infrastructure, I Supplementary Planning Guidance. The Assessment categorises undeveloped Character Areas (LCAs) with the site in question being located within the "Merthyr M Coastline" which runs north-eastwards up from the coast to the southwestern fringe of emphasises that the majority of the Merthyr Mawr Farmland, Warren and Coastline I Mawr Special Landscape Area, recognising designations such as Merthyr Mawr Wa Newton Fault RIGS, several Scheduled Monuments, Merthyr Mawr village Conserva Registered Park and Garden of Merthyr Mawr House. Much of the landscape is de Historic Importance and all of the coastal area lies within the Glamorgan Heritage C identifies key landscape sensitivities to development-led to change, stressing the nationally important archaeological and cultural heritage of the landscape as an Landscape of Outstanding Historic Importance, including prehistoric and medieval r buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment r management strategies for their continued survival and visibility in the landscape, including the survival and visibility in the landscape asurvival and visibility

ot appear to add to the site's bats and there are numerous s to the site as a whole. The nd signs of semi-permanent

I that antisocial activities are dd to the diversity of the site

less weight than statutory n to delivering an ecological uate protection. As such, the cluded a number of measures he majority of the SINC and for Island Farm has indicated s road from the A48. Areas of h offer value for a range of field; previously enhanced for cates retention of continuous

ne with the recommendations e, with appropriate mitigation any related impacts can be

en Infrastructure led approach

e site can be developed in an n measures. Policy PLA2 will ully integrated into the future

dgend County Borough was cape character and, following Biodiversity and Landscape ed land into 15 Landscape Mawr Farmland, Warren and of Bridgend. The Assessment e LCA falls within the Merthyr Varren SAC, SSSI and NNR, vation Area and the Grade II* lesignated as of Outstanding Coast. The Assessment also e important of protecting the an integral part of the wider remains, the dunes' ancient recommends implementing ncluding through appropriate

Iand management practices and recreation management. As such, the importance need for landscape mitigation measures for any local development proposal, is cleared received by the LOP's evidence base and this will be further emphasised within the su completeness. In particular, the southern boundary of the Land South of Bridgend (Island Farm) proposal is it lies adjacent to a historic landscape as identified by the LOA. The Penlacement Lop's and the location of the location
as it lies adjacent to a historic landscape as identified by the LCA. The Replacement I conserve this landscape's character and features by appropriate development mitigat will ensure the design and layout of the site has regard to the surrounding landscape through the inclusion of mitigation measures that provide links with the existing lands Appropriate landscaping treatments must be utilised along the southern fringes of the visual impacts on adjacent uses.
There will, undoubtedly, be an element of landscape change, although, as afor permissions (P/08/1114/OUT, P/14/354/RES, P/14/823/RES and P/14/824/RES refere extant. A Landscape and Visual Impact Assessment (LVIA) was undertaken as Statement submitted alongside the 2008 outline application for the sports village evaluated the significance of landscape and visual impacts by assessing the sensiti landscape and visual resources of the application site and wider area and the ma would occur to the site and surroundings during the various phases of the development on the basis of proposals for a sports village which included buildings of close to 20n cases of the proposed stadia elements, a high level of massing. The LVIA conclud permanent residual views of buildings, these will be predominantly negligible, minc following the implementation of the comprehensive mitigation measures at the end period. Views are a subjective matter and have been assessed as being adverse bec in the appearance of an undeveloped landscape. It is anticipated that the majority of re community led proposals and be stimulated by the quality and appearance of this landscape features will be significantly compensated by the scale of proposed plar landscape management, will give rise to beneficial landscape and ecology effects in future". A series of mitigation measures were recommended. Broadly, the same mean as part of the newly proposed development and will include strong boundary p undulating roofscape, the use of muted recessive colours, the use of horizontal and v texture, and using cut and fill techniques to reduce perceived scale and mass of build that the proposed mixed-use development at Land South of Bridgend (Island Farm reduced building heights and a reduced feeling of massing when compared to the village scheme.
The site promoter has equally considered the landscape effects in addition to mitigate not subject to any local or national, statutory or non-statutory landscape designation buildings and TPOs on the edge of the site (neither are directly affected by the LANDMAP analysis reflects that the sites are not subject to any designations. W "outstanding" against certain criteria, it also performs as "medium" and "low" for other of sensitivity is comparable to similar parcels of land on the urban fringe of Bridgend of the site is not considered to undermine any of the six landscape sensitivities that a Merthyr Mawr Farmland, Warren and Coastline Landscape Character Area. A deta required to inform and accompany further masterplanning work (as part of a future more detailed assessment will include finer details relating to roofscapes and landscape

ce of this landscape, and the clearly recognised within the supporting text to PLA2(2) for

pposed allocation is important t LDP will seek to protect and ation measures. Policy PLA2 be, minimising visual impacts dscape and access features. the site in order to minimise

forementioned, the existing er) on the site are considered part of the Environmental e at Island Farm. The LVIA tivity of the existing baseline agnitude of the change that nent. The LVIA was prepared)m in height as well as, in the ided that "while there will be nor or moderate significance of the 15 year assessment cause of the scale of change receptors will embrace these is development. The loss of anting and through improved in the medium and long term ins of mitigation are proposed planting, the creation of an vertical bands of colour and dings. It should also be noted rm) will result in significantly previously permitted sports

igation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and er criteria and overall the level nd. Further, the development are identified as typifying the etailed, updated LVIA will be re planning application). This scaping.

In terms of the town centre, Strategic Policy SP12 of the Replacement Plan will promo
Centres throughout the County Borough as hubs of socio-economic activity and the
range of services which support the needs of the communities they serve.
As part of the technical supporting evidence base the Council have prepared a Reta of which sets out evidence-based recommendations on retail need, the distribution of primary shopping areas to inform policies and site allocations. Additionally, the Cour sense check of the evidence base in light of the pandemic (See Appendix 51 – Back
Policy Review). The 2019 Retail Study already identified a shift in commuter spending which the pandemic has accelerated. The LDP recognises that high streets will contine the short-term, hence it contains more flexible planning policies and retail bound recognising their changing roles and functions. It will be increasingly important for the array of uses than just retail, including community, health, leisure, residential and alongside areas of open space.
The Replacement LDP ultimately seeks to allow the traditional role and function of e evolve and adapt appropriately. The hierarchy will be used positively to ensure Town continue to be the principal locations for new retail, office, leisure and community facility on and enhance the vitality and viability of centres, whilst generating increased social
Furthermore the Council has recently outlined a vision for Bridgend Town Centre the Bridgend Town Centre Masterplan. The vision brings together enterprise, employmer shopping, culture, tourism and well-being within a historic setting. The masterplan will to improve the town centre and will be used to secure future funding to deliver ider starting point for the decision making process which will follow. No decisions will be ma and there will be extensive consultation.
Bridgend town centre consists of a variety of uses, which has formed the basis of within which 23 relevant projects have been identified, plus a number of site wide pro-
The development zones include, The Railway Station Area; Brackla, Nolton and Oldca and Cultural Quarter; The Northern Gateway; Riverside; Newcastle; and Sunnyside.
The regeneration projects identified in the Bridgend Town Centre Masterplan will phases over the next 10 years. An action plan has been developed to assist with for prioritising and planning projects and furthermore, identifying what resources or in individual projects.
The successful delivery of the masterplan will be dependent on an active partners stakeholders from the public, private and third sectors. A strategic approach to project BCBC acting as a key facilitator to bring together key project enablers to deliver proverall vision for the regeneration of the Bridgend town centre.
 Funding applications will be made to number of funding bodies to deliver projects, so UK Government
Welsh Government Cardiff Capital Region
 Cardiff Capital Region Private Investment
And various other funders

note Town, District and Local the focal points for a diverse

tail Study (See Appendix 16) of need and the definition of puncil have also undertaken a ckground Paper 11: Covid-19 ig habits and online shopping, ntinue to change especially in ndaries within town centres, nem to accommodate a wider d flexible co-working spaces

f established retail centres to vn, District and Local Centres ilities. This will both capitalise ial and economic activity.

hrough the publication of the ent, education, in-town living, vill be used as a planning tool entified projects. It forms the nade without full engagement

of eight development zones, projects.

Icastle; The Retail Core; Café e.

I be implemented in various ormulating a project timeline, inputs are needed to deliver

rship approach between key ect delivery will be taken, with projects that form part of the

some of which include:

	These do not take enough cognisance of the current climate emergency and demonstrate a fundamental lack of understanding of the situation. Driver NR5 is too vague and ignores the significant impact of traffic congestion on carbon emissions. It pins too much reliance on future technology and is not ambitious enough. Not really a surprise when you look at the lack of competent people employed by this authority	Concerns regarding lack of ambition in relation to climate emergency response	Comments noted. A Renewable Energy Assessment (REA) (See Appendix 17) identi County Borough is potentially able to make towards meeting the national renewa various forms of technology (See Table 20, page 160). The REA has been informed b Practice Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for I The Assessment estimates the current and future energy demands of the Count progress in meeting these demands from local low carbon energy generation assets. within the County Borough boundary has been subject to a resource assessment renewable and low carbon energy project deployment from a resource perspective. Strategic Development Sites that have been integrated into the LDP have been consid their potential energy demand from renewable sources. In order to reduce future en- that look to maximise the energy efficiency of new development have been introdu- energy generation into wider development proposals, and ensuring that low carbon he Strategic Policy 13 (and supporting development management policies) will assist the to a low carbon, decentralised energy system that works for its individuals, commencouraging renewable and low and zero carbon energy projects. The Council has an aspiration for all new homes to be net zero carbon. Policy ENT10 development is accompanied by an 'Energy Masterplan that demonstrates that the me cooling systems have been selected. This must include consideration of the proj including the impact of its component materials on greenhouse gas emissions. They heating systems have been selected in accordance with the sequential approach set Development proposals must also demonstrate that sustainable design standards a through construction and operation, ensuring that they are considered at the begin Policy ENT11 requires new major development to be accompanied by an 'Energy Ma that the principles set out by the policy have been incorporated. Comments noted. A lack of information has been provided in order to provide an appr The Deposit Plan has been prepared in accordan
983 I	I do not object to the high level strategies and policies in principal.	Objection to the plan	policy set out in Planning Policy Wales (PPW). The Replacement LDP has been prepared in line with the Well-Being of Future General duty on public bodies to carry out sustainable development. The LDP Vision has been account the 7 Well-being Goals and Bridgend's Local Well-being Plan with the species affecting the County Borough. Background Paper 10 (See Appendix & Replacement LDP assists in the delivery of the 7 Well-being Goals. The Replace prepared in line with Bridgend Public Service Board Well-being Plan objectives. The outlines the things that Bridgend Public Service Board will work together on over the nobjectives and steps, and how we want Bridgend to look in 10 years' time. Backgrout 49), demonstrates that the Replacement LDP assists in the delivery of the local well-Comments noted. A lack of information has been provided in order to provide an appr The Deposit Plan has been prepared in accordance with Welsh Government Develop 3). It contains guidance on how to prepare, monitor and revise a development plane.

ntifies the contribution that the wable energy targets through d by The Welsh Government's or Planners, September 2015.

Inty Borough, along with the ts. Against this backdrop, land nt to identify the potential for

sidered with regard to meeting energy demand, strict policies oduced as well as integrating heating systems are installed.

the County Borough transition nmunities and businesses by

10 will ensure that new major most sustainable heating and roposed system as a whole, ey must also demonstrate that set out by Policy ENT2.

s are integral to the proposal inning of the design process. *A*asterplan' that demonstrates

propriate response. However, opment Plans Manual (Edition plan, underpinned by robust making, as defined in national

enerations Act of which places s been developed to take into becific characteristics and key (50) demonstrates that the acement LDP has also been The Bridgend Well-being Plan e next five years; our wellbeing round Paper 9 (See Appendix ell-being plan.

propriate response. However, opment Plans Manual (Edition plan, underpinned by robust making, as defined in national

Ş	987	y concern with regard to the LDP is the proposed development on what is known as	Concerns relating to Strategic	The Replacement LDP has been prepared in line with the Well-Being of Future General duty on public bodies to carry out sustainable development. The LDP Vision has been account the 7 Well-being Goals and Bridgend's Local Well-being Plan with the species affecting the County Borough. Background Paper 10 (See Appendix & Replacement LDP assists in the delivery of the 7 Well-being Goals. The Replace prepared in line with Bridgend Public Service Board Well-being Plan objectives. The outlines the things that Bridgend Public Service Board will work together on over the n objectives and steps, and how we want Bridgend to look in 10 years' time. Background 49), demonstrates that the Replacement LDP assists in the delivery of the delivery of the local well-Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and restricts.
		Island Farm (PLA2).It is my considered opinion that this site is of such environmental importance with regard to existing flora and fauna that any residential development, particularly on the scale indicated, will have an irreversably detrimental effect on the area. I also believe that development on this scale will create problems in the future with regard to land drainage and consequential flooding.	•	underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW). The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence b need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferred Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate p
		Finally, i am not satified that Bridgend has adequate infrastructure to satisfactorily accommodate such a large expansion.		balanced level of housing and employment provision that will achieve sustainable existing settlements and maximise viable affordable housing delivery. The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the developmer periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designati Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing LI development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable I
				and ensure the County Borough's future housing requirements can be realised. The Replacement LDP apportions sustainable growth towards settlements that alre services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly. The plan preparation has involved the assessment of 171 sites. Each candidate site
				the criteria in the Candidate Site Assessment Methodology which was previously cor 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general locati existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies

enerations Act of which places s been developed to take into becific characteristics and key (50) demonstrates that the acement LDP has also been The Bridgend Well-being Plan e next five years; our wellbeing round Paper 9 (See Appendix ell-being plan.

sh Government Development I revise a development plan, and contribute to placemaking,

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

te has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters is to demonstrate the site's

deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan. As such, candidate s considered appropriate for allocation.
As part of the proposed allocation of Land South of Bridgend (Island Farm), develop specific requirements including masterplan development principles and placemakin Policy PLA2 – Page 67). The provision of new residential units, including affordable dw alongside a new one entry primary school with co-located nursery, the re-location School, leisure facilities, recreation facilities, public open space, plus approp employment and commercial uses.
In relation to nature/biodiversity, the Strategy acknowledges that the County Boro biodiversity with a broad range of species, habitats and unique, rich landscapes. Polic have been refreshed and updated from the existing LDP and will continue to pro- environment in line with national planning policy and the Environment Act 20 development in the countryside, special landscape areas, local / regional nature hedgerows and development, green infrastructure, nature conservation and natura public health. For development to be sustainable, it needs to be soundly base assessments, and to be well planned and controlled with regard to its environmental in and enhance biodiversity.
There is clear guidance and legislation with regard to the protection of species a legislation, Planning Policy Wales (PPW) and TAN5 Nature Conservation and Plastatutory requirements are set out in Section 61 of the Planning and Compulsor Conservation of Habitats and Species Regulations 2017, Environment (Wales) Act 2 and Resilience of Ecosystems Duty and Section 7 Priority Habitats and Species, Se Act 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN legislation.
To comply with the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Strated biodiversity and resilience of the County Borough's ecosystems through native sp location of development, the creation of green corridors, and open space manag biodiversity and resilience considerations are taken into account at an early stage preparation and when proposing or considering development proposals. All reasonal maintain and enhance biodiversity and promote the resilience of ecosystems and the the wider social needs of local communities. Only in exceptional circumstances, when will new development be located where it may have an adverse impact on sites design for nature conservation. Robust mitigation and compensation will be provided unavoidable, in line with considered advice from statutory and advisory organisations
The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilient ap DNP6 of the LDP set the framework to deliver on this premise, as set out in Policy 9 will be revised to ensure it is based on a net benefit approach to achieve these outco
It is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Island Importance for Nature Conservation (SINC) (The Island Farm POW Camp) of which land within the allocated site. PPW identifies SINC's as local non-statutory protector states that 'Although non-statutory designations carry less weight than statutory designations ca

t, only those sites deemed site PS.1 Island Farm was

pment will be subject to siteking principles (See Deposit dwellings, will be incorporated ion of Heronsbridge Special opriate community facilities,

rough has a rich and varied blicies within the Deposit Plan protect the county borough's 2016. These policies cover re conservation sites, trees, ral resources protection and sed on good environmental il impact, in order to conserve

and habitats recognised in Planning. The most relevant ory Purchase Act 2004, the t 2016 Section 6 Biodiversity Section 11 of the Countryside N5 lists all the other relevant

egy will seek to enhance the species landscaping, careful agement. It is important that ge in both development plan nable steps must be taken to nese should be balanced with here it is in the public interest, esignated for their importance d wherever this situation is ns.

es to maintain and enhance approach. Policies SP17 and 9 (NDF). Policy DNP6 (LDP) comes.

nd Farm) contains a Site of ich covers 14.03 hectares of cted sites. Paragraph 6.4.20 esignations, they can make a

vital contribution to delivering an ecological network for biodiversity and resilient ecosy given adequate protection in development plans and the development management p
Existing Consent In relation to Strategic Allocation PLA2: Land South of Bridgend (Island Farm), develor commenced on this site. The Island Farm mixed use development comprising sport/lei uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/OUT). T to a Section 106 Legal Agreement (Legal File Refr: E40-275) that controlled highw management plans, contributions and matters relating to travel and management plans development. A series of reserved matters consents were granted for an indoor ten refers), landscaping and ecological works, (P/14/823/RES refers), and highway a (P/14/824/RES refers). The Outline permission included the standard time limit cond reserved matters and the commencement of development. The final approval of reser 12 th June 2015.
 The Outline planning permission included approval for the construction of a new train on the A48 that would serve as the primary access to the development site. The road of pass through an area of local ecological value – the Island Farm Prisoner of War C. Nature Conservation (SINC). Under the Conservation and Habitats and Species Reg European Protected Species Licence was issued. In order to comply with the licen access road from fragmenting the dormice population, the developer proposed t approved 'Green Bridge'. However, access to the site could not be formed from the had been established. Under a non-material amendment to the outline planning p P/17/29/FUL, the Council consented a temporary construction access from Ewenny R a sequence of 'enabling works' that had been approved under P/14/354/RES and P/14 works' are described as: The setting up of the site facilities via Island Farm Lane and New Inn Road and temporary internal roads for the delivery of earth moving plant to the set Undertaking earthworks to form a plateau for the Tennis Centre; Undertaking the earthworks, drainage works and form the sub base to the in from the boundary adjacent to the interconnecting spur with the adjacent T Break through the boundary hedgerow and construct the proposed road lin site access road and Technology Drive. Install the incoming services infras site via Island Farm Lane. Construction access herein to be via Technology
The aforementioned works were commenced in July 2017 in accordance with the aboragreed in relation to the pre-commencement planning conditions. Under the define obligation, the aforementioned works constituted a 'commencement of development obligations in relation to highway works. A deed of variation to the original agreement of 2018 which reconciled the enabling works (phase 0) with the original obligation. On 'enabling works' constituted a material operation and a lawful commencement of P/14/354/RES and P/14/824/RES. The works have not been completed but the C permissions are extant.
Notwithstanding the extant planning permission, based on the revised mix of uses there is considered to be an overriding need for the development. Re-allocation accommodation of sustainable growth enshrined in placemaking principles, deliver highest need part of the County Borough and enable delivery of two schools on the Heronsbridge Special School. It will also enrich active travel and green infrastructure

osystems, and they should be at process.'

elopment has already lawfully leisure/commercial and office b. The permission was subject hway works, land dedication, ans associated with the stadia ennis centre, (P/14/354/RES and drainage infrastructure inditions for the submission of served matters was issued on

raffic light controlled junction d construction would however Camp Site of Importance for egulation 2010, a conditional ence and to prevent the new to construct and plant the e A48 until the Green Bridge permission and application Road/New Inn Road to allow 14/824/RES. These 'enabling

ad to provide the site facilities e site;

internal access road working t Technology Drive;

link between the Island Farm astructure that will access the ogy Drive;

ove consents and the details finitions within the planning nent' triggering a number of it was signed on 11th October in the basis of the above, the f reserved matters consents Council's opinion is that the

es now proposed on the site, tion of this site will enable ver affordable housing in the e site, including relocation of ure networks within Bridgend

	 through creation of a 'green lung' that will connect the site to the Town Centre via Newbork of this edge of settlement site would accord with the Preferred Strategy, channel of Settlement of the County Borough and make a significant contribution to the housing n The site promoter has also provided extensive supporting information to evidence deliverable. Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering socia and promoting cohesive communities. A final masterplan must be prepared and agree the sites development to demonstrate how these principles will be delivered in an approximation.
	This will need to demonstrate how the development will create a well-connected, su extension to Bridgend, comprising a number of character areas that integrate p landscape, SINC, adjacent Grade II* listed Merthyr Mawr House, existing housing clu Active Travel Networks and public transport facilities. An illustrative masterplan will a version of the Replacement LDP to enable all parties to understand how the site will be including proposed land uses, access, infrastructure requirements, constraints and masterplan will clearly identify the location of the SINC in the context of the wider allo
	Ecological mitigation measures already implemented As part of the existing consent, a mitigation strategy was produced in 2009 to development. It was proposed that the SINC and south west field would become a within the new development. Surveys at the site found dormice <i>Muscardinus avella</i> within the woodland and scrub in the SINC and in the hedgerows of the agricultural fi known to be used by bats for foraging and commuting purposes, and the SINC are ar lesser horseshoe bats <i>Rhinolophus hipposideros</i> and brown long-eared bats <i>Plecotus</i>
	As part of the development process some areas of these habitats were to be los remaining areas due to the impacts of the development, including noise and light spill strategy to counter these losses included the creation of new habitats suitable for the habitat design was guided by the requirements of the protected species of which had site. In addition to dormice and bats, a further condition of the existing consent require of Great Crested Newts <i>Triturus cristatus</i> to be taking into account. The habitat design for the consented scheme included:
	 Tree and Scrub Planting: translocation and planting new trees and scrub in the an alternative for displaced animals, including dormice, bats, and shelter for re Hedgerow Enhancement: enhancement and translocation of hedgerows from eastern site boundary has been undertaken, to create continuous hedge line expanded SINC site, and to filter out noise and light from development. continuous flight line for bats and allow dormice to disperse more easily along Bat Roosting Building: a purpose-built bat roost building has been constru field, providing a suitable roost site for both lesser horseshoe and brown long-e boon found roosting in the old but within the SINC. The building was constructed by the structure of the structure of
	 been found roosting in the old hut within the SINC. The building was constructed key flight line to enable them to rapidly locate it, and also be close to good feed Mawr and the River Ogmore. Dormouse Nest Boxes: 35 dormouse next boxes placed within the field, to p that are to be displaced from other areas of the site. Placed within the hedgerows, at approximately 10m interval.

wbridge Fields. Development I growth to the Primary Key need identified in the LHMA. e the site is both viable and

th of Bridgend (Island Farm), cially inclusive developments reed with the Council prior to ppropriately phased manner. sustainable mixed-use urban positively with the existing clusters, community facilities, I also be included in the final be developed in broad terms, nd areas of protection. This llocation.

to offset the impacts of the a wildlife conservation area *ellanarius* to be present, both I fields. These areas are also area contains a roost site for *tus auritis*.

lost, and modification to the pillage. Part of the mitigation he relevant species. As such, had the potential to utilise the ired the habitat requirements

he south-west field, providing reptiles and amphibians.

om the centre of the site to the ines which help to buffer the t. Additionally, it provides a ng the hedgerows.

ructed within the south-west -eared bats, which have both cted on the lesser horseshoe eding habitats on the Merthyr

o provide shelter for dormice e north-east and south-east

Pond creation: two new ponds have been created within the south-west fie providing habitat for Great Crested Newts.
 Grassland Creation: rough grassland created around the pond to mitigate lost
Proposed mitigation
 As part of the proposed development of Strategic Allocation PLA2: Land South of ecological appraisal of the site has been prepared by Ethos Environmental Planning To establish baseline ecological conditions and determine the importance of within the specified area;
 To identify the existing habitats on site;
 To identify the potential for protected species;
 To identify if any further surveys are required with regards to protected habitat
 To identify any key ecological constraints and make recommendations for significant effects on important ecological features/ resources.
General habitat – Existing The site was found to be comprised predominately of arable land in its winter stubble noted. The arable field margins provide good habitat for a range of species and buffe There were numerous hedgerows across the site which ranged from mature hedge coppice, to intensively managed species-poor hedgerows which dissected the arable been translocated recently to the eastern boundary and appeared to show new grow
Two ponds which were created as part of the previous applications' ecological minimum however, neither was holding much water. Whilst there was very limited aquat vegetation in the immediate area included large swathes of tall ruderal and ephemer
Part of the site, in the northern section, was designated as a SINC partially due t woodland and scrub. This area is proposed for retention within the current masterpla access road. Part of the site had been subject to clearance to enable works from proposals. The area cleared was not withing the SINC identified on site. Detailed su consider the botanical diversity of this area.
Part of the area was brownfield land and whilst it was not an appropriate time of yea apparent that there were varied nutrient levels and areas of disturbed ground which botanical diversity.
Built structures were also noted. These included 'Hut 9' a former prisoner of war cam within the woodland in the north of the site and a dedicated bat roost located in the s
A number of sink holes were noted across the site. These ranged from those which h for a long period of time and had mature trees growing within them, to those very comprising of small areas of collapsed earth.
Natural Resources Wales (NRW) states that consideration will need to be given to Dormice, Lesser Horseshoe Bats, Brown Long Eared Bat records on site). Furt consideration will need to be given to impacts on the SINC, and habitat – ancie woodland.
As such the ecological appraisal also considered the following species:

field, with the primary aim of

oss of existing grassland.

f Bridgend (Island Farm), an g in order to: f ecological features present

ats or species; and for design options to avoid

le with very few plant species ffer the existing hedgerows. gerows with trees and hazel le fields. Two hedgerows had wth.

mitigation works were noted; atic vegetation in the pond, eral/short perennial.

to the mosaic of grassland, blan, with the exception of an m the previous development surveys will be undertaken to

ear for botany surveys, it was h are likely to result in higher

mp from World War 2 located south-west of the site.

had apparently been present y recently emerging and just

to protected species (Hazel rthermore, NRW states that cient mature hedgerows and

 	· · · · · · · · · · · · · · · · · · ·
	<u>Dormouse</u> The site contains hedgerows and woodland of which were assessed to hold high value surveys identified the presence of dormice within the SINC located in the north of assessed that further surveys would be required to update the status of the site for detailed proposals for the site.
	<u>Riparian mammals</u> The River Ogmore was present along the eastern edge of the Craig-Y-Parcau, with water vole found south of the site. However, the previous surveys identified no evide within the development area. Considering the presence of previous records in the directly adjacent to the site, it is recommended surveys are undertaken for these prote detailed proposals for the site.
	<u>Great crested newt</u> The previous surveys assessed the ponds to be unsuitable for great crested newt (a absent from the site. Since then, it is understood that the previously surveyed ponds new wildlife ponds created in the south-west of the main site area. The two water b walkover had relatively low water levels and limited aquatic vegetation. The current retention and protection of the ponds. Nevertheless, they could provide suitable breed and it is recommended that a Habitat Suitability Index of each of the ponds within 500 to inform detailed planning application.
	<u>Birds</u> There was a mix of permanent pasture and arable land providing suitable habitat for hedgerows and their margins within the fields was assessed to provide potential habitat The woodland, hedgerows, scrub and scattered trees were assessed to have high per Evidence of barn owl was found in a stable in the south-east of the site. Further surver been recommended within section 5 to inform detailed proposals for the site.
	<u>Bats</u> The previous surveys identified roosting lesser horseshoe and brown long-eared woodland in the SINC. Since the previous surveys were undertaken, a dedicated bat the south-west of the main site. Additionally, the built structures within the Craig-Y-Pare poor structural condition and a wide range of bat roosting features were visible for the were assessed to hold high potential for roosting bats. Therefore, it was assessed that of the structures should be undertaken to assess their status for roosting bats. Addition surveys are recommended. The habitats within both sites contained woodland and her commuting, foraging and roosting habitats for bats may provide potential roosting bats. A number of mature trees were also noted which could have potential roosting features were also noted when the could have potential commuting features were also noted when the could have po
	<u>Badgers</u> The habitats on site were comprised of woodland, grassland and arable land which badgers. However, it should be noted that the previous survey identified badgers to be
	<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified grass potential for reptiles. The key features were assessed to be the sections of grassland woodland edges. The site was comprised of common and widespread habitats provi- for invertebrates. No detailed surveys will be required.

lue for dormice. The previous of the site. It was therefore or this species and to inform

ith records of both otter and vidence of riparian mammals he area and suitable habitat btected species and to inform

t (GCN) and that GCN were nds have been removed and bodies identified during the rrent proposals indicate the beding habitat for amphibians 00m of the development site

for farmland birds. Also, the bitat for ground nesting birds. a potential for breeding birds. rveys for breeding birds have

ed bats within Hut 9 in the bat roost has been created in arcau area were in extremely the external walkover. They that an updated assessment litionally, emergence/re-entry hedgerows, offering potential ing and foraging habitats for g features for bats.

ch have potential to support be absent from the site.

assland providing negligible and and scrub located at the oviding low potential habitats

e SINC does not The small sect and does not a ormice and bar ich but adds t drug use and nitored and th rerse they add priority.
which carry le contribution f given adequa arm) has inclu- tention of the nasterplan for f the access r noles; which o h-western fiel an also indica ture.
pective in line at this stage, eptable and a
bllow a Green the SINC.
ated that the s of mitigation r nents are fully
Zone A and the FCA) states the ent for the SF water flows from the site of the gravity of the gravity of the site
N nl va 8 /€

s not appear to have changed ection of woodland in the field of appear to add to the site's bats and there are numerous s to the site as a whole. The nd signs of semi-permanent

that antisocial activities are dd to the diversity of the site

less weight than statutory n to delivering an ecological uate protection. As such, the cluded a number of measures he majority of the SINC and or Island Farm has indicated s road from the A48. Areas of n offer value for a range of ield; previously enhanced for cates retention of continuous

he with the recommendations e, with appropriate mitigation any related impacts can be

n Infrastructure led approach

e site can be developed in an n measures. Policy PLA2 will ully integrated into the future

I therefore considered at low s that PLA2: Land South of SFCA. Island Farm has small from developed areas to be site to a main collection point neable reens / swales and p to a gravity sewer provided ity sewer will connect to the thin the north west corner of e site to the south of the A48.

			National Resources Wales advise that the site is located near a Source Protection development proposals will need to ensure the protection of groundwater.
			In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has been 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses when the proceed. Such infrastructure includes transport, education, health, environment addition to community and cultural infrastructure.
999	N/A		Comments noted
101 8	No		Comments noted.
103	Draft Local Development plan Proposed site: SP2(2)/PLA2 Land South of Bridgend (Island Farm) Proposal for 847 houses etc and Com 1(2) Craig-Y-Parcau, Proposal for 110 houses To: whom it may concern at Bridgend County Borough Council I/We hereby object to the above proposal, and ask that the site be deleted from the final LDP, on the following grounds; Settlement Boundary - Both these sites are outside of the settlement boundary of Bridgend as defined by the A48. Traffic - The traffic congestion at the nodal points between Broadlands and Waterton is often over- capacity during the AM and PM rush hours. Traffic on Ewenny Hill also backs up below the potteries and Summer traffic can back up to Waterton roundabout. The country lane, New Inn Road has become a rat run already used by many to avoid congestion on the A48 and is now dangerous for walkers and cyclists. This development will increase traffic on the A48, Ewenny Hill, Ewenny Road and New Inn Road The Traffic Strategic Appraisal commissioned by HD Developments acknowledges that it has been impossible to conduct any meaningful appraisal of the traffic situation because of Covid. To include such a large development in the LDP at such a traffic hotspot and without up-to-date data and analysis is reckless The effect of a development of this size on traffic, must also be seen in the context of proposed developments at Craig- Y-Parcau (110 house), Laleston (850 houses) and Parc Afon Ewenni (650 houses). There is no evidence that the cumulative effect of all these developments, has been properly assessed at this point	Objection to Strategic Allocation PLA2: Island Farm and Housing Allocation COM1(2): Craig y Parcau	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and r underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW). The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence b need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferrer Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper T. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate pl balanced level of housing and employment provision that will achieve sustainable periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designati Areas. The ongoing commitment to brownfield development opportunities within the eta esting LDP and the Llynfi Valley are still denoted as regeneration priorities through their designati Areas. The ongoing commitment to brownfield Aevelopment SP1, deliver affordable f and ensure the County Borough's future housing requirements can be realised. The Replacement LDP apportions sustainable growth towards settlements that alres services, facilities and employment opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable f and ensure the County Borough's future housing requirements can be realised. The Replacement LDP apportions sustainable growth towards settlements that alres services, facilities and employment oportunities and seeks to min

ion Zone 1. Therefore future

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

sh Government Development I revise a development plan, and contribute to placemaking,

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

te has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses,

The comparison in the draft deposit LDP existing use(s), accessibility, physical character, environmental constraints and opportunities. Site promoters were asked to prepare and submit a number of technical supporting studies to demonstrate the site's consultation document with the previously granted application, is misleading, deliverability, sustainability and suitability. Proceeding this detailed assessment, only those sites deemed appropriate were included for allocation in the Deposit Plan. As such, candidate sites PS.1 Island Farm & PS.2 supporting claims by the developer that fewer car trips will be generated by the Craig y Parcau were considered for appropriate for allocation. housing development than would have been by their previous approved application As part of the proposed allocation of Land South of Bridgend (Island Farm), development will be subject to sitefor a sports village. - The air quality on specific requirements including masterplan development principles and placemaking principles (See Deposit Policy PLA2 – Page 67). The provision of new residential units, including affordable dwellings, will be incorporated Ewenny Roundabout has been known to regularly exceed the legal limit. Adding alongside a new one entry primary school with co-located nursery, the re-location of Heronsbridge Special more traffic will certainly exacerbate the School, leisure facilities, recreation facilities, public open space, plus appropriate community facilities, problem. Nature - Roughly a guarter of the employment and commercial uses. Island Farm site is a SINC and home to European protected species; dormice, The proposed allocation is supported by detailed masterplanning work, including an illustrative block plan to Lesser Horseshoe bats and Brown Long identify a realistic dwelling yield on the site's net developable area. The initial Transport Assessment has now Eared bats. Dormice require continuous been updated to reflect the final number of dwellings the site is expected to deliver. This identifies the various hedgerow/tree cover. This will be severed transport issues relating to the proposed development, and, in combination with the Strategic Transport by the entrance road. They will also be very Assessment, what measures will be taken to deal with the anticipated transport impacts of the scheme. Proposed vulnerable to domestic cats. Lesser Policy PLA2 prescribes the appropriate development requirements in relation to all forms of travel. For the Horseshoe bats are extremely negatively avoidance of any doubt, this number of dwellings does not require the original proposed site boundary to be affected by light pollution, added to which expanded, rather more efficient use of the existing net developable area. The density and mix of uses proposed they will have to travel further to find suitable is considered appropriate to support a diverse community and vibrant public realm, whilst generating a critical feeding areas. The cumulative pressures of mass of people to support services such as public transport, local shops and schools. In accordance with national a dense housing development on the planning policy, higher densities should be encouraged in urban centres and near major public transport nodes or interchanges. Given the site's location within the Primary Key Settlement of the County Borough and the biodiversity of the SINC will reduce its value for biodiversity which could result in it losing proximity to Bridgend Town Centre, this density level is therefore considered appropriate to foster sustainable its SINC status. Merthyr Mawr - To take the communities, further bolstered by the proposed enhancements to the active travel network. development boundary up to New Inn Road would irreparably degrade the rural context The Replacement LDP aims to reduce private car reliance and help the County Borough achieve the principles within which Merthyr Mawr lies. The set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and expanding upon the current environs of Merthyr Mawr, without a doubt, active travel routes as identified in the Existing Route Maps. Consideration of active travel has been key during extend to the "Dipping Bridge" and arguably the master planning of strategic sites in the County Borough. Reference to the Active Routes detailed in Policy include the "Showground Field" which PLA2 in conjunction with Policy PLA12 should be considered essential in the delivery of any strategic site or any extends to the A48. New Inn Road should proposal, ensuring that development is contributing to the promotion of a sustainable and healthy lifestyle. be seen as part of the context of this wellloved, unique and nationally regarded The Active Travel Network Maps aim to improve access to key services and facilities including town centres, historic area. Apart from its function as a rat employment sites, retail areas and transport hubs, improved access to education facilities such as schools and run, it serves solely as the approach to colleges and improvements to, and expansion of, the existing strategic cycle network in the County Borough. Merthyr Mawr and it should be valued by Opportunities will be maximised to further improve upon these routes, providing walking connections which will BCBC in accordance with their policy, "To allow integration between new developments and existing communities. Protect and Enhance Distinctive and Natural Places". Merthyr Mawr is a unique Whilst developments should be encouraged in locations which reduce the need to travel and promote the use of asset for Bridgend and the wider area. sustainable transport, the Council recognises that any development growth will likely result in greater travel Safety - To ensure the safety of children demand, and that increased traffic levels and congestion is likely to occur if appropriate mitigating transport crossing the A48 from the development at measures and infrastructure are not delivered. Therefore a Strategic Transport Assessment (See Appendix 36) Island Farm to get to school, the traffic will has been undertaken to consider the impact of plan proposals and help guide and inform the process of delivering have to be slowed and a pedestrian land allocations by means of modelling and guantifying the transport impact of these proposals. The technical crossing point put in. This will further notes accompanying this assessment demonstrate that the proposed level of development detailed within the impede the traffic flow at busy times on the LDP can be accommodated within the BCBC Highway Network with suitable mitigation. A48 - The LDP states that the junction of

Evenue Deed and New law Deed is also also	Furthermore Otrotopic Delieu F. Ouet-in-ble Treasuret and Assessibility - "
Ewenny Road and New Inn Road is already	Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure t
forecast to get busier i.e., more fast traffic	located and designed in a way that minimises the need to travel, reduces depender
on New Inn Road Lane. This is part of the	enables sustainable access to employment, education, local services and community the required to deliver, or contribute towards the provision of active travel scheme, n
Sustrans Route 88 from Newport to	be required to deliver, or contribute towards the provision of, active travel scheme, p
Margam Park which currently stops at the	road infrastructure, and other transport measures, in accordance with the Bridgend Lo
bottom of Ewenny Hill. Safe active travel	Bridgend Integrated Network Plan (See Appendix 29).
along New Inn Road for pedestrians and	
cyclists is currently difficult and will get	It must be noted that the proposed development and masterplan does not direct vehicle
much more so with increased traffic and	and the Dipping Bridge. Proposed Policy PLA2 prescribes a number of placemaking p
impedance on the A48 The Dipping	Bridgend (Island Farm), which are considered instrumental to achieving sustainable
Bridge is a much loved recreation area for	inclusive developments and promoting cohesive communities. Such requirements
kids and young people particularly during	orientated development that prioritises walking, cycling and public transport use, whi
hot weather. Increased traffic over the	vehicle dependency. Well-designed, safe walking and cycling routes must be incorpor-
bridge will negatively affect the enjoyment	foster community orientated, healthy walkable neighbourhoods. There will be a clear end
of this iconic landmark and potentially pose	pedestrian and cycling linkages between the site, the Town Centre, Brynteg Con
a safety risk. Placemaking - The proposed	surrounding environs. In addition proposed Policy PLA2 will require the site's green
developments at Craig-Y-Parcau and Island	extend to Newbridge Fields, thereby capitalising on proposed active travel route INM-
Farm will enclose and impinge upon the	'green lung' that connects the site to both Bridgend Town Centre and Merthyr Maw
Ogmore Historic Landscape	multi-functional network of integrated spaces and features south of Bridgend, providin
Characterisation (HLCA018 Ogmore) as	health and wellbeing benefits for new and existing residents. Housing allocation COM
well as Merthyr Mawr Registered Historic	to provide a link/extend route on A48 to connect the adjacent site (PLA2) in addition
Landscape area and the grade 2* Park and	southern side of A48 to 3m and extend length on both southern and northern side. B
garden of Merthyr Mawr House. These	also be required to be upgraded for pedestrians and cyclists.
designations point to a unique and valuable	
landscape that is placed in trust for the next	The site promoter's Transport Assessment has identified that with exception of the A
generation. A place that has already been	junction, and the Ewenny Road Roundabout in the AM peak hour, and the B4265 / Ewe
made and it is the duty of Bridgend Council	peak hours, the revised Island Farm proposals will result in lower traffic flows throug
to pass it on, undegraded, to the next	assessment network over both the AM and PM peak hour periods, compared to
generation. YOU ARE DEVELOPING	development proposals on the Island Farm Site. As the consented flows are technically
AROUND AN AREA THAT IS ALREADY	existing on the highway network, this revised scheme will provide traffic reduction impr
OVER DEVELOPED OBJECTIONS.	highway network. Previous assessment work on the Island Farm site has identi
THERE IS NO RATIONALE FOR THIS.	Roundabout, Ewenny Roundabout, and Picton Close Junction all show capacity
PLEASE PURSUE LAND THAT IS	assessment scenarios both including and excluding the consented Island Farm prop
ALREADY DISUSED - INDUSTRIAL	revised Island Farm proposals in general bring traffic reductions across these junctions
ESTATES etc. Elizabeth Johnson	consented), with consideration of background traffic growth alone, these junctions will s
	to operate within capacity during future forecast years. The reduction in flows as a re
	Farm proposals however, may mean that any mitigation measures implemented can p
	capacity improvements at each junction. The revised proposals at the Island Farm s
	vehicle access points onto the local highway network (compared to just two within th
	three site access junctions are expected to operate within capacity under the revised I
	updated assessment at all three identified junctions, and the site access junctions wil
	a future supporting Transport Assessment for the revised Island Farm development, w
	to date baseline traffic flows as the basis for the assessment (Covid restrictions allowing
	In terms of air quality, Welsh Government policy guidance requires local authorities to p
	Report by 31st December of each year which monitors results for the previous calendar
	report on action plan implementation, and provides updates regarding new policies
	affect local air quality. Where local and national air quality objectives are not to
	Management Areas (AQMAs) must be identified where there is a requirement for the lo
	Local Air Quality Action Plan detailing measures to improve air quality.

e that development must be dency on the private car and ty facilities. Development will e, public transport measures, Local Transport Plan and the

nicles towards New Inn Road g principles for Land South of le places, delivering socially hts include pursuing transitwhilst reducing private motor borated throughout the site to r emphasis on providing safe comprehensive School and een infrastructure network to IM-BR-49 and establishing a awr. This will facilitate a key ding a plethora of economic, OM1(2) will also be required ition to widening footway on . Broadlands roundabout will

A48 proposed site access wenny Road junction in both ugh all junctions across the to the previous consented ally already considered to be provements across the local ntified that the Broadlands ity issues in forecast year oposals traffic. Although the ns (from what was previously still likely require mitigation result of the revised Island potentially achieve greater site include three separate the consented scheme). All d Island Farm proposals. An vill be undertaken as part of which will ideally include up wing).

o publish an Annual Progress dar year, provides a progress es or developments likely to to be achieved, Air Quality e local authority to prepare a

 1	
	The 2020 Annual Progress Report confirms that air quality in BCBC meets the releval prescribed in the Air Quality (Wales) Regulations 2000 and the Air Quality (Amended 2002. A single AQMA is designated in BCBC, this being located along Park Street in is designated due to high levels of NO2. This was designated in January 2019 and is north of Island Farm. BCBC have monitored the NO2 and PM10 levels at Ewenny C the A48 and the B4265) since 2011. The 2020 Annual Progress Report did not rec designated at Ewenny Cross and overall recommended that no further Air Quality Ma are designated across BCBC.
	An Air Quality Assessment was undertaken and submitted as part of the sports villa Farm site. It was based on vehicular movements that the sports village would gener regular peaks (and high levels of coaches and busses) interspersed with non-peak per of vehicular movements would be generated. At Island Farm, during the assessment village it was concluded that the use of appropriate mitigation measures could delival albeit that assessment was based on a very different set of proposals which could had quality.
	Nevertheless, a full Air Quality Assessment will be undertaken and submitted as papelication but the site's location and associated planning history suggest that matters not preclude the development of Island Farm.
	In relation to nature/biodiversity, the Strategy acknowledges that the County Boro biodiversity with a broad range of species, habitats and unique, rich landscapes. Polic have been refreshed and updated from the existing LDP and will continue to pro- environment in line with national planning policy and the Environment Act 20 development in the countryside, special landscape areas, local / regional nature hedgerows and development, green infrastructure, nature conservation and natura public health. For development to be sustainable, it needs to be soundly base assessments, and to be well planned and controlled with regard to its environmental in and enhance biodiversity.
	There is clear guidance and legislation with regard to the protection of species a legislation, Planning Policy Wales (PPW) and TAN5 Nature Conservation and Pla statutory requirements are set out in Section 61 of the Planning and Compulsor Conservation of Habitats and Species Regulations 2017, Environment (Wales) Act 2 and Resilience of Ecosystems Duty and Section 7 Priority Habitats and Species, See Act 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN legislation.
	To comply with the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Strategy biodiversity and resilience of the County Borough's ecosystems through native sp location of development, the creation of green corridors, and open space manage biodiversity and resilience considerations are taken into account at an early stage preparation and when proposing or considering development proposals. All reasonal maintain and enhance biodiversity and promote the resilience of ecosystems and the the wider social needs of local communities. Only in exceptional circumstances, when will new development be located where it may have an adverse impact on sites design for nature conservation. Robust mitigation and compensation will be provided unavoidable, in line with considered advice from statutory and advisory organisations

evant air quality objectives as adment) (Wales) Regulations in Bridgend town centre and is located approximately 1km v Cross (the roundabout with ecommend that an AQMA is Management Areas (AQMAs)

lage proposals on the Island herate, namely infrequent but periods where modest levels nt of proposals for the sports eliver an acceptable solution, have a different impact on air

s part of any future planning rs relating to air quality would

rough has a rich and varied plicies within the Deposit Plan protect the county borough's 2016. These policies cover re conservation sites, trees, ral resources protection and sed on good environmental l impact, in order to conserve

and habitats recognised in Planning. The most relevant ory Purchase Act 2004, the t 2016 Section 6 Biodiversity Section 11 of the Countryside N5 lists all the other relevant

egy will seek to enhance the species landscaping, careful agement. It is important that ge in both development plan nable steps must be taken to nese should be balanced with here it is in the public interest, signated for their importance d wherever this situation is ns.

The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilient ap DNP6 of the LDP set the framework to deliver on this premise, as set out in Policy 9 will be revised to ensure it is based on a net benefit approach to achieve these outco. It is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Island
Importance for Nature Conservation (SINC) (The Island Farm POW Camp) of which land within the allocated site. PPW identifies SINC's as local non-statutory protected states that 'Although non-statutory designations carry less weight than statutory design vital contribution to delivering an ecological network for biodiversity and resilient ecosy given adequate protection in development plans and the development management p
<i>Existing Consent</i> In relation to Strategic Allocation PLA2: Land South of Bridgend (Island Farm), develor commenced on this site. The Island Farm mixed use development comprising sport/leir uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/OUT). The to a Section 106 Legal Agreement (Legal File Refr: E40-275) that controlled highwing management plans, contributions and matters relating to travel and management plans development. A series of reserved matters consents were granted for an indoor tern refers), landscaping and ecological works, (P/14/823/RES refers), and highway and (P/14/824/RES refers). The Outline permission included the standard time limit cond reserved matters and the commencement of development. The final approval of reserved 12 th June 2015.
The Outline planning permission included approval for the construction of a new trais on the A48 that would serve as the primary access to the development site. The road of pass through an area of local ecological value – the Island Farm Prisoner of War Ca Nature Conservation (SINC). Under the Conservation and Habitats and Species Reg European Protected Species Licence was issued. In order to comply with the licent access road from fragmenting the dormice population, the developer proposed to approved 'Green Bridge'. However, access to the site could not be formed from the had been established. Under a non-material amendment to the outline planning p P/17/29/FUL, the Council consented a temporary construction access from Ewenny R a sequence of 'enabling works' that had been approved under P/14/354/RES and P/14 works' are described as:
 The setting up of the site facilities via Island Farm Lane and New Inn Road and temporary internal roads for the delivery of earth moving plant to the s Undertaking earthworks to form a plateau for the Tennis Centre; Undertaking the earthworks, drainage works and form the sub base to the in from the boundary adjacent to the interconnecting spur with the adjacent T Break through the boundary hedgerow and construct the proposed road lin site access road and Technology Drive. Install the incoming services infrasis site via Island Farm Lane. Construction access herein to be via Technology
The aforementioned works were commenced in July 2017 in accordance with the above agreed in relation to the pre-commencement planning conditions. Under the define obligation, the aforementioned works constituted a 'commencement of development obligations in relation to highway works. A deed of variation to the original agreement of the obligations in relation to highway works.

s to maintain and enhance approach. Policies SP17 and 9 (NDF). Policy DNP6 (LDP) comes.

nd Farm) contains a Site of ich covers 14.03 hectares of cted sites. Paragraph 6.4.20 esignations, they can make a psystems, and they should be it process.'

elopment has already lawfully eisure/commercial and office . The permission was subject way works, land dedication, ins associated with the stadia ennis centre, (P/14/354/RES and drainage infrastructure inditions for the submission of erved matters was issued on

raffic light controlled junction I construction would however Camp Site of Importance for egulation 2010, a conditional ence and to prevent the new to construct and plant the e A48 until the Green Bridge permission and application Road/New Inn Road to allow 14/824/RES. These 'enabling

ad to provide the site facilities e site;

internal access road working Technology Drive;

link between the Island Farm astructure that will access the bgy Drive;

ove consents and the details finitions within the planning nent' triggering a number of at was signed on 11th October

2018 which reconciled the enabling works (phase 0) with the original obligation. On 'enabling works' constituted a material operation and a lawful commencement of P/14/354/RES and P/14/824/RES. The works have not been completed but the C
permissions are extant.
Notwithstanding the extant planning permission, based on the revised mix of uses there is considered to be an overriding need for the development. Re-allocation accommodation of sustainable growth enshrined in placemaking principles, delive highest need part of the County Borough and enable delivery of two schools on the Heronsbridge Special School. It will also enrich active travel and green infrastructur through creation of a 'green lung' that will connect the site to the Town Centre via New of this edge of settlement site would accord with the Preferred Strategy, channel Settlement of the County Borough and make a significant contribution to the housing r The site promoter has also provided extensive supporting information to evidence deliverable.
Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering social and promoting cohesive communities. A final masterplan must be prepared and agree the sites development to demonstrate how these principles will be delivered in an ap This will need to demonstrate how the development will create a well-connected, su extension to Bridgend, comprising a number of character areas that integrate landscape, SINC, adjacent Grade II* listed Merthyr Mawr House, existing housing clu Active Travel Networks and public transport facilities. An illustrative masterplan will a version of the Replacement LDP to enable all parties to understand how the site will be including proposed land uses, access, infrastructure requirements, constraints an masterplan will clearly identify the location of the SINC in the context of the wider allo
Ecological mitigation measures already implemented As part of the existing consent, a mitigation strategy was produced in 2009 to development. It was proposed that the SINC and south west field would become a within the new development. Surveys at the site found dormice <i>Muscardinus avella</i> within the woodland and scrub in the SINC and in the hedgerows of the agricultural f known to be used by bats for foraging and commuting purposes, and the SINC are a lesser horseshoe bats <i>Rhinolophus hipposideros</i> and brown long-eared bats <i>Plecotu</i>
As part of the development process some areas of these habitats were to be lo remaining areas due to the impacts of the development, including noise and light spi strategy to counter these losses included the creation of new habitats suitable for the habitat design was guided by the requirements of the protected species of which ha site. In addition to dormice and bats, a further condition of the existing consent requir of Great Crested Newts <i>Triturus cristatus</i> to be taking into account. The habitat design for the consented scheme included:
 Tree and Scrub Planting: translocation and planting new trees and scrub in the an alternative for displaced animals, including dormice, bats, and shelter for reference in the eastern site boundary has been undertaken, to create continuous hedge line expanded SINC site, and to filter out noise and light from development. continuous flight line for bats and allow dormice to disperse more easily along

n the basis of the above, the f reserved matters consents Council's opinion is that the

es now proposed on the site, tion of this site will enable ver affordable housing in the e site, including relocation of ure networks within Bridgend wbridge Fields. Development el growth to the Primary Key g need identified in the LHMA. se the site is both viable and

ith of Bridgend (Island Farm), cially inclusive developments reed with the Council prior to appropriately phased manner. sustainable mixed-use urban positively with the existing clusters, community facilities, I also be included in the final be developed in broad terms, and areas of protection. This illocation.

to offset the impacts of the a wildlife conservation area *ellanarius* to be present, both I fields. These areas are also area contains a roost site for *tus auritis*.

lost, and modification to the pillage. Part of the mitigation he relevant species. As such, had the potential to utilise the ired the habitat requirements

he south-west field, providing reptiles and amphibians. In the centre of the site to the nes which help to buffer the t. Additionally, it provides a ng the hedgerows.

 Bat Roosting Building: a purpose-built bat roost building has been construct field, providing a suitable roost site for both lesser horseshoe and brown long-edbeen found roosting in the old hut within the SINC. The building was construct key flight line to enable them to rapidly locate it, and also be close to good feed Mawr and the River Ogmore. Dormouse Nest Boxes: 35 dormouse next boxes placed within the field, to that are to be displaced from other areas of the site. Placed within the hedgerows, at approximately 10m interval. Pond creation: two new ponds have been created within the south-west field providing habitat for Great Crested Newts. Grassland Creation: rough grassland created around the pond to mitigate lost
 Proposed mitigation As part of the proposed development of Strategic Allocation PLA2: Land South of ecological appraisal of the site has been prepared by Ethos Environmental Planning To establish baseline ecological conditions and determine the importance of within the specified area; To identify the existing habitats on site; To identify the potential for protected species; To identify if any further surveys are required with regards to protected habitat
 To identify any key ecological constraints and make recommendations for significant effects on important ecological features/ resources. General habitat – Existing The site was found to be comprised predominately of arable land in its winter stubble noted. The arable field margins provide good habitat for a range of species and buffer
There were numerous hedgerows across the site which ranged from mature hedge coppice, to intensively managed species-poor hedgerows which dissected the arable been translocated recently to the eastern boundary and appeared to show new grow Two ponds which were created as part of the previous applications' ecological minimum however, neither was holding much water. Whilst there was very limited aquat
vegetation in the immediate area included large swathes of tall ruderal and ephemer Part of the site, in the northern section, was designated as a SINC partially due t woodland and scrub. This area is proposed for retention within the current masterpla access road. Part of the site had been subject to clearance to enable works from proposals. The area cleared was not withing the SINC identified on site. Detailed su consider the botanical diversity of this area.
Part of the area was brownfield land and whilst it was not an appropriate time of yea apparent that there were varied nutrient levels and areas of disturbed ground which botanical diversity.
Built structures were also noted. These included 'Hut 9' a former prisoner of war cam within the woodland in the north of the site and a dedicated bat roost located in the s

ructed within the south-west -eared bats, which have both cted on the lesser horseshoe eding habitats on the Merthyr

p provide shelter for dormice north-east and south-east

field, with the primary aim of

oss of existing grassland.

f Bridgend (Island Farm), an g in order to:

f ecological features present

ats or species; and for design options to avoid

le with very few plant species ffer the existing hedgerows. gerows with trees and hazel le fields. Two hedgerows had wth.

mitigation works were noted; atic vegetation in the pond, eral/short perennial.

to the mosaic of grassland, blan, with the exception of an m the previous development surveys will be undertaken to

ear for botany surveys, it was h are likely to result in higher

mp from World War 2 located south-west of the site.

A number of sink holes were noted across the site. These ranged from those which had for a long period of time and had mature trees growing within them, to those very comprising of small areas of collapsed earth.
Natural Resources Wales (NRW) states that consideration will need to be given to Dormice, Lesser Horseshoe Bats, Brown Long Eared Bat records on site). Furth consideration will need to be given to impacts on the SINC, and habitat – ancie woodland.
As such the ecological appraisal also considered the following species:
<u>Dormouse</u> The site contains hedgerows and woodland of which were assessed to hold high valu surveys identified the presence of dormice within the SINC located in the north o assessed that further surveys would be required to update the status of the site for detailed proposals for the site.
<u>Riparian mammals</u> The River Ogmore was present along the eastern edge of the Craig-Y-Parcau, with water vole found south of the site. However, the previous surveys identified no evid within the development area. Considering the presence of previous records in the directly adjacent to the site, it is recommended surveys are undertaken for these prote detailed proposals for the site.
<u>Great crested newt</u> The previous surveys assessed the ponds to be unsuitable for great crested newt absent from the site. Since then, it is understood that the previously surveyed pond new wildlife ponds created in the south-west of the main site area. The two water I walkover had relatively low water levels and limited aquatic vegetation. The curr retention and protection of the ponds. Nevertheless, they could provide suitable bree and it is recommended that a Habitat Suitability Index of each of the ponds within 50 to inform detailed planning application.
<u>Birds</u> There was a mix of permanent pasture and arable land providing suitable habitat for hedgerows and their margins within the fields was assessed to provide potential habit The woodland, hedgerows, scrub and scattered trees were assessed to have high p Evidence of barn owl was found in a stable in the south-east of the site. Further surve been recommended within section 5 to inform detailed proposals for the site.
<u>Bats</u> The previous surveys identified roosting lesser horseshoe and brown long-eared woodland in the SINC. Since the previous surveys were undertaken, a dedicated bat the south-west of the main site. Additionally, the built structures within the Craig-Y-Par poor structural condition and a wide range of bat roosting features were visible for the were assessed to hold high potential for roosting bats. Therefore, it was assessed the of the structures should be undertaken to assess their status for roosting bats. Additi surveys are recommended. The habitats within both sites contained woodland and he commuting, foraging and roosting habitats for bats may provide potential commuting bats. A number of mature trees were also noted which could have potential roosting

had apparently been present y recently emerging and just

to protected species (Hazel rthermore, NRW states that cient mature hedgerows and

lue for dormice. The previous of the site. It was therefore or this species and to inform

vith records of both otter and vidence of riparian mammals he area and suitable habitat otected species and to inform

t (GCN) and that GCN were nds have been removed and r bodies identified during the urrent proposals indicate the beding habitat for amphibians 500m of the development site

for farmland birds. Also, the bitat for ground nesting birds. a potential for breeding birds. rveys for breeding birds have

ed bats within Hut 9 in the bat roost has been created in Parcau area were in extremely the external walkover. They that an updated assessment ditionally, emergence/re-entry hedgerows, offering potential ting and foraging habitats for g features for bats.

	<u>Badgers</u> The habitats on site were comprised of woodland, grassland and arable land which badgers. However, it should be noted that the previous survey identified badgers to b
	<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified graspotential for reptiles. The key features were assessed to be the sections of grassland woodland edges. The site was comprised of common and widespread habitats provided for invertebrates. No detailed surveys will be required.
	SINC Review A SINC review undertaken by the Wildlife Trust indicates that the on-site SINC does n significantly since 2011's survey and therefore still qualifies as a SINC. The small sect to the south-east is worth removing from the citation as it is isolated and does not a value. The woodland varies in quality but appears to offer habitat for dormice and ba woodland indicator species. The grassland is not particularly species-rich but adds t site suffers from antisocial behaviour including fly-tipping, frequent drug use and habitation that is detrimental to the biodiversity of the site. The review recommended that dormouse tubes are replaced and monitored and th reduced where feasible. Although the grassland areas are not very diverse they add and some scrub control to stop their loss is recommended though not a priority.
	Overall PPW identifies SINC's as local non-statutory protected sites of which carry led designations, however it is acknowledged that they can make a vital contribution of network for biodiversity and resilient ecosystems, and they should be given adequa Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) has inclue to address previously identified ecological constraints including the retention of the protection of the artificial bat roost and hedgerows. Furthermore, the masterplan for the retention of SINC land within the site boundary, with the exception of the access re ecological value are proposed for retention including existing sink holes; which of invertebrates, and an ecological enhancement area located in the south-western fiel ecology in relation to the 2008 sports village application. The masterplan also indica- green areas to ensure a continued network of green and blue infrastructure.
	Further work and surveys are to be undertaken from an ecological perspective in line of the ecological report. However, there were no 'show-stoppers' found at this stage, measures available to ensure that the development of the site is acceptable and a minimised. NRW support the commitment for the future development of the site to follow a Green so that the mixture of uses will be fully integrated and designed around the SINC.
	Overall, the site has an extensive planning history which has demonstrated that the secologically sensitive way through careful scheme design and the use of mitigation resoure that the proposed uses through outlined development requirements are fully development of site.
	With regards to landscape matters, a Landscape Character Assessment for Bridg prepared by LUC and published in 2013. The document provides guidance on landsca the adoption of the Local Development Plan, supplements the Green Infrastructure, E

ch have potential to support be absent from the site.

assland providing negligible and and scrub located at the oviding low potential habitats

a not appear to have changed ection of woodland in the field at appear to add to the site's pats and there are numerous is to the site as a whole. The nd signs of semi-permanent

that antisocial activities are dd to the diversity of the site

less weight than statutory to delivering an ecological late protection. As such, the cluded a number of measures ne majority of the SINC and or Island Farm has indicated s road from the A48. Areas of a offer value for a range of eld; previously enhanced for cates retention of continuous

he with the recommendations e, with appropriate mitigation any related impacts can be

n Infrastructure led approach

e site can be developed in an n measures. Policy PLA2 will ally integrated into the future

dgend County Borough was cape character and, following , Biodiversity and Landscape

Ourseland and Discussion On the set of the s
Supplementary Planning Guidance. The Assessment categorises undeveloped Character Areas (LCAs) with the site in question being located within the "Merthyr M Coastline" which runs north-eastwards up from the coast to the southwestern fringe of emphasises that the majority of the Merthyr Mawr Farmland, Warren and Coastline I Mawr Special Landscape Area, recognising designations such as Merthyr Mawr Wa Newton Fault RIGS, several Scheduled Monuments, Merthyr Mawr village Conserva Registered Park and Garden of Merthyr Mawr House. Much of the landscape is de Historic Importance and all of the coastal area lies within the Glamorgan Heritage C identifies key landscape sensitivities to development-led to change, stressing the nationally important archaeological and cultural heritage of the landscape as an Landscape of Outstanding Historic Importance, including prehistoric and medieval r buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment of management strategies for their continued survival and visibility in the landscape, im- land management practices and recreation management. As such, the importance need for landscape mitigation measures for any local development proposal, is cla Replacement LDP's evidence base and this will be further emphasised within the su completeness.
In particular, the southern boundary of the Land South of Bridgend (Island Farm) prop as it lies adjacent to a historic landscape as identified by the LCA. The Replacement I conserve this landscape's character and features by appropriate development mitigar will ensure the design and layout of the site has regard to the surrounding landscape through the inclusion of mitigation measures that provide links with the existing lands Appropriate landscaping treatments must be utilised along the southern fringes of the visual impacts on adjacent uses.
There will, undoubtedly, be an element of landscape change, although, as afd permissions (P/08/1114/OUT, P/14/354/RES, P/14/823/RES and P/14/824/RES refer extant. A Landscape and Visual Impact Assessment (LVIA) was undertaken as Statement submitted alongside the 2008 outline application for the sports village evaluated the significance of landscape and visual impacts by assessing the sensiti landscape and visual resources of the application site and wider area and the ma would occur to the site and surroundings during the various phases of the developme on the basis of proposals for a sports village which included buildings of close to 20n cases of the proposed stadia elements, a high level of massing. The LVIA conclud permanent residual views of buildings, these will be predominantly negligible, mind following the implementation of the comprehensive mitigation measures at the end period. Views are a subjective matter and have been assessed as being adverse becc in the appearance of an undeveloped landscape. It is anticipated that the majority of re community led proposals and be stimulated by the quality and appearance of this landscape features will be significantly compensated by the scale of proposed plar landscape features will give rise to beneficial landscape and ecology effects in future". A series of mitigation measures were recommended. Broadly, the same mean as part of the newly proposed development and will include strong boundary p undulating roofscape, the use of muted recessive colours, the use of horizontal and texture, and using cut and fill techniques to reduce perceived scale and mass of build that the proposed mixed-use development at Land South of Bridgend (Island Farm reduced building heights and a reduced feeling of massing when compared to the village scheme.

ed land into 15 Landscape Mawr Farmland, Warren and of Bridgend. The Assessment LCA falls within the Merthyr Varren SAC, SSSI and NNR, vation Area and the Grade II* lesignated as of Outstanding Coast. The Assessment also important of protecting the an integral part of the wider remains, the dunes' ancient recommends implementing ncluding through appropriate ce of this landscape, and the clearly recognised within the supporting text to PLA2(2) for

pposed allocation is important t LDP will seek to protect and ation measures. Policy PLA2 pe, minimising visual impacts dscape and access features. the site in order to minimise

forementioned, the existing er) on the site are considered s part of the Environmental e at Island Farm. The LVIA itivity of the existing baseline nagnitude of the change that nent. The LVIA was prepared Om in height as well as, in the uded that "while there will be nor or moderate significance d of the 15 year assessment ecause of the scale of change receptors will embrace these is development. The loss of anting and through improved in the medium and long term ins of mitigation are proposed planting, the creation of an vertical bands of colour and dings. It should also be noted rm) will result in significantly previously permitted sports

	1		· · · · · · · · · · · · · · · · · · ·
			The site promoter has equally considered the landscape effects in addition to mitig not subject to any local or national, statutory or non-statutory landscape designat buildings and TPOs on the edge of the site (neither are directly affected by th LANDMAP analysis reflects that the sites are not subject to any designations. W "outstanding" against certain criteria, it also performs as "medium" and "low" for other of sensitivity is comparable to similar parcels of land on the urban fringe of Bridgene of the site is not considered to undermine any of the six landscape sensitivities that a Merthyr Mawr Farmland, Warren and Coastline Landscape Character Area. A det required to inform and accompany further masterplanning work (as part of a future more detailed assessment will include finer details relating to roofscapes and landsc
			The Replacement LDP is also accompanied by a SA Report (incorporating SEA) to as and significant environmental effects of all substantive component within the P allocations, etc.) and any identified reasonable alternatives. This builds directly u including an SA Scoping Report (2018) and an Interim SA Scoping Report (201 Replacement LDP Preferred Strategy. The Deposit Plan SA Report demonstrates SEA, process has informed the development of the Deposit Plan, including the inco- changes within the document. As a result, the SA Report concludes that there is sustainability issues in Deposit Plan, with plan components performing well against identifies strong compatibility between the LDP Vision/Objectives and the SA Framew adverse effects (taking account of mitigation in all its forms).
			In accordance with statutory requirements, Planning Policy Wales sets out multiple re to avoid direct adverse effects on nationally important heritage assets and for the resulting in adverse effects on the historic environment to be robustly justified presumption in favour of the preservation or enhancement of listed buildings and requirement for development not to result in direct adverse effects on Scheduled M exceptional circumstances. These issues are grouped under 'Cultural Heritage Sustainability Objectives considered by the SA. The potential for adverse impacts of is an important consideration in determining the overall sustainability and thus allocations. Any sustainability impacts would also depend on the scale of development
			For Land South of Bridgend (Island Farm), the SA identified the potential for adverse of the site to scheduled monuments and listed buildings. However, the requirem strategic site allocation to be supported by a detailed masterplan) and PLA2 (for allocation to implement specific masterplan development principles) represent forms the identified likely significant effects. These requirements also enhance the susta strategic site allocation more generally. The SA identifies relevant masterplan deve in these spatial development policies to help ensure the avoidance of likely signific could otherwise occur from this development proposal. Additional masterplan deve included within Policy PLA2 to ensure site applies Good Design principles and a approach to siting, design, construction and operation in accordance with Plan principles were informed by SA findings and have been incorporated into the final assessment scoring updated to reflect their inclusion in the Deposit Plan. The tourism will also be preserved and enhanced through improved linkages and active opportur
103 7	Bridgend LDP Review 2018-33 Rebuttal to Allocation Of COM1 (2) and PLA 2 - Housing and Growth Allocations, South of A48 Bridgend Para 1.1.2 of the Deposit Consultation Document (DCD) states that	Concerns regarding Strategic Allocation PLA2: Island Farm and	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW).

tigation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and er criteria and overall the level end. Further, the development t are identified as typifying the etailed, updated LVIA will be ire planning application). This scaping.

assess the likely sustainability Plan (strategy, policies, site upon previous SA reporting 019) which accompanied the es how the SA, incorporating accorporation of recommended is good coverage of all key est the SA Framework. It also ework, plus no likely significant

requirements for development be need for any development ed. There is also a general d their settings, along with a Monuments, unless there are ge', which is one of the 14 on Cultural Heritage was and s suitability of candidate site nent proposed.

e impacts due to the proximity ements under SP2 (for each or the proposed strategic site s of mitigation to help address tainability performance of the velopment principles included hificant adverse effects which velopment principles are also d a Sustainable Placemaking anning Policy Wales. These al Deposit Plan, with SA site ism and culture asset of Hut 9 unities.

sh Government Development I revise a development plan, Ind contribute to placemaking,

	the LDP is required to produce outputs	Housing	The Deposit Plan has been underpinned by the identification of the most appropriate
	including: 'maximising well-being and	Allocation	and housing provision, all of which have been based upon well informed, evidence ba
	creating sustainable places through		need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferred
	placemaking; reflect local aspirations for	Parcau	Options). A range of growth scenarios across the whole Replacement LDP period
	the County Borough, based on a vision		discussed within the Strategic Growth Options Background Paper. This has co
	agreed by the Council and other		Borough's demographic situation is likely to change from 2018-2033 and informed the
	stakeholders; provide a basis for rational		for the Replacement LDP. As such the Replacement LDP identifies an appropriate pla
	and consistent development management		balanced level of housing and employment provision that will achieve sustainable p
	decisions; guide growth and change,		existing settlements and maximise viable affordable housing delivery.
	while protecting local diversity, character,		The distribution of anomaly is further evelopted and institied in the Orietical Otretery (
	and sensitive environments; and - ensure		The distribution of growth is further evaluated and justified in the Spatial Strategy (
	the social and economic resilience of		(See Appendix 43 – Background Paper 3). The strategy prioritises the development
	settlements and their ability to adapt to		periphery of sustainable urban areas, primarily on previously developed brownfield sit
I	change over the long term. It is argued that		the delivery of the brownfield regeneration allocations identified in the existing LDP, h
	the allocation of substantial areas of green		and the Llynfi Valley are still denoted as regeneration priorities through their designation
	field land south of the A48 that have		Areas. The ongoing commitment to brownfield development opportunities within thes
	previously received long term protection from previous Council administrations and		the site-search sequence outlined in Planning Policy Wales and seeks to minimise c Best and Most Versatile (BMV) agricultural land. However, given the existing LD
	Planning Inspectors would not meet the		development on brownfield land in other settlements (notably Bridgend and the Va
	objectives set by the Council and Welsh		limited further brownfield regeneration opportunities remaining. Additional viable and
	Government for high quality place making.		some greenfield sites) are therefore required to implement SP1, deliver affordable h
	The environment south of the A48 has long		and ensure the County Borough's future housing requirements can be realised.
	been viewed as an area of restraint due to		and ensure the County Dorodyn's future housing requirements can be realised.
	its high landscape and ecological value and		The Replacement LDP apportions sustainable growth towards settlements that alreated
	as part of a holistic view of protection of the		services, facilities and employment opportunities and are most conducive to e
	environs of the nationally important Merthyr		development. As such, a Settlement Assessment has been undertaken (See Ap
	Mawr village and National Nature Reserve.		sustainable settlement hierarchy. Based upon the consideration of a comprehe
	In particular the impact that such large scale		sustainable growth will be appropriately directed towards the Main Settlements of Bri
	housing allocations will have on the		with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
	highway infrastructure of the area would be		
	significantly detrimental. In terms of the LDP		The plan preparation has involved the assessment of 171 sites. Each candidate site h
	promotion of Active Travel, the A48 would		the criteria in the Candidate Site Assessment Methodology which was previously cons
	remain a dangerous obstacle to walking and		13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessment
	cycling routes to facilities in Bridgend which		based on any specific issues they raised in terms of their deliverability, general location
	would result in housing being orphaned on		existing use(s), accessibility, physical character, environmental constraints and opp
	the 'wrong side' of this major transport		were asked to prepare and submit a number of technical supporting studies
	corridor. This will be the case particularly for		deliverability, sustainability and suitability. Proceeding this detailed assessment,
	the proposed Craig Y Parcau houses under		appropriate were included for allocation in the Deposit Plan. As such, candidate sites
	COM1 that are allocated as a stand alone		Craig y Parcau were considered for appropriate for allocation.
	isolated housing allocation, seemingly		
	having no justification other than a house		As part of the proposed allocation of Land South of Bridgend (Island Farm), developr
	once stood there. The proposal does not		specific requirements including masterplan development principles and placemakir
	command local support. A previous attempt		Policy PLA2 – Page 67). The provision of new residential units, including affordable dw
	to promote large scale development in this		alongside a new one entry primary school with co-located nursery, the re-location
	location was overturned in the previous		School, leisure facilities, recreation facilities, public open space, plus appropr
	LDP. It is the case that this area does not		employment and commercial uses.
	posse the environmental capacity to		
	promote such large scale housing		The proposed allocation is supported by detailed masterplanning work, including a
	development and the strategic planning		identify a realistic dwelling yield on the site's net developable area. The initial Trans
	response should be for management and		been updated to reflect the final number of dwellings the site is expected to deliver.

ate scale of economic growth based judgements regarding red Strategy Strategic Growth od have been analysed and considered how the County ne most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters is to demonstrate the site's at, only those sites deemed tes PS.1 Island Farm & PS.2

opment will be subject to siteking principles (See Deposit dwellings, will be incorporated ion of Heronsbridge Special opriate community facilities,

an illustrative block plan to nsport Assessment has now er. This identifies the various

maintenance of the area for low key transport issues relating to the proposed development, and, in combination with the Strategic Transport countryside management as with other Assessment, what measures will be taken to deal with the anticipated transport impacts of the scheme. Proposed protected areas in the County Borough. As Policy PLA2 prescribes the appropriate development requirements in relation to all forms of travel. The density stated in the objectives to the LDP Review, and mix of uses proposed is considered appropriate to support a diverse community and vibrant public realm, the proposals should protect local diversity, whilst generating a critical mass of people to support services such as public transport, local shops and schools. character and sensitive environments. The In accordance with national planning policy, higher densities should be encouraged in urban centres and near current proposals would produce the major public transport nodes or interchanges. Given the site's location within the Primary Key Settlement of the opposite impact for current and future County Borough and the proximity to Bridgend Town Centre, this density level is therefore considered appropriate generations. In short the strategic to foster sustainable communities, further bolstered by the proposed enhancements to the active travel network. allocations would fail to meet the objectives of sustainable development and would The Replacement LDP aims to reduce private car reliance and help the County Borough achieve the principles frustrate the opportunities of future set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and expanding upon the current generations to enjoy and benefit from the active travel routes as identified in the Existing Route Maps. Consideration of active travel has been key during natural environment surrounding Bridgend the master planning of strategic sites in the County Borough. Reference to the Active Routes detailed in Policy in the way that previous generations have PLA2 in conjunction with Policy PLA12 should be considered essential in the delivery of any strategic site or any been allowed to. The LDP Vision to 2033 proposal, ensuring that development is contributing to the promotion of a sustainable and healthy lifestyle. is stated as: 'Since the turn of the The Active Travel Network Maps aim to improve access to key services and facilities including town centres, millennium, Bridgend and the wider County Borough has been on a journey to expand employment sites, retail areas and transport hubs, improved access to education facilities such as schools and colleges and improvements to, and expansion of, the existing strategic cycle network in the County Borough. access to key services, enhance physical environmental quality and improve quality of Opportunities will be maximised to further improve upon these routes, providing walking connections which will life for residents, workers and visitors. This allow integration between new developments and existing communities. transformation will continue throughout the LDP period, resulting in the continued Whilst developments should be encouraged in locations which reduce the need to travel and promote the use of development of a safe, healthy and sustainable transport, the Council recognises that any development growth will likely result in greater travel inclusive network of communities that demand, and that increased traffic levels and congestion is likely to occur if appropriate mitigating transport connect more widely with the regions to measures and infrastructure are not delivered. Therefore a Strategic Transport Assessment (See Appendix 36) enable sustainable economic growth.' It is has been undertaken to consider the impact of plan proposals and help guide and inform the process of delivering contended that the large scale allocation of land allocations by means of modelling and quantifying the transport impact of these proposals. The technical housing and growth areas south of the A48 notes accompanying this assessment demonstrate that the proposed level of development detailed within the will not help the County Borough and its LDP can be accommodated within the BCBC Highway Network with suitable mitigation. residents meet this vision. In fact, it is argued that creating isolated housing Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure that development must be estates on high environmental quality land located and designed in a way that minimises the need to travel, reduces dependency on the private car and in accessible walking/cycling locations will enables sustainable access to employment, education, local services and community facilities. Development will prevent achievement of the vision. The be required to deliver, or contribute towards the provision of, active travel scheme, public transport measures, development would not be able to meet the road infrastructure, and other transport measures, in accordance with the Bridgend Local Transport Plan and the vision of 'safe, healthy and inclusive'. The Bridgend Integrated Network Plan (See Appendix 29). development of such a large scale nearly 50 ha development at PLA2 will irrevocably Proposed Policy PLA2 prescribes a number of placemaking principles for Land South of Bridgend (Island Farm), change the whole character of the southern which are considered instrumental to achieving sustainable places, delivering socially inclusive developments area of Bridgend and detrimentally impact and promoting cohesive communities. Such requirements include pursuing transit-orientated development that on areas of high quality landscape that are prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency. Wellrecognised in LANDMAP designations and designed, safe walking and cycling routes must be incorporated throughout the site to foster community orientated, healthy walkable neighbourhoods. There will be a clear emphasis on providing safe pedestrian and protection via previous LDP policies. In conclusion, the proposed Island Farm PLA2 cycling linkages between the site, the Town Centre, Brynteg Comprehensive School and surrounding environs. and COM 1 Craig Y Parcau Strategic In addition proposed Policy PLA2 will require the site's green infrastructure network to extend to Newbridge Growth and Housing Allocations would: • fail Fields, thereby capitalising on proposed active travel route INM-BR-49 and establishing a 'green lung' that connects the site to both Bridgend Town Centre and Merthyr Mawr. This will facilitate a key multi-functional to command community support; • would deny future generations the opportunity to network of integrated spaces and features south of Bridgend, providing a plethora of economic, health and

enjoy green infrastructure and biodiversity	wellbeing benefits for new and existing residents. Housing allocation COM1(2) will al
south of the A48; • would not allow for active travel given the extensive and dangerous	link/extend route on A48 to connect the adjacent site (PLA2) in addition to widening f A48 to 3m and extend length on both southern and northern side. Broadlands round
barrier of the A48 and would clog up existing rural lanes; • frustrate the aims of producing	to be upgraded for pedestrians and cyclists.
sustainable development in the County Borough.	The site promoter's Transport Assessment has identified that with exception of the junction, and the Ewenny Road Roundabout in the AM peak hour, and the B4265 / Ew
	peak hours, the revised Island Farm and Craig y Parcau proposals will result in low junctions across the assessment network over both the AM and PM peak hour periods
	consented development proposals on the Island Farm Site. As the consented flo considered to be existing on the highway network, this revised scheme will provide trai
	across the local highway network. Previous assessment work on the Island Farm
	Broadlands Roundabout, Ewenny Roundabout, and Picton Close Junction all show year assessment scenarios both including and excluding the consented Island Farm
	the revised Island Farm and Craig y Parcau proposals in general bring traffic reduct (from what was previously consented), with consideration of background traffic growt
	still likely require mitigation to operate within capacity during future forecast years. result of the revised Island Farm proposals however, may mean that any mitigation r
	potentially achieve greater capacity improvements at each junction. The revised pr and Craig y Parcau sites include three separate vehicle access points onto the local h
	to just two within the consented scheme). All three site access junctions are expecte
	under the revised Island Farm and Craig y Parcau proposals. An updated assess junctions, and the site access junctions will be undertaken as part of a future suppo
	for the revised development, which will ideally include up to date baseline traffic assessment (Covid restrictions allowing).
	In relation to nature/biodiversity, the Strategy acknowledges that the County Bord
	biodiversity with a broad range of species, habitats and unique, rich landscapes. Poli have been refreshed and updated from the existing LDP and will continue to preserve the second se
	environment in line with national planning policy and the Environment Act 20 development in the countryside, special landscape areas, local / regional nature
	hedgerows and development, green infrastructure, nature conservation and natura public health. For development to be sustainable, it needs to be soundly base
	assessments, and to be well planned and controlled with regard to its environmental i and enhance biodiversity.
	There is clear guidance and legislation with regard to the protection of species
	legislation, Planning Policy Wales (PPW) and TAN5 Nature Conservation and Pl statutory requirements are set out in Section 61 of the Planning and Compulsor
	Conservation of Habitats and Species Regulations 2017, Environment (Wales) Act and Resilience of Ecosystems Duty and Section 7 Priority Habitats and Species, Se
	Act 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN legislation.
	To comply with the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Strateg
	biodiversity and resilience of the County Borough's ecosystems through native sp location of development, the creation of green corridors, and open space manage
	biodiversity and resilience considerations are taken into account at an early stage preparation and when proposing or considering development proposals. All reasona
	maintain and enhance biodiversity and promote the resilience of ecosystems and the

also be required to provide a g footway on southern side of ndabout will also be required

e A48 proposed site access Ewenny Road junction in both lower traffic flows through all ds, compared to the previous lows are technically already affic reduction improvements n site has identified that the w capacity issues in forecast m proposals traffic. Although ctions across these junctions th alone, these junctions will The reduction in flows as a measures implemented can proposals at the Island Farm highway network (compared ted to operate within capacity ssment at all three identified orting Transport Assessment c flows as the basis for the

rough has a rich and varied plicies within the Deposit Plan protect the county borough's 2016. These policies cover re conservation sites, trees, ral resources protection and sed on good environmental l impact, in order to conserve

and habitats recognised in Planning. The most relevant ory Purchase Act 2004, the t 2016 Section 6 Biodiversity Section 11 of the Countryside N5 lists all the other relevant

egy will seek to enhance the species landscaping, careful agement. It is important that ge in both development plan nable steps must be taken to nese should be balanced with

	the wider social needs of local communities. Only in exceptional circumstances, where will new development be located where it may have an adverse impact on sites desi- for nature conservation. Robust mitigation and compensation will be provided unavoidable, in line with considered advice from statutory and advisory organisations. The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilient ap DNP6 of the LDP set the framework to deliver on this premise, as set out in Policy 9 will be revised to ensure it is based on a net benefit approach to achieve these outco It is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Island Importance for Nature Conservation (SINC) (The Island Farm POW Camp) of which land within the allocated site. PPW identifies SINC's as local non-statutory protect states that 'Although non-statutory designations carry less weight than statutory desi vital contribution to delivering an ecological network for biodiversity and resilient ecosy given adequate protection in development plans and the development management p Existing Consent In relation to Strategic Allocation PLA2: Land South of Bridgend (Island Farm), develor commenced on this site. The Island Farm mixed use development comprising sport/lei uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/OUT), T to a Section 106 Legal Agreement (Legal File Refr: E40-275) that controlled highw management plans, contributions and matters consents were granted for an indoor ter refers), landscaping and ecological works, (P/14/823/RES refers), and highway a
	 (P/14/824/RES refers). The Outline permission included the standard time limit cond reserved matters and the commencement of development. The final approval of reserved matters and the commencement of development. The final approval of reserved matters and the commencement of development. The final approval of reserved matters and the commencement of development. The final approval of reserved matters and the commencement of development. The final approval of reserved matters and the commencement of development. The final approval of reserved matters and the commencement of development. The final approval of reserved matters and the outline planning proves the primary access to the development site. The road of pass through an area of local ecological value – the Island Farm Prisoner of War C Nature Conservation (SINC). Under the Conservation and Habitats and Species Reg European Protected Species Licence was issued. In order to comply with the licen access road from fragmenting the dornice population, the developer proposed the approved 'Green Bridge'. However, access to the site could not be formed from the had been established. Under a non-material amendment to the outline planning p P/17/29/FUL, the Council consented a temporary construction access from Ewenny R a sequence of 'enabling works' that had been approved under P/14/354/RES and P/14 works' are described as: The setting up of the site facilities via Island Farm Lane and New Inn Road and temporary internal roads for the delivery of earth moving plant to the set Undertaking the earthworks to form a plateau for the Tennis Centre; Undertaking the earthworks, drainage works and form the sub base to the in from the boundary adjacent to the interconnecting spur with the adjacent The Set access road and Technology Drive. Install the incoming services infras site access road and Technology Drive. Install the incoming services infras site via Island Farm Lane. Construction access herein to be via Technology

ere it is in the public interest, signated for their importance d wherever this situation is ns.

s to maintain and enhance approach. Policies SP17 and 9 (NDF). Policy DNP6 (LDP) comes.

nd Farm) contains a Site of ich covers 14.03 hectares of cted sites. Paragraph 6.4.20 esignations, they can make a systems, and they should be t process.'

elopment has already lawfully eisure/commercial and office . The permission was subject way works, land dedication, ins associated with the stadia ennis centre, (P/14/354/RES and drainage infrastructure inditions for the submission of erved matters was issued on

raffic light controlled junction I construction would however Camp Site of Importance for egulation 2010, a conditional ence and to prevent the new to construct and plant the e A48 until the Green Bridge permission and application Road/New Inn Road to allow 14/824/RES. These 'enabling

ad to provide the site facilities site;

internal access road working Technology Drive;

link between the Island Farm astructure that will access the ogy Drive;

The aforementioned works were commenced in July 2017 in accordance with the aboragreed in relation to the pre-commencement planning conditions. Under the defit obligation, the aforementioned works constituted a 'commencement of development obligations in relation to highway works. A deed of variation to the original agreement 2018 which reconciled the enabling works (phase 0) with the original obligation. On 'enabling works' constituted a material operation and a lawful commencement of P/14/354/RES and P/14/824/RES. The works have not been completed but the C permissions are extant.
Notwithstanding the extant planning permission, based on the revised mix of uses there is considered to be an overriding need for the development. Re-allocation accommodation of sustainable growth enshrined in placemaking principles, deliver highest need part of the County Borough and enable delivery of two schools on the Heronsbridge Special School. It will also enrich active travel and green infrastructur through creation of a 'green lung' that will connect the site to the Town Centre via New of this edge of settlement site would accord with the Preferred Strategy, channel Settlement of the County Borough and make a significant contribution to the housing r The site promoter has also provided extensive supporting information to evidence deliverable.
Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering social and promoting cohesive communities. A final masterplan must be prepared and agree the sites development to demonstrate how these principles will be delivered in an app This will need to demonstrate how the development will create a well-connected, su extension to Bridgend, comprising a number of character areas that integrate p landscape, SINC, adjacent Grade II* listed Merthyr Mawr House, existing housing clu Active Travel Networks and public transport facilities. An illustrative masterplan will a version of the Replacement LDP to enable all parties to understand how the site will be including proposed land uses, access, infrastructure requirements, constraints and masterplan will clearly identify the location of the SINC in the context of the wider allo
Ecological mitigation measures already implemented As part of the existing consent, a mitigation strategy was produced in 2009 to development. It was proposed that the SINC and south west field would become a within the new development. Surveys at the site found dormice <i>Muscardinus avella</i> within the woodland and scrub in the SINC and in the hedgerows of the agricultural f known to be used by bats for foraging and commuting purposes, and the SINC are a lesser horseshoe bats <i>Rhinolophus hipposideros</i> and brown long-eared bats <i>Plecotu</i>
As part of the development process some areas of these habitats were to be lo remaining areas due to the impacts of the development, including noise and light spil strategy to counter these losses included the creation of new habitats suitable for the habitat design was guided by the requirements of the protected species of which ha site. In addition to dormice and bats, a further condition of the existing consent require of Great Crested Newts <i>Triturus cristatus</i> to be taking into account. The habitat design for the consented scheme included: • Tree and Scrub Planting : translocation and planting new trees and scrub in the an alternative for displaced animals, including dormice, bats, and shelter for re-

bove consents and the details efinitions within the planning nent' triggering a number of nt was signed on 11th October n the basis of the above, the f reserved matters consents Council's opinion is that the

es now proposed on the site, tion of this site will enable ver affordable housing in the le site, including relocation of ure networks within Bridgend wbridge Fields. Development el growth to the Primary Key g need identified in the LHMA. se the site is both viable and

ith of Bridgend (Island Farm), cially inclusive developments reed with the Council prior to appropriately phased manner. sustainable mixed-use urban positively with the existing clusters, community facilities, Il also be included in the final be developed in broad terms, and areas of protection. This illocation.

to offset the impacts of the a wildlife conservation area *ellanarius* to be present, both I fields. These areas are also area contains a roost site for *tus auritis*.

lost, and modification to the pillage. Part of the mitigation he relevant species. As such, had the potential to utilise the ired the habitat requirements

he south-west field, providing reptiles and amphibians.

 Hedgerow Enhancement: enhancement and translocation of hedgerows from eastern site boundary has been undertaken, to create continuous hedge linexpanded SINC site, and to filter out noise and light from development. continuous flight line for bats and allow dormice to disperse more easily along Bat Roosting Building: a purpose-built bat roost building has been construct field, providing a suitable roost site for both lesser horseshoe and brown long-ebeen found roosting in the old hut within the SINC. The building was construct key flight line to enable them to rapidly locate it, and also be close to good feed Mawr and the River Ogmore. Dormouse Nest Boxes: 35 dormouse next boxes placed within the field, to that are to be displaced from other areas of the site. Placed within the hedgerows, at approximately 10m interval. Pond creation: two new ponds have been created within the south-west file providing habitat for Great Crested Newts. Grassland Creation: rough grassland created around the pond to mitigate lost of ecological appraisal of the site has been prepared by Ethos Environmental Planning To establish baseline ecological conditions and determine the importance of within the specified area; To identify the existing habitats on site; To identify the potential for protected species; To identify the potential for protected species; To identify the got protectial for protected species;
General habitat – Existing The site was found to be comprised predominately of arable land in its winter stubble noted. The arable field margins provide good habitat for a range of species and buffe There were numerous hedgerows across the site which ranged from mature hedge coppice, to intensively managed species-poor hedgerows which dissected the arable been translocated recently to the eastern boundary and appeared to show new grow
Two ponds which were created as part of the previous applications' ecological minimum however, neither was holding much water. Whilst there was very limited aquat vegetation in the immediate area included large swathes of tall ruderal and ephemeric
Part of the site, in the northern section, was designated as a SINC partially due to woodland and scrub. This area is proposed for retention within the current masterpla access road. Part of the site had been subject to clearance to enable works from proposals. The area cleared was not withing the SINC identified on site. Detailed su consider the botanical diversity of this area.
Part of the area was brownfield land and whilst it was not an appropriate time of yea apparent that there were varied nutrient levels and areas of disturbed ground which botanical diversity.

om the centre of the site to the ines which help to buffer the t. Additionally, it provides a ng the hedgerows.

tructed within the south-west peared bats, which have both cted on the lesser horseshoe eding habitats on the Merthyr

p provide shelter for dormice e north-east and south-east

field, with the primary aim of

oss of existing grassland.

f Bridgend (Island Farm), an g in order to:

f ecological features present

ats or species; and for design options to avoid

le with very few plant species ffer the existing hedgerows. gerows with trees and hazel le fields. Two hedgerows had wth.

mitigation works were noted; atic vegetation in the pond, eral/short perennial.

to the mosaic of grassland, blan, with the exception of an m the previous development surveys will be undertaken to

ear for botany surveys, it was h are likely to result in higher

	Built structures were also noted. These included 'Hut 9' a former prisoner of war camp within the woodland in the north of the site and a dedicated bat roost located in the so
	A number of sink holes were noted across the site. These ranged from those which has for a long period of time and had mature trees growing within them, to those very comprising of small areas of collapsed earth.
	Natural Resources Wales (NRW) states that consideration will need to be given to Dormice, Lesser Horseshoe Bats, Brown Long Eared Bat records on site). Furth consideration will need to be given to impacts on the SINC, and habitat – ancie woodland.
	As such the ecological appraisal also considered the following species:
	<u>Dormouse</u> The site contains hedgerows and woodland of which were assessed to hold high value surveys identified the presence of dormice within the SINC located in the north of assessed that further surveys would be required to update the status of the site for detailed proposals for the site.
	<u>Riparian mammals</u> The River Ogmore was present along the eastern edge of the Craig-Y-Parcau, with water vole found south of the site. However, the previous surveys identified no evid within the development area. Considering the presence of previous records in the directly adjacent to the site, it is recommended surveys are undertaken for these prote detailed proposals for the site.
	<u>Great crested newt</u> The previous surveys assessed the ponds to be unsuitable for great crested newt absent from the site. Since then, it is understood that the previously surveyed pond new wildlife ponds created in the south-west of the main site area. The two water to walkover had relatively low water levels and limited aquatic vegetation. The curr retention and protection of the ponds. Nevertheless, they could provide suitable bree and it is recommended that a Habitat Suitability Index of each of the ponds within 500 to inform detailed planning application.
	<u>Birds</u> There was a mix of permanent pasture and arable land providing suitable habitat for hedgerows and their margins within the fields was assessed to provide potential habit The woodland, hedgerows, scrub and scattered trees were assessed to have high p Evidence of barn owl was found in a stable in the south-east of the site. Further surve been recommended within section 5 to inform detailed proposals for the site.
	<u>Bats</u> The previous surveys identified roosting lesser horseshoe and brown long-eared woodland in the SINC. Since the previous surveys were undertaken, a dedicated bat the south-west of the main site. Additionally, the built structures within the Craig-Y-Par poor structural condition and a wide range of bat roosting features were visible for the were assessed to hold high potential for roosting bats. Therefore, it was assessed the of the structures should be undertaken to assess their status for roosting bats. Additional

mp from World War 2 located south-west of the site.

had apparently been present y recently emerging and just

to protected species (Hazel rthermore, NRW states that cient mature hedgerows and

lue for dormice. The previous of the site. It was therefore or this species and to inform

vith records of both otter and vidence of riparian mammals he area and suitable habitat otected species and to inform

t (GCN) and that GCN were nds have been removed and r bodies identified during the urrent proposals indicate the beding habitat for amphibians 500m of the development site

for farmland birds. Also, the bitat for ground nesting birds. a potential for breeding birds. rveys for breeding birds have

ed bats within Hut 9 in the bat roost has been created in Parcau area were in extremely the external walkover. They that an updated assessment ditionally, emergence/re-entry

surveys are recommended. The habitats within both sites contained woodland and he commuting, foraging and roosting habitats for bats may provide potential commutin bats. A number of mature trees were also noted which could have potential roosting
<u>Badgers</u> The habitats on site were comprised of woodland, grassland and arable land which badgers. However, it should be noted that the previous survey identified badgers to b
<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified graspotential for reptiles. The key features were assessed to be the sections of grasslar woodland edges. The site was comprised of common and widespread habitats provided for invertebrates. No detailed surveys will be required.
SINC Review A SINC review undertaken by the Wildlife Trust indicates that the on-site SINC does not significantly since 2011's survey and therefore still qualifies as a SINC. The small sect to the south-east is worth removing from the citation as it is isolated and does not value. The woodland varies in quality but appears to offer habitat for dormice and bas woodland indicator species. The grassland is not particularly species-rich but adds site suffers from antisocial behaviour including fly-tipping, frequent drug use and habitation that is detrimental to the biodiversity of the site. The review recommended that dormouse tubes are replaced and monitored and to reduced where feasible. Although the grassland areas are not very diverse they add and some scrub control to stop their loss is recommended though not a priority.
Overall PPW identifies SINC's as local non-statutory protected sites of which carry ledesignations, however it is acknowledged that they can make a vital contribution network for biodiversity and resilient ecosystems, and they should be given adequat Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) has inclue to address previously identified ecological constraints including the retention of the protection of the artificial bat roost and hedgerows. Furthermore, the masterplan for the retention of SINC land within the site boundary, with the exception of the access and ecological value are proposed for retention including existing sink holes; which invertebrates, and an ecological enhancement area located in the south-western fie ecology in relation to the 2008 sports village application. The masterplan also indication green areas to ensure a continued network of green and blue infrastructure.
Further work and surveys are to be undertaken from an ecological perspective in line of the ecological report. However, there were no 'show-stoppers' found at this stage, measures available to ensure that the development of the site is acceptable and a minimised. NRW support the commitment for the future development of the site to follow a Green so that the mixture of uses will be fully integrated and designed around the SINC.
Overall, the site has an extensive planning history which has demonstrated that the secologically sensitive way through careful scheme design and the use of mitigation ensure that the proposed uses through outlined development requirements are full development of site.

hedgerows, offering potential ing and foraging habitats for g features for bats.

ich have potential to support be absent from the site.

assland providing negligible and and scrub located at the oviding low potential habitats

s not appear to have changed action of woodland in the field of appear to add to the site's bats and there are numerous s to the site as a whole. The nd signs of semi-permanent

I that antisocial activities are dd to the diversity of the site

less weight than statutory n to delivering an ecological uate protection. As such, the cluded a number of measures he majority of the SINC and or Island Farm has indicated s road from the A48. Areas of n offer value for a range of ield; previously enhanced for cates retention of continuous

ne with the recommendations e, with appropriate mitigation any related impacts can be

en Infrastructure led approach

e site can be developed in an n measures. Policy PLA2 will ully integrated into the future With regards to landscape matters, a Landscape Character Assessment for Bridgend County Borough was prepared by LUC and published in 2013. The document provides guidance on landscape character and, following the adoption of the Local Development Plan, supplements the Green Infrastructure, Biodiversity and Landscape Supplementary Planning Guidance. The Assessment categorises undeveloped land into 15 Landscape Character Areas (LCAs) with the site in question being located within the "Merthyr Mawr Farmland, Warren and Coastline" which runs north-eastwards up from the coast to the southwestern fringe of Bridgend. The Assessment emphasises that the majority of the Merthyr Mawr Farmland, Warren and Coastline LCA falls within the Merthyr Mawr Special Landscape Area, recognising designations such as Merthyr Mawr Warren SAC, SSSI and NNR, Newton Fault RIGS, several Scheduled Monuments, Merthyr Mawr village Conservation Area and the Grade II* Registered Park and Garden of Merthyr Mawr House. Much of the landscape is designated as of Outstanding Historic Importance and all of the coastal area lies within the Glamorgan Heritage Coast. The Assessment also identifies key landscape sensitivities to development-led to change, stressing the important of protecting the nationally important archaeological and cultural heritage of the landscape as an integral part of the wider Landscape of Outstanding Historic Importance, including prehistoric and medieval remains, the dunes' ancient buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment recommends implementing management strategies for their continued survival and visibility in the landscape, including through appropriate land management practices and recreation management. As such, the importance of this landscape, and the need for landscape mitigation measures for any local development proposal, is clearly recognised within the Replacement LDP's evidence base and this will be further emphasised within the supporting text to PLA2(2) for completeness.

In particular, the southern boundary of the Land South of Bridgend (Island Farm) proposed allocation is important as it lies adjacent to a historic landscape as identified by the LCA. The Replacement LDP will seek to protect and conserve this landscape's character and features by appropriate development mitigation measures. Policy PLA2 will ensure the design and layout of the site has regard to the surrounding landscape, minimising visual impacts through the inclusion of mitigation measures that provide links with the existing landscape and access features. Appropriate landscaping treatments must be utilised along the southern fringes of the site in order to minimise visual impacts on adjacent uses.

There will, undoubtedly, be an element of landscape change, although, as aforementioned, the existing permissions (P/08/1114/OUT, P/14/354/RES, P/14/823/RES and P/14/824/RES refer) on the site are considered extant. A Landscape and Visual Impact Assessment (LVIA) was undertaken as part of the Environmental Statement submitted alongside the 2008 outline application for the sports village at Island Farm. The LVIA evaluated the significance of landscape and visual impacts by assessing the sensitivity of the existing baseline landscape and visual resources of the application site and wider area and the magnitude of the change that would occur to the site and surroundings during the various phases of the development. The LVIA was prepared on the basis of proposals for a sports village which included buildings of close to 20m in height as well as, in the cases of the proposed stadia elements, a high level of massing. The LVIA concluded that "while there will be permanent residual views of buildings, these will be predominantly negligible, minor or moderate significance following the implementation of the comprehensive mitigation measures at the end of the 15 year assessment period. Views are a subjective matter and have been assessed as being adverse because of the scale of change in the appearance of an undeveloped landscape. It is anticipated that the majority of receptors will embrace these community led proposals and be stimulated by the quality and appearance of this development. The loss of landscape features will be significantly compensated by the scale of proposed planting and through improved landscape management, will give rise to beneficial landscape and ecology effects in the medium and long term future". A series of mitigation measures were recommended. Broadly, the same means of mitigation are proposed as part of the newly proposed development and will include strong boundary planting, the creation of an undulating roofscape, the use of muted recessive colours, the use of horizontal and vertical bands of colour and texture, and using cut and fill techniques to reduce perceived scale and mass of buildings. It should also be noted

		that the proposed mixed-use development at Land South of Bridgend (Island Farm reduced building heights and a reduced feeling of massing when compared to the village scheme. The site promoter has equally considered the landscape effects in addition to mitiga
		not subject to any local or national, statutory or non-statutory landscape designation buildings and TPOs on the edge of the site (neither are directly affected by the LANDMAP analysis reflects that the sites are not subject to any designations. We "outstanding" against certain criteria, it also performs as "medium" and "low" for other of sensitivity is comparable to similar parcels of land on the urban fringe of Bridgend of the site is not considered to undermine any of the six landscape sensitivities that and Merthyr Mawr Farmland, Warren and Coastline Landscape Character Area. A detain required to inform and accompany further masterplanning work (as part of a future more detailed assessment will include finer details relating to roofscapes and landscape
I believe the proposal to site 847 houses on Island Farm is in clear contravention of SOBJ4, to protect and enhance distinctive and natural places. At present, there is a clear distinction between the lands north of the A48, with mainly urban development, and those south of the A48, with farmland, dunes and the historically significant	Concerns regarding Strategic Allocation PLA2: Island Farm	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and reunderpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW). The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence based upon well informed, evidence based upon and supply factors (See Appendix 42 – Background Paper 2: Preferred
Merthyr Mawr village. This plan will have a serious adverse effect on the countryside between the A48 and the coast. It will result in massively increased traffic on quiet country roads, reduced wildlife and biodiversity, and destroy the unique nature of Merthyr Mawr village. The jewel in the		Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate pl balanced level of housing and employment provision that will achieve sustainable period settlements and maximise viable affordable housing delivery.
crown of Bridgend County will become and traffic bottleneck. Traffic jams will increase both on the A48 and the road between Ewenny Roundabout and Ogmore. The Council needs to understand that there are not enough facilities in the town for the current population. Schools, doctors surgeries and the hospital are all overcrowded and struggling to cope. This plan will provide short term gain, in the sale of the land, for long term pain, with further		The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the developme periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, I and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within thes the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LE development on brownfield land in other settlements (notably Bridgend and the Va limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable h
pressure on amenities. The Council needs to focus on improving the amenities for the existing residents, not simply increasing the number of residents.		The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to e development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehe sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.

rm) will result in significantly e previously permitted sports

igation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and er criteria and overall the level nd. Further, the development are identified as typifying the etailed, updated LVIA will be re planning application). This scaping.

h Government Development revise a development plan, nd contribute to placemaking,

ate scale of economic growth based judgements regarding red Strategy Strategic Growth od have been analysed and considered how the County ne most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

eady benefit from significant enabling transit orientated Appendix 19) to establish a hensive range of variables Bridgend and Pencoed along

[]	The plan proposition has involved the second state of 474 sites. First, we have the
	The plan preparation has involved the assessment of 171 sites. Each candidate site I the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessmed on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan. As such, candidate seconsidered appropriate for allocation.
	As part of the proposed allocation of Land South of Bridgend (Island Farm), develop specific requirements including masterplan development principles and placemakin Policy PLA2 – Page 67). The provision of new residential units, including affordable dw alongside a new one entry primary school with co-located nursery, the re-location School, leisure facilities, recreation facilities, public open space, plus approp employment and commercial uses.
	The proposed allocation is supported by detailed masterplanning work, including a identify a realistic dwelling yield on the site's net developable area. The initial Trans been updated to reflect the final number of dwellings the site is expected to deliver, transport issues relating to the proposed development, and, in combination wit Assessment, what measures will be taken to deal with the anticipated transport impact Policy PLA2 prescribes the appropriate development requirements in relation to all f and mix of uses proposed is considered appropriate to support a diverse communit whilst generating a critical mass of people to support services such as public transport In accordance with national planning policy, higher densities should be encouraged major public transport nodes or interchanges. Given the site's location within the Print County Borough and the proximity to Bridgend Town Centre, this density level is thereful to foster sustainable communities, further bolstered by the proposed enhancements to
	The Replacement LDP aims to reduce private car reliance and help the County Bord set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and a active travel routes as identified in the Existing Route Maps. Consideration of active the master planning of strategic sites in the County Borough. Reference to the Activ PLA2 in conjunction with Policy PLA12 should be considered essential in the delivery proposal, ensuring that development is contributing to the promotion of a sustainable
	The Active Travel Network Maps aim to improve access to key services and facilit employment sites, retail areas and transport hubs, improved access to education fac colleges and improvements to, and expansion of, the existing strategic cycle netwo Opportunities will be maximised to further improve upon these routes, providing wall allow integration between new developments and existing communities.
	Whilst developments should be encouraged in locations which reduce the need to tra sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appro measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and infor land allocations by means of modelling and quantifying the transport impact of thes

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed e site PS.1 Island Farm was

opment will be subject to siteking principles (See Deposit dwellings, will be incorporated ion of Heronsbridge Special opriate community facilities,

g an illustrative block plan to insport Assessment has now er. This identifies the various with the Strategic Transport acts of the scheme. Proposed Il forms of travel. The density nity and vibrant public realm, port, local shops and schools. ed in urban centres and near primary Key Settlement of the refore considered appropriate s to the active travel network.

brough achieve the principles d expanding upon the current re travel has been key during tive Routes detailed in Policy ry of any strategic site or any le and healthy lifestyle.

lities including town centres, acilities such as schools and work in the County Borough. alking connections which will

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical

notes accompanying this assessment demonstrate that the proposed level of devel LDP can be accommodated within the BCBC Highway Network with suitable mitigation
Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces depende enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
It must be noted that the proposed development and masterplan does not direct vehicle and the Dipping Bridge. Proposed Policy PLA2 prescribes a number of placemaking Bridgend (Island Farm), which are considered instrumental to achieving sustainable inclusive developments and promoting cohesive communities. Such requirements orientated development that prioritises walking, cycling and public transport use, why vehicle dependency. Well-designed, safe walking and cycling routes must be incorpor foster community orientated, healthy walkable neighbourhoods. There will be a clear pedestrian and cycling linkages between the site, the Town Centre, Brynteg Co surrounding environs. In addition proposed Policy PLA2 will require the site's gree extend to Newbridge Fields, thereby capitalising on proposed active travel route INN 'green lung' that connects the site to both Bridgend Town Centre and Merthyr Max multi-functional network of integrated spaces and features south of Bridgend, provid health and wellbeing benefits for new and existing residents. Housing allocation CO to provide a link/extend route on A48 to connect the adjacent site (PLA2) in additi southern side of A48 to 3m and extend length on both southern and northern side. I also be required to be upgraded for pedestrians and cyclists.
The site promoter's Transport Assessment has identified that with exception of the junction, and the Ewenny Road Roundabout in the AM peak hour, and the B4265 / Ew peak hours, the revised Island Farm proposals will result in lower traffic flows throu assessment network over both the AM and PM peak hour periods, compared the development proposals on the Island Farm Site. As the consented flows are technicatexisting on the highway network, this revised scheme will provide traffic reduction imperiods in the service both including and excluding the consented Island Farm proprevised Island Farm proposals in general bring traffic reductions across these junction consented), with consideration of background traffic growth alone, these junctions will to operate within capacity during future forecast years. The reduction in flows as a Farm proposals however, may mean that any mitigation measures implemented can capacity improvements at each junction. The revised proposals at the Island Farm vehicle access junctions are expected to operate within capacity under the revised updated assessment at all three identified junctions, and the site access junctions will a future supporting Transport Assessment for the revised Island Farm development, to date baseline traffic flows as the basis for the assessment (Covid restrictions allow
In relation to nature/biodiversity, the Strategy acknowledges that the County Boro biodiversity with a broad range of species, habitats and unique, rich landscapes. Polic have been refreshed and updated from the existing LDP and will continue to pro-

elopment detailed within the tion.

e that development must be dency on the private car and ity facilities. Development will e, public transport measures, Local Transport Plan and the

hicles towards New Inn Road g principles for Land South of ole places, delivering socially hts include pursuing transitwhilst reducing private motor borated throughout the site to ar emphasis on providing safe Comprehensive School and een infrastructure network to NM-BR-49 and establishing a awr. This will facilitate a key iding a plethora of economic, COM1(2) will also be required ition to widening footway on . Broadlands roundabout will

e A48 proposed site access Ewenny Road junction in both ough all junctions across the to the previous consented ally already considered to be provements across the local entified that the Broadlands city issues in forecast year roposals traffic. Although the ns (from what was previously ill still likely require mitigation result of the revised Island in potentially achieve greater site include three separate the consented scheme). All d Island Farm proposals. An will be undertaken as part of , which will ideally include up wing).

rough has a rich and varied licies within the Deposit Plan protect the county borough's

vironment in line with notional planning policy, and the Environment Act OC
vironment in line with national planning policy and the Environment Act 20 velopment in the countryside, special landscape areas, local / regional nature dgerows and development, green infrastructure, nature conservation and natura blic health. For development to be sustainable, it needs to be soundly base sessments, and to be well planned and controlled with regard to its environmental i d enhance biodiversity.
ere is clear guidance and legislation with regard to the protection of species a gislation, Planning Policy Wales (PPW) and TAN5 Nature Conservation and Pl atutory requirements are set out in Section 61 of the Planning and Compulson onservation of Habitats and Species Regulations 2017, Environment (Wales) Act d Resilience of Ecosystems Duty and Section 7 Priority Habitats and Species, Se t 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN gislation.
comply with the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Stratego odiversity and resilience of the County Borough's ecosystems through native sp cation of development, the creation of green corridors, and open space manago odiversity and resilience considerations are taken into account at an early stage eparation and when proposing or considering development proposals. All reasons aintain and enhance biodiversity and promote the resilience of ecosystems and the e wider social needs of local communities. Only in exceptional circumstances, whe I new development be located where it may have an adverse impact on sites desi- r nature conservation. Robust mitigation and compensation will be provided avoidable, in line with considered advice from statutory and advisory organisations
e Environment Act (Section 6) sets out a framework for planning authorities odiversity to provide a net benefit for biodiversity through a proactive and resilient a NP6 of the LDP set the framework to deliver on this premise, as set out in Policy 9 I be revised to ensure it is based on a net benefit approach to achieve these outco
is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Island portance for Nature Conservation (SINC) (The Island Farm POW Camp) of whic and within the allocated site. PPW identifies SINC's as local non-statutory protect ates that 'Although non-statutory designations carry less weight than statutory des al contribution to delivering an ecological network for biodiversity and resilient ecos wen adequate protection in development plans and the development management
relation to Strategic Allocation PLA2: Land South of Bridgend (Island Farm), developmenced on this site. The Island Farm mixed use development comprising sport/letes was granted Outline planning permission on 14 th March 2012 (P/08/1114/OUT). a Section 106 Legal Agreement (Legal File Refr: E40-275) that controlled highwar anagement plans, contributions and matters relating to travel and management plans velopment. A series of reserved matters consents were granted for an indoor teres), landscaping and ecological works, (P/14/823/RES refers), and highway a (14/824/RES refers). The Outline permission included the standard time limit concesterved matters and the commencement of development. The final approval of reserved the standard time limit concesterved matters and the commencement of development.

2016. These policies cover re conservation sites, trees, ral resources protection and sed on good environmental I impact, in order to conserve

and habitats recognised in Planning. The most relevant ory Purchase Act 2004, the t 2016 Section 6 Biodiversity Section 11 of the Countryside N5 lists all the other relevant

egy will seek to enhance the species landscaping, careful agement. It is important that ge in both development plan nable steps must be taken to nese should be balanced with here it is in the public interest, esignated for their importance d wherever this situation is ns.

es to maintain and enhance approach. Policies SP17 and 9 (NDF). Policy DNP6 (LDP) comes.

nd Farm) contains a Site of ich covers 14.03 hectares of cted sites. Paragraph 6.4.20 esignations, they can make a psystems, and they should be at process.'

elopment has already lawfully leisure/commercial and office b. The permission was subject hway works, land dedication, ans associated with the stadia ennis centre, (P/14/354/RES and drainage infrastructure inditions for the submission of served matters was issued on

	 The Outline planning permission included approval for the construction of a new trait on the A48 that would serve as the primary access to the development site. The road of pass through an area of local ecological value – the Island Farm Prisoner of War C Nature Conservation (SINC). Under the Conservation and Habitats and Species Regeuropean Protected Species Licence was issued. In order to comply with the licent access road from fragmenting the dormice population, the developer proposed approved 'Green Bridge'. However, access to the site could not be formed from the had been established. Under a non-material amendment to the outline planning P/17/29/FUL, the Council consented a temporary construction access from Ewenny Fa sequence of 'enabling works' that had been approved under P/14/354/RES and P/14 works' are described as: The setting up of the site facilities via Island Farm Lane and New Inn Road and temporary internal roads for the delivery of earth moving plant to the set from the boundary adjacent to the interconnecting spur with the adjacent'. Undertaking earthworks to form a plateau for the roming services infrassite access road and Technology Drive. Install the incoming services infrassite via Island Farm Lane. Construction access herein to be via Technolog. The aforementioned works were commenced in July 2017 in accordance with the abcagenet in relation to the pre-commencement planning conditions. Under the definitions in relation to highway works. A deed of variation to the original agreement 2018 which reconciled the enabling works (phase 0) with the original adjreement 2018 which reconciled the enabling works (phase 0) with the original obligation. On 'enabling works' constituted a material operation and a lawful commencement of P/14/354/RES and P/14/824/RES. The works have not been completed but the Commencement of plate but the C
	permissions are extant.
	Notwithstanding the extant planning permission, based on the revised mix of uses there is considered to be an overriding need for the development. Re-allocation accommodation of sustainable growth enshrined in placemaking principles, delive highest need part of the County Borough and enable delivery of two schools on the Heronsbridge Special School. It will also enrich active travel and green infrastructure through creation of a 'green lung' that will connect the site to the Town Centre via New of this edge of settlement site would accord with the Preferred Strategy, channel Settlement of the County Borough and make a significant contribution to the housing r The site promoter has also provided extensive supporting information to evidence deliverable.
	Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering social and promoting cohesive communities. A final masterplan must be prepared and agree the sites development to demonstrate how these principles will be delivered in an ap This will need to demonstrate how the development will create a well-connected, su extension to Bridgend, comprising a number of character areas that integrate p landscape, SINC, adjacent Grade II* listed Merthyr Mawr House, existing housing clu Active Travel Networks and public transport facilities. An illustrative masterplan will a version of the Replacement LDP to enable all parties to understand how the site will be

raffic light controlled junction d construction would however Camp Site of Importance for egulation 2010, a conditional ence and to prevent the new d to construct and plant the e A48 until the Green Bridge g permission and application r Road/New Inn Road to allow 14/824/RES. These 'enabling

ad to provide the site facilities e site;

internal access road working t Technology Drive;

link between the Island Farm astructure that will access the ogy Drive;

pove consents and the details efinitions within the planning nent' triggering a number of ht was signed on 11th October in the basis of the above, the f reserved matters consents Council's opinion is that the

es now proposed on the site, ation of this site will enable ver affordable housing in the be site, including relocation of ure networks within Bridgend wbridge Fields. Development el growth to the Primary Key g need identified in the LHMA. ce the site is both viable and

th of Bridgend (Island Farm), cially inclusive developments reed with the Council prior to appropriately phased manner. sustainable mixed-use urban positively with the existing clusters, community facilities, Il also be included in the final be developed in broad terms,

	 been found roosting in the old hut within the SINC. The building was construct key flight line to enable them to rapidly locate it, and also be close to good feed Mawr and the River Ogmore. Dormouse Nest Boxes: 35 dormouse next boxes placed within the field, to that are to be displaced from other areas of the site. Placed within the hedgerows, at approximately 10m interval.
	 field, providing a suitable roost site for both lesser horseshoe and brown long-edbeen found roosting in the old hut within the SINC. The building was constructed key flight line to enable them to rapidly locate it, and also be close to good feed Mawr and the River Ogmore. Dormouse Nest Boxes: 35 dormouse next boxes placed within the field, to that are to be displaced from other areas of the site. Placed within the
	 Pond creation: two new ponds have been created within the south-west fie providing habitat for Great Crested Newts. Grassland Creation: rough grassland created around the pond to mitigate lost
	 Proposed mitigation As part of the proposed development of Strategic Allocation PLA2: Land South of Recological appraisal of the site has been prepared by Ethos Environmental Planning To establish baseline ecological conditions and determine the importance of within the specified area; To identify the existing habitats on site; To identify the potential for protected species; To identify if any further surveys are required with regards to protected habitat To identify any key ecological constraints and make recommendations for significant effects on important ecological features/ resources.
	General habitat – Existing

nd areas of protection. This llocation.

to offset the impacts of the a wildlife conservation area *ellanarius* to be present, both I fields. These areas are also area contains a roost site for *tus auritis*.

lost, and modification to the pillage. Part of the mitigation he relevant species. As such, had the potential to utilise the hired the habitat requirements

he south-west field, providing reptiles and amphibians.

om the centre of the site to the ines which help to buffer the t. Additionally, it provides a ng the hedgerows.

tructed within the south-west peared bats, which have both cted on the lesser horseshoe eding habitats on the Merthyr

o provide shelter for dormice e north-east and south-east

field, with the primary aim of

oss of existing grassland.

f Bridgend (Island Farm), an g in order to:

f ecological features present

ats or species; and for design options to avoid

	The site was found to be comprised predominately of arable land in its winter stubble noted. The arable field margins provide good habitat for a range of species and buffe There were numerous hedgerows across the site which ranged from mature hedge coppice, to intensively managed species-poor hedgerows which dissected the arable been translocated recently to the eastern boundary and appeared to show new grow
	Two ponds which were created as part of the previous applications' ecological min however, neither was holding much water. Whilst there was very limited aquative vegetation in the immediate area included large swathes of tall ruderal and ephemeration
	Part of the site, in the northern section, was designated as a SINC partially due to woodland and scrub. This area is proposed for retention within the current masterpla access road. Part of the site had been subject to clearance to enable works from proposals. The area cleared was not withing the SINC identified on site. Detailed su consider the botanical diversity of this area.
	Part of the area was brownfield land and whilst it was not an appropriate time of yea apparent that there were varied nutrient levels and areas of disturbed ground which botanical diversity.
	Built structures were also noted. These included 'Hut 9' a former prisoner of war cam within the woodland in the north of the site and a dedicated bat roost located in the set
	A number of sink holes were noted across the site. These ranged from those which has for a long period of time and had mature trees growing within them, to those very comprising of small areas of collapsed earth.
	Natural Resources Wales (NRW) states that consideration will need to be given to Dormice, Lesser Horseshoe Bats, Brown Long Eared Bat records on site). Furth consideration will need to be given to impacts on the SINC, and habitat – ancie woodland.
	As such the ecological appraisal also considered the following species:
	<u>Dormouse</u> The site contains hedgerows and woodland of which were assessed to hold high valu surveys identified the presence of dormice within the SINC located in the north o assessed that further surveys would be required to update the status of the site for detailed proposals for the site.
	<u>Riparian mammals</u> The River Ogmore was present along the eastern edge of the Craig-Y-Parcau, with water vole found south of the site. However, the previous surveys identified no evid within the development area. Considering the presence of previous records in the directly adjacent to the site, it is recommended surveys are undertaken for these prote detailed proposals for the site.
	Great crested newt The previous surveys assessed the ponds to be unsuitable for great crested newt absent from the site. Since then, it is understood that the previously surveyed pond

le with very few plant species ffer the existing hedgerows. gerows with trees and hazel le fields. Two hedgerows had wth.

mitigation works were noted; atic vegetation in the pond, eral/short perennial.

to the mosaic of grassland, blan, with the exception of an m the previous development surveys will be undertaken to

ear for botany surveys, it was h are likely to result in higher

mp from World War 2 located south-west of the site.

had apparently been present y recently emerging and just

to protected species (Hazel rthermore, NRW states that cient mature hedgerows and

lue for dormice. The previous of the site. It was therefore or this species and to inform

vith records of both otter and vidence of riparian mammals he area and suitable habitat otected species and to inform

t (GCN) and that GCN were nds have been removed and

new wildlife ponds created in the south-west of the main site area. The two water be walkover had relatively low water levels and limited aquatic vegetation. The curr retention and protection of the ponds. Nevertheless, they could provide suitable breed and it is recommended that a Habitat Suitability Index of each of the ponds within 500 to inform detailed planning application.
<u>Birds</u> There was a mix of permanent pasture and arable land providing suitable habitat for hedgerows and their margins within the fields was assessed to provide potential habit The woodland, hedgerows, scrub and scattered trees were assessed to have high p Evidence of barn owl was found in a stable in the south-east of the site. Further surve been recommended within section 5 to inform detailed proposals for the site.
<u>Bats</u> The previous surveys identified roosting lesser horseshoe and brown long-eared woodland in the SINC. Since the previous surveys were undertaken, a dedicated bat the south-west of the main site. Additionally, the built structures within the Craig-Y-Par poor structural condition and a wide range of bat roosting features were visible for the were assessed to hold high potential for roosting bats. Therefore, it was assessed the of the structures should be undertaken to assess their status for roosting bats. Additi surveys are recommended. The habitats within both sites contained woodland and he commuting, foraging and roosting habitats for bats may provide potential commuting bats. A number of mature trees were also noted which could have potential roosting the
<u>Badgers</u> The habitats on site were comprised of woodland, grassland and arable land which badgers. However, it should be noted that the previous survey identified badgers to b
<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified grass potential for reptiles. The key features were assessed to be the sections of grasslan woodland edges. The site was comprised of common and widespread habitats prov for invertebrates. No detailed surveys will be required.
<u>SINC Review</u> A SINC review undertaken by the Wildlife Trust indicates that the on-site SINC does n significantly since 2011's survey and therefore still qualifies as a SINC. The small sec to the south-east is worth removing from the citation as it is isolated and does not value. The woodland varies in quality but appears to offer habitat for dormice and ba woodland indicator species. The grassland is not particularly species-rich but adds site suffers from antisocial behaviour including fly-tipping, frequent drug use and habitation that is detrimental to the biodiversity of the site.
The review recommended that dormouse tubes are replaced and monitored and the reduced where feasible. Although the grassland areas are not very diverse they add and some scrub control to stop their loss is recommended though not a priority.
Overall PPW identifies SINC's as local non-statutory protected sites of which carry le designations, however it is acknowledged that they can make a vital contribution

r bodies identified during the irrent proposals indicate the eeding habitat for amphibians 500m of the development site

for farmland birds. Also, the bitat for ground nesting birds. a potential for breeding birds. rveys for breeding birds have

ed bats within Hut 9 in the bat roost has been created in Parcau area were in extremely the external walkover. They that an updated assessment ditionally, emergence/re-entry hedgerows, offering potential ting and foraging habitats for g features for bats.

ich have potential to support be absent from the site.

assland providing negligible and and scrub located at the oviding low potential habitats

s not appear to have changed ection of woodland in the field of appear to add to the site's bats and there are numerous s to the site as a whole. The nd signs of semi-permanent

I that antisocial activities are dd to the diversity of the site

less weight than statutory n to delivering an ecological

network for biodiversity and resilient ecosystems, and they should be given adequat Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) has inclu- to address previously identified ecological constraints including the retention of the protection of the artificial bat roost and hedgerows. Furthermore, the masterplan for the retention of SINC land within the site boundary, with the exception of the access r ecological value are proposed for retention including existing sink holes; which invertebrates, and an ecological enhancement area located in the south-western fie ecology in relation to the 2008 sports village application. The masterplan also indica- green areas to ensure a continued network of green and blue infrastructure.
Further work and surveys are to be undertaken from an ecological perspective in line of the ecological report. However, there were no 'show-stoppers' found at this stage, measures available to ensure that the development of the site is acceptable and a minimised.
NRW support the commitment for the future development of the site to follow a Green so that the mixture of uses will be fully integrated and designed around the SINC.
Overall, the site has an extensive planning history which has demonstrated that the secologically sensitive way through careful scheme design and the use of mitigation ensure that the proposed uses through outlined development requirements are full development of site.
With regards to landscape matters, a Landscape Character Assessment for Bridg prepared by LUC and published in 2013. The document provides guidance on landsca the adoption of the Local Development Plan, supplements the Green Infrastructure, R Supplementary Planning Guidance. The Assessment categorises undeveloped Character Areas (LCAs) with the site in question being located within the "Merthyr M Coastline" which runs north-eastwards up from the coast to the southwestern fringe of emphasises that the majority of the Merthyr Mawr Farmland, Warren and Coastline I Mawr Special Landscape Area, recognising designations such as Merthyr Mawr Wa Newton Fault RIGS, several Scheduled Monuments, Merthyr Mawr village Conserva Registered Park and Garden of Merthyr Mawr House. Much of the landscape is dee Historic Importance and all of the coastal area lies within the Glamorgan Heritage C identifies key landscape sensitivities to development-led to change, stressing the nationally important archaeological and cultural heritage of the landscape as an Landscape of Outstanding Historic Importance, including prehistoric and medieval r buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment r management strategies for their continued survival and visibility in the landscape, incl land management practices and recreation management. As such, the importance need for landscape mitigation measures for any local development proposal, is cle Replacement LDP's evidence base and this will be further emphasised within the su completeness.
In particular, the southern boundary of the Land South of Bridgend (Island Farm) prop as it lies adjacent to a historic landscape as identified by the LCA. The Replacement I conserve this landscape's character and features by appropriate development mitigat will ensure the design and layout of the site has regard to the surrounding landscape through the inclusion of mitigation measures that provide links with the existing lands

uate protection. As such, the cluded a number of measures he majority of the SINC and or Island Farm has indicated s road from the A48. Areas of n offer value for a range of ield; previously enhanced for cates retention of continuous

ne with the recommendations e, with appropriate mitigation any related impacts can be

n Infrastructure led approach

e site can be developed in an n measures. Policy PLA2 will ully integrated into the future

dgend County Borough was cape character and, following , Biodiversity and Landscape d land into 15 Landscape Mawr Farmland, Warren and of Bridgend. The Assessment LCA falls within the Merthyr arren SAC, SSSI and NNR, vation Area and the Grade II* lesignated as of Outstanding Coast. The Assessment also important of protecting the an integral part of the wider remains, the dunes' ancient recommends implementing ncluding through appropriate e of this landscape, and the clearly recognised within the supporting text to PLA2(2) for

pposed allocation is important t LDP will seek to protect and pation measures. Policy PLA2 pe, minimising visual impacts dscape and access features.

			Appropriate landscaping treatments must be utilised along the southern fringes of the visual impacts on adjacent uses.
			There will, undoubtedly, be an element of landscape change, although, as aft permissions (P/08/1114/OUT, P/14/354/RES, P/14/823/RES and P/14/824/RES refe extant. A Landscape and Visual Impact Assessment (LVIA) was undertaken as Statement submitted alongside the 2008 outline application for the sports village evaluated the significance of landscape and visual impacts by assessing the sensiti landscape and visual resources of the application site and wider area and the ma would occur to the site and surroundings during the various phases of the developmed on the basis of proposals for a sports village which included buildings of close to 20r cases of the proposed stadia elements, a high level of massing. The LVIA conclude permanent residual views of buildings, these will be predominantly negligible, minuf following the implementation of the comprehensive mitigation measures at the end period. Views are a subjective matter and have been assessed as being adverse bed in the appearance of an undeveloped landscape. It is anticipated that the majority of m community led proposals and be stimulated by the quality and appearance of this landscape features will be significantly compensated by the scale of proposed plan landscape management, will give rise to beneficial landscape and ecology effects in future". A series of mitigation measures were recommended. Broadly, the same mean as part of the newly proposed development and will include strong boundary p undulating roofscape, the use of muted recessive colours, the use of horizontal and texture, and using cut and fill techniques to reduce perceived scale and mass of build that the proposed mixed-use development at Land South of Bridgend (Island Farr reduced building heights and a reduced feeling of massing when compared to the village scheme.
			The site promoter has equally considered the landscape effects in addition to mitig not subject to any local or national, statutory or non-statutory landscape designat buildings and TPOs on the edge of the site (neither are directly affected by th LANDMAP analysis reflects that the sites are not subject to any designations. W "outstanding" against certain criteria, it also performs as "medium" and "low" for other of sensitivity is comparable to similar parcels of land on the urban fringe of Bridgend of the site is not considered to undermine any of the six landscape sensitivities that a Merthyr Mawr Farmland, Warren and Coastline Landscape Character Area. A det required to inform and accompany further masterplanning work (as part of a future more detailed assessment will include finer details relating to roofscapes and landsc
			In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. Such infrastructure includes transport, education, health, environmen addition to community and cultural infrastructure.
105 3	Bridgend LDP Review 2018-33 Rebuttal to Allocation Of COM1 (2) and PLA 2 - Housing and Growth Allocations, South of A48 Bridgend Para 1.1.2 of the Deposit Consultation Document (DCD) states that	Concerns regarding Strategic Allocation PLA2: Island Farm and	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and r underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW).
	the LDP is required to produce outputs including: . maximising well-being and	Housing Allocation	The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence b

the site in order to minimise

aforementioned, the existing fer) on the site are considered as part of the Environmental ge at Island Farm. The LVIA sitivity of the existing baseline nagnitude of the change that ment. The LVIA was prepared Om in height as well as, in the uded that "while there will be nor or moderate significance d of the 15 year assessment ecause of the scale of change f receptors will embrace these nis development. The loss of lanting and through improved in the medium and long term ans of mitigation are proposed planting, the creation of an vertical bands of colour and dings. It should also be noted rm) will result in significantly e previously permitted sports

tigation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and er criteria and overall the level end. Further, the development t are identified as typifying the etailed, updated LVIA will be ire planning application). This scaping.

een produced (See Appendix at which the development of s within the plan period could ental management, utilities in

sh Government Development I revise a development plan, and contribute to placemaking,

ate scale of economic growth based judgements regarding

creating sustainable places through	() U	need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferred
placemaking; · reflect local aspirations for the County Borough, based on a vision	Parcau	Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has co
agreed by the Council and other		Borough's demographic situation is likely to change from 2018-2033 and informed the
stakeholders; · provide a basis for rational		for the Replacement LDP. As such the Replacement LDP identifies an appropriate pla
and consistent development management		balanced level of housing and employment provision that will achieve sustainable p
decisions; · guide growth and change,		existing settlements and maximise viable affordable housing delivery.
while protecting local diversity, character,		
and sensitive environments; and \cdot ensure		The distribution of growth is further evaluated and justified in the Spatial Strategy C
the social and economic resilience of		(See Appendix 43 – Background Paper 3). The strategy prioritises the development
settlements and their ability to adapt to		periphery of sustainable urban areas, primarily on previously developed brownfield sit
change over the long term. It is argued that		the delivery of the brownfield regeneration allocations identified in the existing LDP, h
the allocation of substantial areas of green		and the Llynfi Valley are still denoted as regeneration priorities through their designation
field land south of the A48 that have		Areas. The ongoing commitment to brownfield development opportunities within thes
previously received long term protection		the site-search sequence outlined in Planning Policy Wales and seeks to minimise of
from previous Council administrations and		Best and Most Versatile (BMV) agricultural land. However, given the existing LD
Planning Inspectors would not meet the		development on brownfield land in other settlements (notably Bridgend and the Va
objectives set by the Council and Welsh		limited further brownfield regeneration opportunities remaining. Additional viable and
Government for high quality place making.		some greenfield sites) are therefore required to implement SP1, deliver affordable h
The environment south of the A48 has long		and ensure the County Borough's future housing requirements can be realised.
been viewed as an area of restraint due to		
its high landscape and ecological value and		The Replacement LDP apportions sustainable growth towards settlements that alread
as part of a holistic view of protection of the		services, facilities and employment opportunities and are most conducive to e
environs of the nationally important Merthyr		development. As such, a Settlement Assessment has been undertaken (See Ap
Mawr village and National Nature Reserve.		sustainable settlement hierarchy. Based upon the consideration of a comprehe
In particular the impact that such large scale		sustainable growth will be appropriately directed towards the Main Settlements of Bri
housing allocations will have on the		with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
highway infrastructure of the area would be		
significantly detrimental. In terms of the LDP		The plan preparation has involved the assessment of 171 sites. Each candidate site h
promotion of Active Travel, the A48 would		the criteria in the Candidate Site Assessment Methodology which was previously cons
remain a dangerous obstacle to walking and		13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessr
cycling routes to facilities in Bridgend which		based on any specific issues they raised in terms of their deliverability, general location
would result in housing being orphaned on		existing use(s), accessibility, physical character, environmental constraints and op
the 'wrong side' of this major transport		were asked to prepare and submit a number of technical supporting studies
corridor. The proposal does not command		deliverability, sustainability and suitability. Proceeding this detailed assessment,
local support. A previous attempt to		appropriate were included for allocation in the Deposit Plan. As such, candidate sites
promote large scale development in this		Craig y Parcau were considered for appropriate for allocation.
location was overturned in the previous		
LDP. It is the case that this area does not		As part of the proposed allocation of Land South of Bridgend (Island Farm), developr
possess the environmental capacity to		specific requirements including masterplan development principles and placemakir
promote such large scale housing		Policy PLA2 – Page 67). The provision of new residential units, including affordable dw
development and the strategic planning		alongside a new one entry primary school with co-located nursery, the re-location
response should be for management and		School, leisure facilities, recreation facilities, public open space, plus appropri
maintenance of the area for low key		employment and commercial uses.
countryside management as with other		
protected areas in the County Borough. As		The proposed allocation is supported by detailed masterplanning work, including a
stated in the objectives to the LDP Review,		identify a realistic dwelling yield on the site's net developable area. The initial Trans
the proposals should protect local diversity,		been updated to reflect the final number of dwellings the site is expected to deliver.
character and sensitive environments. The		transport issues relating to the proposed development, and, in combination wit
current proposals would produce the		Assessment, what measures will be taken to deal with the anticipated transport impact

red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters is to demonstrate the site's at, only those sites deemed tes PS.1 Island Farm & PS.2

opment will be subject to siteking principles (See Deposit dwellings, will be incorporated ion of Heronsbridge Special opriate community facilities,

an illustrative block plan to insport Assessment has now er. This identifies the various with the Strategic Transport licts of the scheme. Proposed

opposite impact for current and future Policy PLA2 prescribes the appropriate development requirements in relation to all forms of travel. The density generations. In short the strategic and mix of uses proposed is considered appropriate to support a diverse community and vibrant public realm, allocations would fail to meet the objectives whilst generating a critical mass of people to support services such as public transport, local shops and schools. of sustainable development and would In accordance with national planning policy, higher densities should be encouraged in urban centres and near frustrate the opportunities of future major public transport nodes or interchanges. Given the site's location within the Primary Key Settlement of the County Borough and the proximity to Bridgend Town Centre, this density level is therefore considered appropriate generations to enjoy and benefit from the natural environment surrounding Bridgend to foster sustainable communities, further bolstered by the proposed enhancements to the active travel network. in the way that previous generations have been allowed to. The LDP Vision to 2033 is The Replacement LDP aims to reduce private car reliance and help the County Borough achieve the principles stated as: 'Since the turn of the millennium. set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and expanding upon the current Bridgend and the wider County Borough active travel routes as identified in the Existing Route Maps. Consideration of active travel has been key during has been on a journey to expand access to the master planning of strategic sites in the County Borough. Reference to the Active Routes detailed in Policy services, enhance physical PLA2 in conjunction with Policy PLA12 should be considered essential in the delivery of any strategic site or any kev environmental quality and improve quality of proposal, ensuring that development is contributing to the promotion of a sustainable and healthy lifestyle. life for residents, workers and visitors. This transformation will continue throughout the The Active Travel Network Maps aim to improve access to key services and facilities including town centres, LDP period, resulting in the continued employment sites, retail areas and transport hubs, improved access to education facilities such as schools and development of a safe, healthy and colleges and improvements to, and expansion of, the existing strategic cycle network in the County Borough. inclusive network of communities that Opportunities will be maximised to further improve upon these routes, providing walking connections which will connect more widely with the regions to allow integration between new developments and existing communities. enable sustainable economic growth.' It is contended that the large scale allocation of Whilst developments should be encouraged in locations which reduce the need to travel and promote the use of housing and growth areas south of the A48 sustainable transport, the Council recognises that any development growth will likely result in greater travel will not help the County Borough and its demand, and that increased traffic levels and congestion is likely to occur if appropriate mitigating transport measures and infrastructure are not delivered. Therefore a Strategic Transport Assessment (See Appendix 36) residents meet this vision. In fact, it is argued that creating isolated housing has been undertaken to consider the impact of plan proposals and help guide and inform the process of delivering estates on high environmental quality land land allocations by means of modelling and quantifying the transport impact of these proposals. The technical in accessible walking/cycling locations will notes accompanying this assessment demonstrate that the proposed level of development detailed within the prevent achievement of the vision. The LDP can be accommodated within the BCBC Highway Network with suitable mitigation. development would not be able to meet the vision of 'safe, healthy and inclusive'. The Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure that development must be development of such a large scale nearly 50 located and designed in a way that minimises the need to travel, reduces dependency on the private car and ha development at PLA2 will irrevocably enables sustainable access to employment, education, local services and community facilities. Development will change the whole character of the southern be required to deliver, or contribute towards the provision of, active travel scheme, public transport measures, area of Bridgend and detrimentally impact road infrastructure, and other transport measures, in accordance with the Bridgend Local Transport Plan and the on areas of high quality landscape that are Bridgend Integrated Network Plan (See Appendix 29). recognised in LANDMAP designations and protection via previous LDP policies. In Proposed Policy PLA2 prescribes a number of placemaking principles for Land South of Bridgend (Island Farm), conclusion, the proposed Island Farm PLA2 which are considered instrumental to achieving sustainable places, delivering socially inclusive developments and COM 1 Craig Y Parcau Strategic and promoting cohesive communities. Such requirements include pursuing transit-orientated development that Growth and Housing Allocations would: • fail prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency. Wellto command community support; • would designed, safe walking and cycling routes must be incorporated throughout the site to foster community deny future generations the opportunity to orientated, healthy walkable neighbourhoods. There will be a clear emphasis on providing safe pedestrian and enjoy green infrastructure and biodiversity cycling linkages between the site, the Town Centre, Brynteg Comprehensive School and surrounding environs. In addition proposed Policy PLA2 will require the site's green infrastructure network to extend to Newbridge south of the A48; • would not allow for active Fields, thereby capitalising on proposed active travel route INM-BR-49 and establishing a 'green lung' that travel given the extensive and dangerous barrier of the A48 and would clog up existing connects the site to both Bridgend Town Centre and Merthyr Mawr. This will facilitate a key multi-functional rural lanes; • frustrate the aims of producing network of integrated spaces and features south of Bridgend, providing a plethora of economic, health and wellbeing benefits for new and existing residents. Housing allocation COM1(2) will also be required to provide a sustainable development in the County link/extend route on A48 to connect the adjacent site (PLA2) in addition to widening footway on southern side of Borough. Furthermore, much argument has

been given to the ecological considerations around the south of the fields and the SINC area. The north east fields of Island Farm have an abundance of wildlife too. We have a thriving hedgehog population that enjoy feeding and hibernation stations in the gardens adjacent to the field. We have seen Hedgehogs this week using the fields to hunt for food. By the number of raptors seen in the field there is clearly a good small mammal population. The variety of bird species that can be seen is extensive, I have recorded Lapwings, Redwings and yellow wagtails that are all classified in the UK as Red under the Birds of Conservation Concern 4: the Red List for Birds (2015). Priority Species under the UK Post-2010 Biodiversity Framework. We have also had a resident Polecat that was living in the area for over for four months. I contacted the Wildlife trust to confirm that it was a polecat and I have evidence of it frequenting our garden. The Polecat is a protected in the UK under the Wildlife and Countryside Act, 1981. Priority Species under the UK Post-2010 Biodiversity Framework. The bats from hut no9 in the area of PLA2 named Bridgend SINC, need an area of up to 2.6km to feed, they are regular visitors to our garden which is situated in the North of Island Farm Road. If the PLA2 land was to become residential then noise and light pollution may significantly affect their feeding grounds. I do not understand how SOBJ4 can adequately be met in the LDP if this area was to become a residential site. The impact on the ecological system as a result of placing so many houses close to a SINC will be disastrous.

A48 to 3m and extend length on both southern and northern side. Broadlands roundabout will also be required to be upgraded for pedestrians and cyclists.

The site promoter's Transport Assessment has identified that with exception of the A48 proposed site access junction, and the Ewenny Road Roundabout in the AM peak hour, and the B4265 / Ewenny Road junction in both peak hours, the revised Island Farm and Craig y Parcau proposals will result in lower traffic flows through all junctions across the assessment network over both the AM and PM peak hour periods, compared to the previous consented development proposals on the Island Farm Site. As the consented flows are technically already considered to be existing on the highway network, this revised scheme will provide traffic reduction improvements across the local highway network. Previous assessment work on the Island Farm site has identified that the Broadlands Roundabout, Ewenny Roundabout, and Picton Close Junction all show capacity issues in forecast year assessment scenarios both including and excluding the consented Island Farm proposals traffic. Although the revised Island Farm and Craig y Parcau proposals in general bring traffic reductions across these junctions (from what was previously consented), with consideration of background traffic growth alone, these junctions will still likely require mitigation to operate within capacity during future forecast years. The reduction in flows as a result of the revised Island Farm proposals however, may mean that any mitigation measures implemented can potentially achieve greater capacity improvements at each junction. The revised proposals at the Island Farm and Craig y Parcau sites include three separate vehicle access points onto the local highway network (compared to just two within the consented scheme). All three site access junctions are expected to operate within capacity under the revised Island Farm and Craig y Parcau proposals. An updated assessment at all three identified junctions, and the site access junctions will be undertaken as part of a future supporting Transport Assessment for the revised development, which will ideally include up to date baseline traffic flows as the basis for the assessment (Covid restrictions allowing).

In relation to nature/biodiversity, the Strategy acknowledges that the County Borough has a rich and varied biodiversity with a broad range of species, habitats and unique, rich landscapes. Policies within the Deposit Plan have been refreshed and updated from the existing LDP and will continue to protect the county borough's environment in line with national planning policy and the Environment Act 2016. These policies cover development in the countryside, special landscape areas, local / regional nature conservation sites, trees, hedgerows and development, green infrastructure, nature conservation and natural resources protection and public health. For development to be sustainable, it needs to be soundly based on good environmental assessments, and to be well planned and controlled with regard to its environmental impact, in order to conserve and enhance biodiversity.

There is clear guidance and legislation with regard to the protection of species and habitats recognised in legislation, Planning Policy Wales (PPW) and TAN5 Nature Conservation and Planning. The most relevant statutory requirements are set out in Section 61 of the Planning and Compulsory Purchase Act 2004, the Conservation of Habitats and Species Regulations 2017, Environment (Wales) Act 2016 Section 6 Biodiversity and Resilience of Ecosystems Duty and Section 7 Priority Habitats and Species, Section 11 of the Countryside Act 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN5 lists all the other relevant legislation.

To comply with the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Strategy will seek to enhance the biodiversity and resilience of the County Borough's ecosystems through native species landscaping, careful location of development, the creation of green corridors, and open space management. It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals. All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider social needs of local communities. Only in exceptional circumstances, where it is in the public interest, will new development be located where it may have an adverse impact on sites designated for their importance

for nature conservation. Robust mitigation and compensation will be provided
unavoidable, in line with considered advice from statutory and advisory organisations
The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilient ap DNP6 of the LDP set the framework to deliver on this premise, as set out in Policy 9 will be revised to ensure it is based on a net benefit approach to achieve these outcomes.
It is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Island Importance for Nature Conservation (SINC) (The Island Farm POW Camp) of which land within the allocated site. PPW identifies SINC's as local non-statutory protects states that 'Although non-statutory designations carry less weight than statutory des vital contribution to delivering an ecological network for biodiversity and resilient ecosy given adequate protection in development plans and the development management
Existing Consent In relation to Strategic Allocation PLA2: Land South of Bridgend (Island Farm), develor commenced on this site. The Island Farm mixed use development comprising sport/let uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/OUT). To to a Section 106 Legal Agreement (Legal File Refr: E40-275) that controlled highw management plans, contributions and matters relating to travel and management plan development. A series of reserved matters consents were granted for an indoor ter refers), landscaping and ecological works, (P/14/823/RES refers), and highway a (P/14/824/RES refers). The Outline permission included the standard time limit cond reserved matters and the commencement of development. The final approval of reserved 12 th June 2015.
 The Outline planning permission included approval for the construction of a new train on the A48 that would serve as the primary access to the development site. The road of pass through an area of local ecological value – the Island Farm Prisoner of War C Nature Conservation (SINC). Under the Conservation and Habitats and Species Regurates a protected Species Licence was issued. In order to comply with the licent access road from fragmenting the dormice population, the developer proposed approved 'Green Bridge'. However, access to the site could not be formed from the had been established. Under a non-material amendment to the outline planning P/17/29/FUL, the Council consented a temporary construction access from Ewenny R a sequence of 'enabling works' that had been approved under P/14/354/RES and P/14 works' are described as: The setting up of the site facilities via Island Farm Lane and New Inn Road and temporary internal roads for the delivery of earth moving plant to the site from the boundary adjacent to the interconnecting spur with the adjacent of Break through the boundary hedgerow and construct the proposed road ling site access road and Technology Drive. Install the incoming services infras site via Island Farm Lane. Construction access herein to be via Technology
The aforementioned works were commenced in July 2017 in accordance with the abo agreed in relation to the pre-commencement planning conditions. Under the defi obligation, the aforementioned works constituted a 'commencement of development

d wherever this situation is ns.

s to maintain and enhance approach. Policies SP17 and 9 (NDF). Policy DNP6 (LDP) comes.

nd Farm) contains a Site of ich covers 14.03 hectares of cted sites. Paragraph 6.4.20 esignations, they can make a psystems, and they should be at process.'

elopment has already lawfully eisure/commercial and office . The permission was subject way works, land dedication, ins associated with the stadia ennis centre, (P/14/354/RES and drainage infrastructure inditions for the submission of erved matters was issued on

raffic light controlled junction I construction would however Camp Site of Importance for egulation 2010, a conditional ence and to prevent the new to construct and plant the e A48 until the Green Bridge permission and application Road/New Inn Road to allow 14/824/RES. These 'enabling

ad to provide the site facilities e site;

internal access road working Technology Drive;

link between the Island Farm astructure that will access the ogy Drive;

pove consents and the details efinitions within the planning nent' triggering a number of

obligations in relation to highway works. A deed of variation to the original agreement 2018 which reconciled the enabling works (phase 0) with the original obligation. On 'enabling works' constituted a material operation and a lawful commencement of P/14/354/RES and P/14/824/RES. The works have not been completed but the C permissions are extant.
Notwithstanding the extant planning permission, based on the revised mix of uses there is considered to be an overriding need for the development. Re-allocation accommodation of sustainable growth enshrined in placemaking principles, deliver highest need part of the County Borough and enable delivery of two schools on the Heronsbridge Special School. It will also enrich active travel and green infrastructure through creation of a 'green lung' that will connect the site to the Town Centre via Newl of this edge of settlement site would accord with the Preferred Strategy, channel Settlement of the County Borough and make a significant contribution to the housing n The site promoter has also provided extensive supporting information to evidence deliverable.
Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering social and promoting cohesive communities. A final masterplan must be prepared and agree the sites development to demonstrate how these principles will be delivered in an app This will need to demonstrate how the development will create a well-connected, su extension to Bridgend, comprising a number of character areas that integrate p landscape, SINC, adjacent Grade II* listed Merthyr Mawr House, existing housing clu Active Travel Networks and public transport facilities. An illustrative masterplan will a version of the Replacement LDP to enable all parties to understand how the site will be including proposed land uses, access, infrastructure requirements, constraints and masterplan will clearly identify the location of the SINC in the context of the wider allo
Ecological mitigation measures already implemented As part of the existing consent, a mitigation strategy was produced in 2009 to development. It was proposed that the SINC and south west field would become a within the new development. Surveys at the site found dormice <i>Muscardinus avella</i> within the woodland and scrub in the SINC and in the hedgerows of the agricultural f known to be used by bats for foraging and commuting purposes, and the SINC are a lesser horseshoe bats <i>Rhinolophus hipposideros</i> and brown long-eared bats <i>Plecotu</i>
As part of the development process some areas of these habitats were to be low remaining areas due to the impacts of the development, including noise and light spill strategy to counter these losses included the creation of new habitats suitable for the habitat design was guided by the requirements of the protected species of which has site. In addition to dormice and bats, a further condition of the existing consent require of Great Crested Newts <i>Triturus cristatus</i> to be taking into account. The habitat design for the consented scheme included:
 Tree and Scrub Planting: translocation and planting new trees and scrub in the an alternative for displaced animals, including dormice, bats, and shelter for research in the eastern site boundary has been undertaken, to create continuous hedge line expanded SINC site, and to filter out noise and light from development. continuous flight line for bats and allow dormice to disperse more easily along

nt was signed on 11th October n the basis of the above, the f reserved matters consents Council's opinion is that the

is now proposed on the site, tion of this site will enable ver affordable housing in the e site, including relocation of ure networks within Bridgend wbridge Fields. Development el growth to the Primary Key g need identified in the LHMA. e the site is both viable and

th of Bridgend (Island Farm), cially inclusive developments reed with the Council prior to ppropriately phased manner. sustainable mixed-use urban positively with the existing clusters, community facilities, I also be included in the final be developed in broad terms, nd areas of protection. This llocation.

to offset the impacts of the a wildlife conservation area *ellanarius* to be present, both I fields. These areas are also area contains a roost site for *tus auritis*.

lost, and modification to the pillage. Part of the mitigation he relevant species. As such, had the potential to utilise the hired the habitat requirements

he south-west field, providing reptiles and amphibians.

om the centre of the site to the nes which help to buffer the t. Additionally, it provides a ng the hedgerows.

 Bat Roosting Building: a purpose-built bat roost building has been constru- field, providing a suitable roost site for both lesser horseshoe and brown long-e been found roosting in the old hut within the SINC. The building was construct key flight line to enable them to rapidly locate it, and also be close to good feed Mawr and the River Ogmore. Dormouse Nest Boxes: 35 dormouse next boxes placed within the field, to that are to be displaced from other areas of the site. Placed within the hedgerows, at approximately 10m interval. Pond creation: two new ponds have been created within the south-west fie providing habitat for Great Crested Newts. Grassland Creation: rough grassland created around the pond to mitigate los
Proposed mitigation
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General habitat – Existing The site was found to be comprised predominately of arable land in its winter stubble noted. The arable field margins provide good habitat for a range of species and buffe There were numerous hedgerows across the site which ranged from mature hedge coppice, to intensively managed species-poor hedgerows which dissected the arable been translocated recently to the eastern boundary and appeared to show new grow
Two ponds which were created as part of the previous applications' ecological minimover, neither was holding much water. Whilst there was very limited aquat vegetation in the immediate area included large swathes of tall ruderal and ephemery
Part of the site, in the northern section, was designated as a SINC partially due to woodland and scrub. This area is proposed for retention within the current masterpla access road. Part of the site had been subject to clearance to enable works from proposals. The area cleared was not withing the SINC identified on site. Detailed su consider the botanical diversity of this area.
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Natural Resources Wales (NRW) states that consideration will need to be given to Dormice, Lesser Horseshoe Bats, Brown Long Eared Bat records on site). Furth consideration will need to be given to impacts on the SINC, and habitat – ancie woodland.
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<u>Dormouse</u> The site contains hedgerows and woodland of which were assessed to hold high valu surveys identified the presence of dormice within the SINC located in the north o assessed that further surveys would be required to update the status of the site for detailed proposals for the site.
<u>Riparian mammals</u> The River Ogmore was present along the eastern edge of the Craig-Y-Parcau, with water vole found south of the site. However, the previous surveys identified no evid within the development area. Considering the presence of previous records in the directly adjacent to the site, it is recommended surveys are undertaken for these prote detailed proposals for the site.
<u>Great crested newt</u> The previous surveys assessed the ponds to be unsuitable for great crested newt absent from the site. Since then, it is understood that the previously surveyed pond new wildlife ponds created in the south-west of the main site area. The two water I walkover had relatively low water levels and limited aquatic vegetation. The curr retention and protection of the ponds. Nevertheless, they could provide suitable bree and it is recommended that a Habitat Suitability Index of each of the ponds within 50 to inform detailed planning application.
<u>Birds</u> There was a mix of permanent pasture and arable land providing suitable habitat for hedgerows and their margins within the fields was assessed to provide potential habit The woodland, hedgerows, scrub and scattered trees were assessed to have high p Evidence of barn owl was found in a stable in the south-east of the site. Further surve been recommended within section 5 to inform detailed proposals for the site.
<u>Bats</u> The previous surveys identified roosting lesser horseshoe and brown long-eared woodland in the SINC. Since the previous surveys were undertaken, a dedicated bat the south-west of the main site. Additionally, the built structures within the Craig-Y-Par poor structural condition and a wide range of bat roosting features were visible for the were assessed to hold high potential for roosting bats. Therefore, it was assessed the of the structures should be undertaken to assess their status for roosting bats. Additi surveys are recommended. The habitats within both sites contained woodland and he commuting, foraging and roosting habitats for bats may provide potential commuting bats. A number of mature trees were also noted which could have potential roosting

had apparently been present y recently emerging and just

to protected species (Hazel rthermore, NRW states that cient mature hedgerows and

lue for dormice. The previous of the site. It was therefore or this species and to inform

vith records of both otter and vidence of riparian mammals he area and suitable habitat otected species and to inform

t (GCN) and that GCN were nds have been removed and r bodies identified during the urrent proposals indicate the beding habitat for amphibians 500m of the development site

for farmland birds. Also, the bitat for ground nesting birds. a potential for breeding birds. rveys for breeding birds have

ed bats within Hut 9 in the bat roost has been created in Parcau area were in extremely the external walkover. They that an updated assessment ditionally, emergence/re-entry hedgerows, offering potential ting and foraging habitats for g features for bats.

	<u>Badgers</u> The habitats on site were comprised of woodland, grassland and arable land which badgers. However, it should be noted that the previous survey identified badgers to b
	<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified gras potential for reptiles. The key features were assessed to be the sections of grasslan woodland edges. The site was comprised of common and widespread habitats provi for invertebrates. No detailed surveys will be required.
	SINC Review A SINC review undertaken by the Wildlife Trust indicates that the on-site SINC does n significantly since 2011's survey and therefore still qualifies as a SINC. The small sect to the south-east is worth removing from the citation as it is isolated and does not a value. The woodland varies in quality but appears to offer habitat for dormice and ba woodland indicator species. The grassland is not particularly species-rich but adds t site suffers from antisocial behaviour including fly-tipping, frequent drug use and habitation that is detrimental to the biodiversity of the site. The review recommended that dormouse tubes are replaced and monitored and th reduced where feasible. Although the grassland areas are not very diverse they add and some scrub control to stop their loss is recommended though not a priority.
	Overall PPW identifies SINC's as local non-statutory protected sites of which carry let designations, however it is acknowledged that they can make a vital contribution to network for biodiversity and resilient ecosystems, and they should be given adequa Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) has inclue to address previously identified ecological constraints including the retention of the protection of the artificial bat roost and hedgerows. Furthermore, the masterplan for the retention of SINC land within the site boundary, with the exception of the access re ecological value are proposed for retention including existing sink holes; which of invertebrates, and an ecological enhancement area located in the south-western field ecology in relation to the 2008 sports village application. The masterplan also indication green areas to ensure a continued network of green and blue infrastructure.
	Further work and surveys are to be undertaken from an ecological perspective in line of the ecological report. However, there were no 'show-stoppers' found at this stage, measures available to ensure that the development of the site is acceptable and a minimised. NRW support the commitment for the future development of the site to follow a Green so that the mixture of uses will be fully integrated and designed around the SINC.
	Overall, the site has an extensive planning history which has demonstrated that the s ecologically sensitive way through careful scheme design and the use of mitigation r ensure that the proposed uses through outlined development requirements are fully development of site.
	With regards to landscape matters, a Landscape Character Assessment for Bridg prepared by LUC and published in 2013. The document provides guidance on landsca the adoption of the Local Development Plan, supplements the Green Infrastructure, E

ch have potential to support be absent from the site.

assland providing negligible and and scrub located at the oviding low potential habitats

a not appear to have changed ection of woodland in the field at appear to add to the site's pats and there are numerous is to the site as a whole. The nd signs of semi-permanent

that antisocial activities are dd to the diversity of the site

less weight than statutory to delivering an ecological late protection. As such, the cluded a number of measures ne majority of the SINC and or Island Farm has indicated s road from the A48. Areas of a offer value for a range of eld; previously enhanced for cates retention of continuous

e with the recommendations e, with appropriate mitigation any related impacts can be

n Infrastructure led approach

e site can be developed in an n measures. Policy PLA2 will ally integrated into the future

dgend County Borough was cape character and, following , Biodiversity and Landscape

Ourseland and Discussion On the set of the s
Supplementary Planning Guidance. The Assessment categorises undeveloped Character Areas (LCAs) with the site in question being located within the "Merthyr M Coastline" which runs north-eastwards up from the coast to the southwestern fringe of emphasises that the majority of the Merthyr Mawr Farmland, Warren and Coastline I Mawr Special Landscape Area, recognising designations such as Merthyr Mawr Wa Newton Fault RIGS, several Scheduled Monuments, Merthyr Mawr village Conserva Registered Park and Garden of Merthyr Mawr House. Much of the landscape is de Historic Importance and all of the coastal area lies within the Glamorgan Heritage C identifies key landscape sensitivities to development-led to change, stressing the nationally important archaeological and cultural heritage of the landscape as an Landscape of Outstanding Historic Importance, including prehistoric and medieval r buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment of management strategies for their continued survival and visibility in the landscape, im- land management practices and recreation management. As such, the importance need for landscape mitigation measures for any local development proposal, is cla Replacement LDP's evidence base and this will be further emphasised within the su completeness.
In particular, the southern boundary of the Land South of Bridgend (Island Farm) prop as it lies adjacent to a historic landscape as identified by the LCA. The Replacement I conserve this landscape's character and features by appropriate development mitigar will ensure the design and layout of the site has regard to the surrounding landscape through the inclusion of mitigation measures that provide links with the existing lands Appropriate landscaping treatments must be utilised along the southern fringes of the visual impacts on adjacent uses.
There will, undoubtedly, be an element of landscape change, although, as afd permissions (P/08/1114/OUT, P/14/354/RES, P/14/823/RES and P/14/824/RES refer extant. A Landscape and Visual Impact Assessment (LVIA) was undertaken as Statement submitted alongside the 2008 outline application for the sports village evaluated the significance of landscape and visual impacts by assessing the sensiti landscape and visual resources of the application site and wider area and the ma would occur to the site and surroundings during the various phases of the developme on the basis of proposals for a sports village which included buildings of close to 20n cases of the proposed stadia elements, a high level of massing. The LVIA conclud permanent residual views of buildings, these will be predominantly negligible, mind following the implementation of the comprehensive mitigation measures at the end period. Views are a subjective matter and have been assessed as being adverse becc in the appearance of an undeveloped landscape. It is anticipated that the majority of re community led proposals and be stimulated by the quality and appearance of this landscape features will be significantly compensated by the scale of proposed plar landscape features will give rise to beneficial landscape and ecology effects in future". A series of mitigation measures were recommended. Broadly, the same mean as part of the newly proposed development and will include strong boundary p undulating roofscape, the use of muted recessive colours, the use of horizontal and texture, and using cut and fill techniques to reduce perceived scale and mass of build that the proposed mixed-use development at Land South of Bridgend (Island Farm reduced building heights and a reduced feeling of massing when compared to the village scheme.

ed land into 15 Landscape Mawr Farmland, Warren and of Bridgend. The Assessment LCA falls within the Merthyr Varren SAC, SSSI and NNR, vation Area and the Grade II* lesignated as of Outstanding Coast. The Assessment also important of protecting the an integral part of the wider remains, the dunes' ancient recommends implementing ncluding through appropriate ce of this landscape, and the clearly recognised within the supporting text to PLA2(2) for

pposed allocation is important t LDP will seek to protect and ation measures. Policy PLA2 pe, minimising visual impacts dscape and access features. the site in order to minimise

forementioned, the existing er) on the site are considered s part of the Environmental e at Island Farm. The LVIA itivity of the existing baseline nagnitude of the change that nent. The LVIA was prepared Om in height as well as, in the uded that "while there will be nor or moderate significance d of the 15 year assessment ecause of the scale of change receptors will embrace these is development. The loss of anting and through improved in the medium and long term ins of mitigation are proposed planting, the creation of an vertical bands of colour and dings. It should also be noted rm) will result in significantly previously permitted sports

105	I object to the proposal to build 847 houses	Concerns	The site promoter has equally considered the landscape effects in addition to mitigate not subject to any local or national, statutory or non-statutory landscape designation buildings and TPOs on the edge of the site (neither are directly affected by the LANDMAP analysis reflects that the sites are not subject to any designations. W "outstanding" against certain criteria, it also performs as "medium" and "low" for other of sensitivity is comparable to similar parcels of land on the urban fringe of Bridgence of the site is not considered to undermine any of the six landscape sensitivities that a Merthyr Mawr Farmland, Warren and Coastline Landscape Character Area. A detar required to inform and accompany further masterplanning work (as part of a future more detailed assessment will include finer details relating to roofscapes and landscape Comments noted. The Deposit Plan has been underpinned by the identification of the
5	on the Island Farm site and also 110 houses South of the Broadlands roundabout. This development would ruin significant nature habitat and put at further risk wildlife (protected species- dormice, horseshoe bats) as well as cause the felling of mature trees. This will harm the local SNIC area, and deplete the beautiful natural environment of this area as well as adding to the pollution of the area with cars etc. It will also put further strain on the infrastructure of the area- roads, schools etc. New Inn Road and the Dipping Bridge is already a dangerous rat run for cars avoiding the traffic queues on the A48. This area to Merthyr Mawr is a well known beauty spot that attracts walkers and cyclists to the area. Please think again. There are other areas such as the already used and no longer used area of the Ford plant. Why not spend money on making Bridgend town centre a more attractive place for local people and visitors?	regarding Strategic Allocation PLA2: Island Farm and Housing Allocation COM1(2): Craig y Parcau	economic growth and housing provision, all of which have been based upon well judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whole have been analysed and discussed within the Strategic Growth Options Background how the County Borough's demographic situation is likely to change from 2018-20 appropriate response for the Replacement LDP. As such the Replacement LDP ide requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable hous The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy provide evolve development periphery of sustainable urban areas, primarily on previously developed brownfields is the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designati Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise the site search sequence outlined in other settlements (notably Bridgend and the V limited further brownfield lend in other settlements (notably Bridgend and the V limited further brownfield sites) are therefore required to implement SP1, deliver affordable functional eservices, facilities and employment opportunities and are most conducive to a development. As such, a Settlement Assessment has been undertaken (See Ag sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Comelly. The plan preparation has involved the assessment Methodology which was previously con 13 – Candidate Site Assessment Report (2020)). During Stage 2 detailed assessib based on any specific issues they raised in terms of their deliver

igation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and er criteria and overall the level nd. Further, the development are identified as typifying the etailed, updated LVIA will be re planning application). This scaping.

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period ad Paper. This has considered 2033 and informed the most identifies an appropriate plan that will achieve sustainable pusing delivery.

A Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are ad deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters is to demonstrate the site's at, only those sites deemed tes PS.1 Island Farm & PS.2

	In relation to nature/biodiversity, the Strategy acknowledges that the County Boro biodiversity with a broad range of species, habitats and unique, rich landscapes. Polic have been refreshed and updated from the existing LDP and will continue to pro- environment in line with national planning policy and the Environment Act 20 development in the countryside, special landscape areas, local / regional nature hedgerows and development, green infrastructure, nature conservation and natura public health. For development to be sustainable, it needs to be soundly base assessments, and to be well planned and controlled with regard to its environmental i and enhance biodiversity.
	There is clear guidance and legislation with regard to the protection of species a legislation, Planning Policy Wales (PPW) and TAN5 Nature Conservation and Plastatutory requirements are set out in Section 61 of the Planning and Compulsor Conservation of Habitats and Species Regulations 2017, Environment (Wales) Act 2 and Resilience of Ecosystems Duty and Section 7 Priority Habitats and Species, Se Act 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN legislation.
	To comply with the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Strategy biodiversity and resilience of the County Borough's ecosystems through native sp location of development, the creation of green corridors, and open space manage biodiversity and resilience considerations are taken into account at an early stage preparation and when proposing or considering development proposals. All reasons maintain and enhance biodiversity and promote the resilience of ecosystems and the the wider social needs of local communities. Only in exceptional circumstances, whe will new development be located where it may have an adverse impact on sites desi for nature conservation. Robust mitigation and compensation will be provided unavoidable, in line with considered advice from statutory and advisory organisations
	The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilient ap DNP6 of the LDP set the framework to deliver on this premise, as set out in Policy 9 will be revised to ensure it is based on a net benefit approach to achieve these outcomes.
	It is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Island Importance for Nature Conservation (SINC) (The Island Farm POW Camp) of whice land within the allocated site. PPW identifies SINC's as local non-statutory protect states that 'Although non-statutory designations carry less weight than statutory des vital contribution to delivering an ecological network for biodiversity and resilient ecos given adequate protection in development plans and the development management
	Existing Consent In relation to Strategic Allocation PLA2: Land South of Bridgend (Island Farm), develor commenced on this site. The Island Farm mixed use development comprising sport/le uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/OUT). To to a Section 106 Legal Agreement (Legal File Refr: E40-275) that controlled highw management plans, contributions and matters relating to travel and management plan development. A series of reserved matters consents were granted for an indoor ter refers), landscaping and ecological works, (P/14/823/RES refers), and highway a (P/14/824/RES refers). The Outline permission included the standard time limit cond

rough has a rich and varied plicies within the Deposit Plan protect the county borough's 2016. These policies cover re conservation sites, trees, ral resources protection and sed on good environmental l impact, in order to conserve

and habitats recognised in Planning. The most relevant ory Purchase Act 2004, the t 2016 Section 6 Biodiversity Section 11 of the Countryside N5 lists all the other relevant

egy will seek to enhance the species landscaping, careful agement. It is important that ge in both development plan nable steps must be taken to nese should be balanced with here it is in the public interest, esignated for their importance d wherever this situation is ns.

es to maintain and enhance approach. Policies SP17 and 9 (NDF). Policy DNP6 (LDP) comes.

nd Farm) contains a Site of ich covers 14.03 hectares of cted sites. Paragraph 6.4.20 esignations, they can make a psystems, and they should be at process.'

elopment has already lawfully leisure/commercial and office). The permission was subject hway works, land dedication, ans associated with the stadia ennis centre, (P/14/354/RES and drainage infrastructure nditions for the submission of

reserved matters and the commencement of development. The final approval of rese 12 th June 2015.
 The Outline planning permission included approval for the construction of a new train on the A48 that would serve as the primary access to the development site. The road of pass through an area of local ecological value – the Island Farm Prisoner of War C Nature Conservation (SINC). Under the Conservation and Habitats and Species Regulates a protected Species Licence was issued. In order to comply with the licent access road from fragmenting the dormice population, the developer proposed approved 'Green Bridge'. However, access to the site could not be formed from the had been established. Under a non-material amendment to the outline planning P/17/29/FUL, the Council consented a temporary construction access from Ewenny F a sequence of 'enabling works' that had been approved under P/14/354/RES and P/14 works' are described as: The setting up of the site facilities via Island Farm Lane and New Inn Road and temporary internal roads for the delivery of earth moving plant to the set Undertaking earthworks, drainage works and form the sub base to the in from the boundary adjacent to the interconnecting spur with the adjacent Bried and Technology Drive. Install the incoming services infrasite access road and Technology Drive. Install the incoming services infrasite via Island Farm Lane. Construction access herein to be via Technology
The aforementioned works were commenced in July 2017 in accordance with the aboragreed in relation to the pre-commencement planning conditions. Under the define obligation, the aforementioned works constituted a 'commencement of development obligations in relation to highway works. A deed of variation to the original agreement 2018 which reconciled the enabling works (phase 0) with the original obligation. On 'enabling works' constituted a material operation and a lawful commencement of P/14/354/RES and P/14/824/RES. The works have not been completed but the C permissions are extant.
Notwithstanding the extant planning permission, based on the revised mix of uses there is considered to be an overriding need for the development. Re-allocatio accommodation of sustainable growth enshrined in placemaking principles, delive highest need part of the County Borough and enable delivery of two schools on the Heronsbridge Special School. It will also enrich active travel and green infrastructur through creation of a 'green lung' that will connect the site to the Town Centre via New of this edge of settlement site would accord with the Preferred Strategy, channel Settlement of the County Borough and make a significant contribution to the housing r The site promoter has also provided extensive supporting information to evidence deliverable.
Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering social and promoting cohesive communities. A final masterplan must be prepared and agree the sites development to demonstrate how these principles will be delivered in an app This will need to demonstrate how the development will create a well-connected, su extension to Bridgend, comprising a number of character areas that integrate p landscape, SINC, adjacent Grade II* listed Merthyr Mawr House, existing housing clu

served matters was issued on

traffic light controlled junction d construction would however Camp Site of Importance for egulation 2010, a conditional ence and to prevent the new d to construct and plant the le A48 until the Green Bridge g permission and application r Road/New Inn Road to allow 14/824/RES. These 'enabling

ad to provide the site facilities e site;

internal access road working t Technology Drive;

link between the Island Farm astructure that will access the ogy Drive;

pove consents and the details efinitions within the planning nent' triggering a number of ht was signed on 11th October in the basis of the above, the f reserved matters consents Council's opinion is that the

es now proposed on the site, ation of this site will enable ver affordable housing in the ne site, including relocation of ure networks within Bridgend wbridge Fields. Development el growth to the Primary Key g need identified in the LHMA. ce the site is both viable and

th of Bridgend (Island Farm), cially inclusive developments reed with the Council prior to appropriately phased manner. sustainable mixed-use urban positively with the existing clusters, community facilities,

	 Active Travel Networks and public transport facilities. An illustrative masterplan will a version of the Replacement LDP to enable all parties to understand how the site will be including proposed land uses, access, infrastructure requirements, constraints and masterplan will clearly identify the location of the SINC in the context of the wider allo <i>Ecological mitigation measures already implemented</i> As part of the existing consent, a mitigation strategy was produced in 2009 to development. It was proposed that the SINC and south west field would become a within the new development. Surveys at the site found dornice <i>Muscardinus avella</i> within the woodland and scrub in the SINC and in the hedgerows of the agricultural f known to be used by bats for foraging and commuting purposes, and the SINC are a lesser horseshoe bats <i>Rhinolophus hipposideros</i> and brown long-eared bats <i>Plectut</i> As part of the development process some areas of these habitats were to be lor remaining areas due to the impacts of the development, including noise and light spil strategy to counter these losses included the creation of new habitats suitable for the habitat design for the consented scheme included: Tree and Scrub Planting: translocation and planting new trees and scrub in the an alternative for displaced animals, including new trees and scrub in the an alternative for displaced animals, including dornice, bats, and shelter for the explaned SINC site, and to filter out noise and light from development. continuous flight line for bats and allow dornice to disperse more easily along Bat Roosting Building: a purpose-built bat roost building has been construt field, providing a suitable roots site for both lesser horseshee and brown long-ebeen found roosting in the old hut within the SINC. The building the field, to that are to be displaced from other areas of the site. Placed within the hedgerows, at approximately has been construe field, providing a suitable roots sit
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ith records of both otter and vidence of riparian mammals he area and suitable habitat otected species and to inform

	Overall
	<u>SINC Review</u> A SINC review undertaken by the Wildlife Trust indicates that the on-site SINC does n significantly since 2011's survey and therefore still qualifies as a SINC. The small sect to the south-east is worth removing from the citation as it is isolated and does not a value. The woodland varies in quality but appears to offer habitat for dormice and ba woodland indicator species. The grassland is not particularly species-rich but adds t site suffers from antisocial behaviour including fly-tipping, frequent drug use and habitation that is detrimental to the biodiversity of the site. The review recommended that dormouse tubes are replaced and monitored and the reduced where feasible. Although the grassland areas are not very diverse they add and some scrub control to stop their loss is recommended though not a priority.
	<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified grass potential for reptiles. The key features were assessed to be the sections of grasslar woodland edges. The site was comprised of common and widespread habitats prov for invertebrates. No detailed surveys will be required.
	<u>Badgers</u> The habitats on site were comprised of woodland, grassland and arable land which badgers. However, it should be noted that the previous survey identified badgers to b
	<u>Bats</u> The previous surveys identified roosting lesser horseshoe and brown long-eared woodland in the SINC. Since the previous surveys were undertaken, a dedicated bat the south-west of the main site. Additionally, the built structures within the Craig-Y-Par poor structural condition and a wide range of bat roosting features were visible for the were assessed to hold high potential for roosting bats. Therefore, it was assessed the of the structures should be undertaken to assess their status for roosting bats. Additionally, for aging and roosting habitats for bats may provide potential commuting bats. A number of mature trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential commuting trees were also noted which could have potential commuting tress were also noted which coul
	<u>Birds</u> There was a mix of permanent pasture and arable land providing suitable habitat for hedgerows and their margins within the fields was assessed to provide potential habit The woodland, hedgerows, scrub and scattered trees were assessed to have high p Evidence of barn owl was found in a stable in the south-east of the site. Further surve been recommended within section 5 to inform detailed proposals for the site.
	The previous surveys assessed the ponds to be unsuitable for great crested newt of absent from the site. Since then, it is understood that the previously surveyed pond new wildlife ponds created in the south-west of the main site area. The two water be walkover had relatively low water levels and limited aquatic vegetation. The curre retention and protection of the ponds. Nevertheless, they could provide suitable breed and it is recommended that a Habitat Suitability Index of each of the ponds within 500 to inform detailed planning application.

t (GCN) and that GCN were nds have been removed and r bodies identified during the rrent proposals indicate the eeding habitat for amphibians 500m of the development site

for farmland birds. Also, the bitat for ground nesting birds. potential for breeding birds. rveys for breeding birds have

ed bats within Hut 9 in the bat roost has been created in arcau area were in extremely the external walkover. They that an updated assessment itionally, emergence/re-entry hedgerows, offering potential ing and foraging habitats for g features for bats.

ch have potential to support be absent from the site.

assland providing negligible and and scrub located at the oviding low potential habitats

a not appear to have changed ection of woodland in the field of appear to add to the site's pats and there are numerous is to the site as a whole. The nd signs of semi-permanent

that antisocial activities are dd to the diversity of the site

PPW identifies SINC's as local non-statutory protected sites of w designations, however it is acknowledged that they can make a vital network for biodiversity and reliant ecosystems, and they should be / Masterplan relating to allocation PLA2. Land South of Bridgend (Island F to address previously identified ecological constraints including the re protection of the attificial bat roots and hedgerows. Furthermore, the net relention of SINC land within the site boundary, with the exception o ecological value are proposed for retention including existing sixth invertebrates, and an ecological enhancement area located in the sout ecology in relation to the 2008 sports village application. The masterpla green areas to ensure a continued network of green and blue infrastruct ecological value areas to be undertaken from an ecological persy of the ecological report. However, there were no 'show-stopper's found massures available to ensure that the development of the site to so that the mixture of uses will be fully integrated and designed around to Verrall, the site has an extensive planning history which has demonstri- ecologically sensitive way through careful scheme design and the use ensure that the proposed uses through outlined development requiren development of site. The proposed allocation is supported by detailed masterplanning wor identify a realisting to the proposed development, and, in cor- transport issues relating to the proposed development requirem days around the sensitive admining history which has demonstri- toring brough and the proximate development requirem divelopment of site. The proposed allocation is supported by detailed masterplanning wor identify a realistic of the proposed development requirem days and the proximate development requirements in the antipate days and the proximate development requirements in the set is to contor transport bases in protechable area. The been updated to reflect the final number of dwellings the site is expect transport issues relating to the proposed develop	
 of the ecological report. However, there were no 'show-stoppers' found measures available to ensure that the development of the site is accer minimised. NRW support the commitment for the future development of the site to for so that the mixture of uses will be fully integrated and designed around it Overall, the site has an extensive planning history which has demonstrate ecologically sensitive way through careful scheme design and the use of ensure that the proposed uses through outlined development requirem development of site. The proposed allocation is supported by detailed masterplanning word identify a realistic dwelling yield on the site's net developable area. Th been updated to reflect the final number of dwellings the site is expect transport issues relating to the proposed development, and, in cor Assessment, what measures will be taken to deal with the anticipated transport issues relating a critical mass of people to support aervices such as p in accordance with national planning policy, higher densities should be major public transport nodes or interchanges. Given the site's location. County Borough and the proximity to Bridgend Town Centre, this density to foster sustainable communities, further bolstered by the proposed end master planning of strategic sites in the County Borough. Reference PLA2 in conjunction with Policy PLA12 should be considered essential is proposal, ensuring that development is contributing to the promotion of a the existing Route Maps. Considered approxements be, retail areas and transport hubs, improved access to colleges and improvements itse, and expansion of, the existing strategic sites in the county Borough. 	tal contribution be given adequa d Farm) has inclu retention of the e masterplan for n of the access r k holes; which outh-western fiel rplan also indica
 ecologically sensitive way through careful scheme design and the use of ensure that the proposed uses through outlined development requirem development of site. The proposed allocation is supported by detailed masterplanning word identify a realistic dwelling yield on the site's net developable area. The been updated to reflect the final number of dwellings the site is expect transport issues relating to the proposed development, and, in correspondence of uses proposed is considered appropriate to support a divert proposed is considered appropriate to support a divert whilst generating a critical mass of people to support a divert whilst generating a critical mass of people to support a divert whilst generating a critical mass of people to support a divert whilst generating a critical mass of people to support a divert borough and the proximity to Bridgend Town Centre, this density to foster sustainable communities, further bolstered by the proposed end The Replacement LDP aims to reduce private car reliance and help the set out by the Active Travel (Wales) Act 2013, with the ultimate aim of im active travel routes as identified in the Existing Route Maps. Consideral the master planning of strategic sites in the County Borough. Reference PLA2 in conjunction with Policy PLA12 should be considered essential i proposal, ensuring that development is contributing to the promotion of the appropriate of the protein of the set out by the Active Travel Network Maps aim to improve access to colleges and improvements to, and expansion of, the existing strategic 	nd at this stage, cceptable and a o follow a Green
 identify a realistic dwelling yield on the site's net developable area. The been updated to reflect the final number of dwellings the site is expect transport issues relating to the proposed development, and, in corn Assessment, what measures will be taken to deal with the anticipated transport issues proposed is considered appropriate to support a divery whilst generating a critical mass of people to support services such as p In accordance with national planning policy, higher densities should be major public transport nodes or interchanges. Given the site's location with of oster sustainable communities, further bolstered by the proposed end The Replacement LDP aims to reduce private car reliance and help the set out by the Active Travel (Wales) Act 2013, with the ultimate aim of im active travel routes as identified in the Existing Route Maps. Considered the master planning of strategic sites in the County Borough. Reference PLA2 in conjunction with Policy PLA12 should be considered estinal the proposal, ensuring that development is contributing to the promotion of a proposal, ensuring that development is constituent of a conjunction with policy pLA12 should be considered assertial in proposal, ensuring that development is constributing to the promotion of a proposal, ensuring that development is constituent of the promotion of a proposal. 	se of mitigation i
set out by the Active Travel (Wales) Act 2013, with the ultimate aim of im active travel routes as identified in the Existing Route Maps. Considerat the master planning of strategic sites in the County Borough. Reference PLA2 in conjunction with Policy PLA12 should be considered essential in proposal, ensuring that development is contributing to the promotion of a The Active Travel Network Maps aim to improve access to key service employment sites, retail areas and transport hubs, improved access to colleges and improvements to, and expansion of, the existing strategic	The initial Trans ected to deliver combination wit transport impact n relation to all f verse communit s public transpo be encouraged on within the Prins sity level is there
employment sites, retail areas and transport hubs, improved access to colleges and improvements to, and expansion of, the existing strategies	f improving and eration of active ence to the Activ al in the delivery
allow integration between new developments and existing communities.	to education face egic cycle netwo s, providing wal

less weight than statutory n to delivering an ecological uate protection. As such, the cluded a number of measures he majority of the SINC and or Island Farm has indicated s road from the A48. Areas of n offer value for a range of ield; previously enhanced for cates retention of continuous

ne with the recommendations e, with appropriate mitigation any related impacts can be

n Infrastructure led approach

e site can be developed in an n measures. Policy PLA2 will ully integrated into the future

g an illustrative block plan to insport Assessment has now er. This identifies the various with the Strategic Transport acts of the scheme. Proposed Il forms of travel. The density nity and vibrant public realm, port, local shops and schools. ed in urban centres and near primary Key Settlement of the refore considered appropriate s to the active travel network.

brough achieve the principles d expanding upon the current re travel has been key during tive Routes detailed in Policy rry of any strategic site or any le and healthy lifestyle.

lities including town centres, acilities such as schools and work in the County Borough. alking connections which will

Whilst developments should be encouraged in locations which reduce the need to tra sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appri- measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and info land allocations by means of modelling and quantifying the transport impact of these notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigati
Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces dependent enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
It must be noted that the proposed development and masterplan does not direct vehi and the Dipping Bridge. Proposed Policy PLA2 prescribes a number of placemaking Bridgend (Island Farm), which are considered instrumental to achieving sustainable inclusive developments and promoting cohesive communities. Such requirement orientated development that prioritises walking, cycling and public transport use, which vehicle dependency. Well-designed, safe walking and cycling routes must be incorpor foster community orientated, healthy walkable neighbourhoods. There will be a clear pedestrian and cycling linkages between the site, the Town Centre, Brynteg Co surrounding environs. In addition proposed Policy PLA2 will require the site's gree extend to Newbridge Fields, thereby capitalising on proposed active travel route INM 'green lung' that connects the site to both Bridgend Town Centre and Merthyr Max multi-functional network of integrated spaces and features south of Bridgend, provid health and wellbeing benefits for new and existing residents. Housing allocation CC to provide a link/extend route on A48 to connect the adjacent site (PLA2) in additi southern side of A48 to 3m and extend length on both southern and northern side. also be required to be upgraded for pedestrians and cyclists.
The site promoter's Transport Assessment has identified that with exception of the junction, and the Ewenny Road Roundabout in the AM peak hour, and the B4265 / Ew peak hours, the revised Island Farm and Craig y Parcau proposals will result in log junctions across the assessment network over both the AM and PM peak hour periods consented development proposals on the Island Farm Site. As the consented flor considered to be existing on the highway network, this revised scheme will provide tratacross the local highway network. Previous assessment work on the Island Farm Broadlands Roundabout, Ewenny Roundabout, and Picton Close Junction all show year assessment scenarios both including and excluding the consented Island Farm the revised Island Farm and Craig y Parcau proposals in general bring traffic reduct (from what was previously consented), with consideration of background traffic growt still likely require mitigation to operate within capacity during future forecast years. The revised Island Farm proposals however, may mean that any mitigation repotentially achieve greater capacity improvements at each junction. The revised pr and Craig y Parcau sites include three separate vehicle access points onto the local h to just two within the consented scheme). All three site access junctions are expected under the revised Island Farm and Craig y Parcau proposals. An updated assess

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical relopment detailed within the attion.

te that development must be dency on the private car and ity facilities. Development will e, public transport measures, Local Transport Plan and the

hicles towards New Inn Road g principles for Land South of ole places, delivering socially nts include pursuing transitwhilst reducing private motor porated throughout the site to ar emphasis on providing safe Comprehensive School and een infrastructure network to NM-BR-49 and establishing a awr. This will facilitate a key iding a plethora of economic, COM1(2) will also be required lition to widening footway on e. Broadlands roundabout will

e A48 proposed site access Ewenny Road junction in both ower traffic flows through all ds, compared to the previous lows are technically already affic reduction improvements n site has identified that the w capacity issues in forecast m proposals traffic. Although ctions across these junctions th alone, these junctions will The reduction in flows as a measures implemented can proposals at the Island Farm highway network (compared ed to operate within capacity ssment at all three identified

			junctions, and the site access junctions will be undertaken as part of a future support for the revised development, which will ideally include up to date baseline traffic assessment (Covid restrictions allowing).
			In terms of existing brownfield sites, additional long-term Regeneration Sites are a (See Policy COM1(R1-R3)), located within parts of the County Borough that will ben that exhibit opportunities to deliver the greatest positive impacts of such growth. Planning Policy Wales, the housing land supply will not be dependent on these addition Sites, as they require longer lead-in times, preparatory remediation-based enablin strategies to enable their delivery.
			With regards to the former Ford Site, Policy ENT5 will prioritise the re-development or opportunity and will work collaboratively with Welsh Government and the landowners for Bridgend, whilst seeking to replace the jobs that have been lost. The former For economic land allocation within the successful Waterton Industrial Estate and will be economic stimulus for Bridgend County Borough and the wider regions.
			Furthermore the Council has recently outlined a vision for Bridgend Town Centre th Bridgend Town Centre Masterplan. The vision brings together enterprise, employment shopping, culture, tourism and well-being within a historic setting. The masterplan with to improve the town centre and will be used to secure future funding to deliver idea starting point for the decision making process which will follow. No decisions will be ma and there will be extensive consultation.
			Bridgend town centre consists of a variety of uses, which has formed the basis of within which 23 relevant projects have been identified, plus a number of site wide pro-
			The development zones include, The Railway Station Area; Brackla, Nolton and Oldc and Cultural Quarter; The Northern Gateway; Riverside; Newcastle; and Sunnyside.
			The regeneration projects identified in the Bridgend Town Centre Masterplan will phases over the next 10 years. An action plan has been developed to assist with for prioritising and planning projects and furthermore, identifying what resources or in individual projects.
			The successful delivery of the masterplan will be dependent on an active partners stakeholders from the public, private and third sectors. A strategic approach to project BCBC acting as a key facilitator to bring together key project enablers to deliver pro- overall vision for the regeneration of the Bridgend town centre.
			 Funding applications will be made to number of funding bodies to deliver projects, so UK Government Welsh Government Cardiff Capital Region Private Investment
106	Getting the infrastructure in place needs to	Comments	And various other funders Comments noted. An Infrastructure Delivery Plan (IDP) has been produced (See App
5	be the main focus before any other plans should be put in place.	relating to need for infrastructure	a single schedule of all necessary infrastructure without which the development anticipated quantum of proposed housing/employment uses within the plan period

porting Transport Assessment fic flows as the basis for the

e also proposed for allocation enefit the most and also those h. However, as referenced in tional long-term Regeneration ing works and more detailed

of the site as a key economic rs to secure the best outcome Ford Site constitutes a pivotal I be promoted as a means of

through the publication of the nent, education, in-town living, will be used as a planning tool dentified projects. It forms the made without full engagement

of eight development zones, projects.

dcastle; The Retail Core; Café e.

ill be implemented in various formulating a project timeline, inputs are needed to deliver

ership approach between key ect delivery will be taken, with projects that form part of the

some of which include:

opendix 37). The IDP provides ent of allocated sites for the iod could not proceed. Such

			infrastructure includes transport, education, health, environmental management, utiliti and cultural infrastructure.
107 7	#1and#2 are not supported by the Island Farm development	Concerns with Strategic Allocation PLA2: Island Farm	Comments noted. The Deposit Plan has been underpinned by the identification of the economic growth and housing provision, all of which have been based upon well judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whole have been analysed and discussed within the Strategic Growth Options Background I how the County Borough's demographic situation is likely to change from 2018-20 appropriate response for the Replacement LDP. As such the Replacement LDP ide requirement to enable a balanced level of housing and employment provision that patterns of growth, support existing settlements and maximise viable affordable hous
			The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the developmer periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, I and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LD development on brownfield land in other settlements (notably Bridgend and the Va limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable h and ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to a development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehe sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites. Each candidate site I the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessme based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan. As such, candidate site sectors are appropriate for allocation.
			As part of the proposed allocation of Land South of Bridgend (Island Farm), develop specific requirements including masterplan development principles and placemakin Policy PLA2 – Page 67). The provision of new residential units, including affordable dw alongside a new one entry primary school with co-located nursery, the re-location School, leisure facilities, recreation facilities, public open space, plus approp employment and commercial uses.

ities in addition to community

the most appropriate scale of ell informed, evidence based ckground Paper 2: Preferred ble Replacement LDP period d Paper. This has considered 2033 and informed the most dentifies an appropriate plan that will achieve sustainable using delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters is to demonstrate the site's at, only those sites deemed is site PS.1 Island Farm was

opment will be subject to siteking principles (See Deposit dwellings, will be incorporated ion of Heronsbridge Special opriate community facilities,

108 0	Proposed site: SP2(2)/PLA2 Land South of	-	Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhancer incorporated within the Replacement LDP to ensure the avoidance of likely significant environmental and enhance the effectiveness of the plan. The findings of the SA indicate that the proposed range of land uses will likely produce a wide range of significant beneficial Comments noted. The Deposit Plan has been prepared in accordance with Welsh
	Bridgend (Island Farm) Proposal for 847 houses etc and Com 1(2) Craig-Y-Parcau, Proposal for 110 houses To: whom it may concern at Bridgend County Borough Council I hereby object to the above proposal, and ask that the site be deleted	Strategic Allocation PLA2: Island Farm and Housing Allocation COM1(2): Craig y	Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and r underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW). The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence b need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferred
	from the final LDP, on the following grounds; Settlement Boundary - Both these sites are outside of the settlement boundary of Bridgend as defined by the A48. Traffic - The traffic congestion at the nodal points between Broadlands and Waterton is often over-capacity during the AM and PM rush	Parcau	Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate plaanced level of housing and employment provision that will achieve sustainable existing settlements and maximise viable affordable housing delivery.
	hours. Traffic on Ewenny Hill also backs up below the potteries and Summer traffic can back up to Waterton roundabout. The country lane, New Inn Road has become a rat run already used by many to avoid congestion on the A48 and is now dangerous for walkers and cyclists. This		The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise the set and Mast Variatiles (RMV) agrigutural land.
	development will increase traffic on the A48, Ewenny Hill, Ewenny Road and New Inn Road The Traffic Strategic Appraisal commissioned by HD Developments acknowledges that it has been impossible to conduct any meaningful appraisal of the		Best and Most Versatile (BMV) agricultural land. However, given the existing LI development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable I and ensure the County Borough's future housing requirements can be realised.
	traffic situation because of Covid. To include such a large development in the LDP at such a traffic hotspot and without up- to-date data and analysis is reckless The effect of a development of this size on traffic, must also be seen in the context of		The Replacement LDP apportions sustainable growth towards settlements that alresservices, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Apsustainable settlement hierarchy. Based upon the consideration of a comprehsustainable growth will be appropriately directed towards the Main Settlements of Brwith the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
	proposed developments at Craig-Y-Parcau (110 house), Laleston (850 houses) and Parc Afon Ewenni (650 houses). There is no evidence that the cumulative effect of all these developments, has been properly assessed at this point The comparison in the draft deposit LDP consultation document with the previously granted application, is misleading, supporting claims		The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan. As such, candidate site
	by the developer that fewer car trips will be generated by the housing development than		Craig y Parcau were considered for appropriate for allocation.

the Replacement LDP (See nd wider sustainability effects ement measures should be ficant adverse effects and to oposed development with its al effects.

sh Government Development revise a development plan, nd contribute to placemaking,

ate scale of economic growth based judgements regarding red Strategy Strategic Growth od have been analysed and considered how the County ne most appropriate response plan requirement to enable a e patterns of growth, support

v Options Background Paper nent of land within or on the sites. It continues to focus on v, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are ad deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's at, only those sites deemed tes PS.1 Island Farm & PS.2

would have been by their previous The proposed allocation is supported by detailed masterplanning work, including an illustrative block plan to approved application for a sports village. identify a realistic dwelling yield on the site's net developable area. The initial Transport Assessment has now The air quality on Ewenny Roundabout has been updated to reflect the final number of dwellings the site is expected to deliver. This identifies the various been known to regularly exceed the legal transport issues relating to the proposed development, and, in combination with the Strategic Transport limit. Adding more traffic will certainly Assessment, what measures will be taken to deal with the anticipated transport impacts of the scheme. Proposed exacerbate the problem. Nature - Roughly a Policy PLA2 prescribes the appropriate development requirements in relation to all forms of travel. For the guarter of the Island Farm site is a SINC and avoidance of any doubt, this number of dwellings does not require the original proposed site boundary to be home to European protected species; expanded, rather more efficient use of the existing net developable area. The density and mix of uses proposed dormice, Lesser Horseshoe bats and Brown is considered appropriate to support a diverse community and vibrant public realm, whilst generating a critical Long Eared bats. Dormice require mass of people to support services such as public transport, local shops and schools. In accordance with national continuous hedgerow/tree cover. This will planning policy, higher densities should be encouraged in urban centres and near major public transport nodes be severed by the entrance road. They will or interchanges. Given the site's location within the Primary Key Settlement of the County Borough and the also be very vulnerable to domestic cats. proximity to Bridgend Town Centre, this density level is therefore considered appropriate to foster sustainable Lesser Horseshoe bats are extremely communities, further bolstered by the proposed enhancements to the active travel network. negatively affected by light pollution, added to which they will have to travel further to The Replacement LDP aims to reduce private car reliance and help the County Borough achieve the principles set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and expanding upon the current find suitable feeding areas. The cumulative pressures of a dense housing development active travel routes as identified in the Existing Route Maps. Consideration of active travel has been key during the master planning of strategic sites in the County Borough. Reference to the Active Routes detailed in Policy on the biodiversity of the SINC will reduce PLA2 in conjunction with Policy PLA12 should be considered essential in the delivery of any strategic site or any its value for biodiversity which could result in it losing its SINC status. Merthyr Mawr proposal, ensuring that development is contributing to the promotion of a sustainable and healthy lifestyle. To take the development boundary up to New Inn Road would irreparably degrade The Active Travel Network Maps aim to improve access to key services and facilities including town centres, the rural context within which Merthyr Mawr employment sites, retail areas and transport hubs, improved access to education facilities such as schools and colleges and improvements to, and expansion of, the existing strategic cycle network in the County Borough. lies. The environs of Merthyr Mawr, without a doubt, extend to the "Dipping Bridge" and Opportunities will be maximised to further improve upon these routes, providing walking connections which will arguably include the "Showground Field" allow integration between new developments and existing communities. which extends to the A48. New Inn Road should be seen as part of the context of this Whilst developments should be encouraged in locations which reduce the need to travel and promote the use of well-loved, unique and nationally regarded sustainable transport, the Council recognises that any development growth will likely result in greater travel historic area. Apart from its function as a rat demand, and that increased traffic levels and congestion is likely to occur if appropriate mitigating transport run, it serves solely as the approach to measures and infrastructure are not delivered. Therefore a Strategic Transport Assessment (See Appendix 36) Merthyr Mawr and it should be valued by has been undertaken to consider the impact of plan proposals and help guide and inform the process of delivering BCBC in accordance with their policy, "To land allocations by means of modelling and quantifying the transport impact of these proposals. The technical Protect and Enhance Distinctive and notes accompanying this assessment demonstrate that the proposed level of development detailed within the Natural Places". Merthyr Mawr is a unique LDP can be accommodated within the BCBC Highway Network with suitable mitigation. asset for Bridgend and the wider area. Safety - To ensure the safety of children Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure that development must be crossing the A48 from the development at located and designed in a way that minimises the need to travel, reduces dependency on the private car and Island Farm to get to school, the traffic will enables sustainable access to employment, education, local services and community facilities. Development will have to be slowed and a pedestrian be required to deliver, or contribute towards the provision of, active travel scheme, public transport measures, crossing point put in. This will further road infrastructure, and other transport measures, in accordance with the Bridgend Local Transport Plan and the impede the traffic flow at busy times on the Bridgend Integrated Network Plan (See Appendix 29). A48 - The LDP states that the junction of Ewenny Road and New Inn Road is already It must be noted that the proposed development and masterplan does not direct vehicles towards New Inn Road and the Dipping Bridge. Proposed Policy PLA2 prescribes a number of placemaking principles for Land South of forecast to get busier i.e., more fast traffic on New Inn Road Lane. This is part of the Bridgend (Island Farm), which are considered instrumental to achieving sustainable places, delivering socially Sustrans Route 88 from Newport to inclusive developments and promoting cohesive communities. Such requirements include pursuing transit-Margam Park which currently stops at the orientated development that prioritises walking, cycling and public transport use, whilst reducing private motor bottom of Ewenny Hill. Safe active travel vehicle dependency. Well-designed, safe walking and cycling routes must be incorporated throughout the site to

	along Now Inn Road for padastrians and	fostor community orientated boolthy welkable neighbourboods. There will be a clear of
	along New Inn Road for pedestrians and cyclists is currently difficult and will get	foster community orientated, healthy walkable neighbourhoods. There will be a clear e pedestrian and cycling linkages between the site, the Town Centre, Brynteg Co
	much more so with increased traffic and	surrounding environs. In addition proposed Policy PLA2 will require the site's gree
	impedance on the A48 The Dipping	extend to Newbridge Fields, thereby capitalising on proposed active travel route INM
	Bridge is a much loved recreation area for	'green lung' that connects the site to both Bridgend Town Centre and Merthyr May
	kids and young people particularly during	multi-functional network of integrated spaces and features south of Bridgend, providi
	hot weather. Increased traffic over the	health and wellbeing benefits for new and existing residents. Housing allocation CO
	bridge will negatively affect the enjoyment	to provide a link/extend route on A48 to connect the adjacent site (PLA2) in addition
	of this iconic landmark and potentially pose	southern side of A48 to 3m and extend length on both southern and northern side. E
	a safety risk. Placemaking - The proposed	also be required to be upgraded for pedestrians and cyclists.
	developments at Craig-Y-Parcau and Island	
	Farm will enclose and impinge upon the	The site promoter's Transport Assessment has identified that with exception of the
	Ogmore Historic Landscape	junction, and the Ewenny Road Roundabout in the AM peak hour, and the B4265 / Ew
	Characterisation (HLCA018 Ogmore) as	peak hours, the revised Island Farm proposals will result in lower traffic flows throu
	well as Merthyr Mawr Registered Historic	assessment network over both the AM and PM peak hour periods, compared to
	Landscape area and the grade 2* Park and	development proposals on the Island Farm Site. As the consented flows are technical
	garden of Merthyr Mawr House. These	existing on the highway network, this revised scheme will provide traffic reduction imp
	designations point to a unique and valuable	highway network. Previous assessment work on the Island Farm site has identified the second
	landscape that is placed in trust for the next	Roundabout, Ewenny Roundabout, and Picton Close Junction all show capacity
	generation. A place that has already been	assessment scenarios both including and excluding the consented Island Farm prop
	made and it is the duty of Bridgend Council	revised Island Farm proposals in general bring traffic reductions across these junctions
	to pass it on, undegraded, to the next	consented), with consideration of background traffic growth alone, these junctions will
	generation. Mark Emery 2 marine drive,	to operate within capacity during future forecast years. The reduction in flows as a
	CF32 0pj	Farm proposals however, may mean that any mitigation measures implemented can
		capacity improvements at each junction. The revised proposals at the Island Farm
		vehicle access points onto the local highway network (compared to just two within the second
		three site access junctions are expected to operate within capacity under the revised
		updated assessment at all three identified junctions, and the site access junctions with
		a future supporting Transport Assessment for the revised Island Farm development, v
		to date baseline traffic flows as the basis for the assessment (Covid restrictions allow
		In terms of air quality, Welsh Government policy guidance requires local authorities to p
		Report by 31st December of each year which monitors results for the previous calenda
		report on action plan implementation, and provides updates regarding new policies
		affect local air quality. Where local and national air quality objectives are not to
		Management Areas (AQMAs) must be identified where there is a requirement for the
		Local Air Quality Action Plan detailing measures to improve air quality.
		The 2020 Annual Progress Report confirms that air quality in BCBC meets the releva
		prescribed in the Air Quality (Wales) Regulations 2000 and the Air Quality (Amende
		2002. A single AQMA is designated in BCBC, this being located along Park Street in
		is designated due to high levels of NO2. This was designated in January 2019 and is
		north of Island Farm. BCBC have monitored the NO2 and PM10 levels at Ewenny C
		the A48 and the B4265) since 2011. The 2020 Annual Progress Report did not rec
		designated at Ewenny Cross and overall recommended that no further Air Quality Ma
		are designated across BCBC.
		An Air Quality Assessment was undertaken and submitted as part of the sports villa
		Farm site. It was based on vehicular movements that the sports village would gener
		regular peaks (and high levels of coaches and busses) interspersed with non-peak pe

r emphasis on providing safe Comprehensive School and een infrastructure network to NM-BR-49 and establishing a awr. This will facilitate a key iding a plethora of economic, COM1(2) will also be required ition to widening footway on . Broadlands roundabout will

e A48 proposed site access wenny Road junction in both ough all junctions across the to the previous consented ally already considered to be provements across the local entified that the Broadlands city issues in forecast year oposals traffic. Although the ons (from what was previously ill still likely require mitigation a result of the revised Island in potentially achieve greater site include three separate the consented scheme). All ed Island Farm proposals. An will be undertaken as part of , which will ideally include up wing).

o publish an Annual Progress dar year, provides a progress es or developments likely to to be achieved, Air Quality he local authority to prepare a

evant air quality objectives as indment) (Wales) Regulations in Bridgend town centre and is located approximately 1km y Cross (the roundabout with ecommend that an AQMA is Management Areas (AQMAs)

lage proposals on the Island herate, namely infrequent but periods where modest levels

of vehicular movements would be generated. At Island Farm, during the assessmen village it was concluded that the use of appropriate mitigation measures could deli albeit that assessment was based on a very different set of proposals which could had quality.
Nevertheless, a full Air Quality Assessment will be undertaken and submitted as application but the site's location and associated planning history suggest that matters not preclude the development of Island Farm.
In relation to nature/biodiversity, the Strategy acknowledges that the County Bord biodiversity with a broad range of species, habitats and unique, rich landscapes. Poli have been refreshed and updated from the existing LDP and will continue to pre environment in line with national planning policy and the Environment Act 20 development in the countryside, special landscape areas, local / regional nature hedgerows and development, green infrastructure, nature conservation and natura public health. For development to be sustainable, it needs to be soundly base assessments, and to be well planned and controlled with regard to its environmental and enhance biodiversity.
There is clear guidance and legislation with regard to the protection of species legislation, Planning Policy Wales (PPW) and TAN5 Nature Conservation and Pl statutory requirements are set out in Section 61 of the Planning and Compulson Conservation of Habitats and Species Regulations 2017, Environment (Wales) Act and Resilience of Ecosystems Duty and Section 7 Priority Habitats and Species, Se Act 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN legislation.
To comply with the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Strate biodiversity and resilience of the County Borough's ecosystems through native sp location of development, the creation of green corridors, and open space manage biodiversity and resilience considerations are taken into account at an early stage preparation and when proposing or considering development proposals. All reasons maintain and enhance biodiversity and promote the resilience of ecosystems and the the wider social needs of local communities. Only in exceptional circumstances, whe will new development be located where it may have an adverse impact on sites des for nature conservation. Robust mitigation and compensation will be provided unavoidable, in line with considered advice from statutory and advisory organisations
The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilient a DNP6 of the LDP set the framework to deliver on this premise, as set out in Policy 9 will be revised to ensure it is based on a net benefit approach to achieve these outco
It is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Islan Importance for Nature Conservation (SINC) (The Island Farm POW Camp) of which land within the allocated site. PPW identifies SINC's as local non-statutory protect states that 'Although non-statutory designations carry less weight than statutory des vital contribution to delivering an ecological network for biodiversity and resilient ecos given adequate protection in development plans and the development management

nt of proposals for the sports eliver an acceptable solution, have a different impact on air

s part of any future planning ers relating to air quality would

rough has a rich and varied blicies within the Deposit Plan protect the county borough's 2016. These policies cover re conservation sites, trees, ral resources protection and sed on good environmental il impact, in order to conserve

and habitats recognised in Planning. The most relevant ory Purchase Act 2004, the t 2016 Section 6 Biodiversity Section 11 of the Countryside N5 lists all the other relevant

egy will seek to enhance the species landscaping, careful agement. It is important that ge in both development plan nable steps must be taken to nese should be balanced with here it is in the public interest, esignated for their importance d wherever this situation is ns.

s to maintain and enhance approach. Policies SP17 and 9 (NDF). Policy DNP6 (LDP) comes.

and Farm) contains a Site of ich covers 14.03 hectares of cted sites. Paragraph 6.4.20 esignations, they can make a psystems, and they should be at process.'

Existing Consent
In relation to Strategic Allocation PLA2: Land South of Bridgend (Island Farm), develor commenced on this site. The Island Farm mixed use development comprising sport/leir uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/OUT). The to a Section 106 Legal Agreement (Legal File Refr: E40-275) that controlled highwing management plans, contributions and matters relating to travel and management plans development. A series of reserved matters consents were granted for an indoor ten refers), landscaping and ecological works, (P/14/823/RES refers), and highway a (P/14/824/RES refers). The Outline permission included the standard time limit condit reserved matters and the commencement of development. The final approval of reserved 12 th June 2015.
 The Outline planning permission included approval for the construction of a new trait on the A48 that would serve as the primary access to the development site. The road of pass through an area of local ecological value – the Island Farm Prisoner of War Ca Nature Conservation (SINC). Under the Conservation and Habitats and Species Reg European Protected Species Licence was issued. In order to comply with the licent access road from fragmenting the dormice population, the developer proposed t approved 'Green Bridge'. However, access to the site could not be formed from the had been established. Under a non-material amendment to the outline planning p P/17/29/FUL, the Council consented a temporary construction access from Ewenny R a sequence of 'enabling works' that had been approved under P/14/354/RES and P/14 works' are described as: The setting up of the site facilities via Island Farm Lane and New Inn Road and temporary internal roads for the delivery of earth moving plant to the s Undertaking earthworks to form a plateau for the Tennis Centre; Undertaking the earthworks, drainage works and form the sub base to the in from the boundary adjacent to the interconnecting spur with the adjacent T Break through the boundary hedgerow and construct the proposed road lin site access road and Technology Drive. Install the incoming services infrast site via Island Farm Lane. Construction access herein to be via Technology
The aforementioned works were commenced in July 2017 in accordance with the above agreed in relation to the pre-commencement planning conditions. Under the define obligation, the aforementioned works constituted a 'commencement of development obligations in relation to highway works. A deed of variation to the original agreement of 2018 which reconciled the enabling works (phase 0) with the original obligation. On the 'enabling works' constituted a material operation and a lawful commencement of relations are extant.
Notwithstanding the extant planning permission, based on the revised mix of uses there is considered to be an overriding need for the development. Re-allocation accommodation of sustainable growth enshrined in placemaking principles, deliver highest need part of the County Borough and enable delivery of two schools on the Heronsbridge Special School. It will also enrich active travel and green infrastructure through creation of a 'green lung' that will connect the site to the Town Centre via Newb of this edge of settlement site would accord with the Preferred Strategy, channel of Settlement of the County Borough and make a significant contribution to the housing n

elopment has already lawfully eisure/commercial and office . The permission was subject way works, land dedication, ins associated with the stadia ennis centre, (P/14/354/RES and drainage infrastructure inditions for the submission of erved matters was issued on

raffic light controlled junction I construction would however Camp Site of Importance for egulation 2010, a conditional ence and to prevent the new to construct and plant the e A48 until the Green Bridge permission and application Road/New Inn Road to allow 14/824/RES. These 'enabling

ad to provide the site facilities e site;

- internal access road working Technology Drive;
- link between the Island Farm astructure that will access the ogy Drive;

ove consents and the details efinitions within the planning nent' triggering a number of at was signed on 11th October n the basis of the above, the f reserved matters consents Council's opinion is that the

s now proposed on the site, tion of this site will enable er affordable housing in the e site, including relocation of ure networks within Bridgend wbridge Fields. Development I growth to the Primary Key need identified in the LHMA.

The site promoter has also provided extensive supporting information to evidence deliverable.
Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering social and promoting cohesive communities. A final masterplan must be prepared and agree the sites development to demonstrate how these principles will be delivered in an app This will need to demonstrate how the development will create a well-connected, su extension to Bridgend, comprising a number of character areas that integrate p landscape, SINC, adjacent Grade II* listed Merthyr Mawr House, existing housing clu Active Travel Networks and public transport facilities. An illustrative masterplan will a version of the Replacement LDP to enable all parties to understand how the site will be including proposed land uses, access, infrastructure requirements, constraints and masterplan will clearly identify the location of the SINC in the context of the wider allo
Ecological mitigation measures already implemented
As part of the existing consent, a mitigation strategy was produced in 2009 to development. It was proposed that the SINC and south west field would become a within the new development. Surveys at the site found dormice <i>Muscardinus avella</i> within the woodland and scrub in the SINC and in the hedgerows of the agricultural fi known to be used by bats for foraging and commuting purposes, and the SINC are ar lesser horseshoe bats <i>Rhinolophus hipposideros</i> and brown long-eared bats <i>Plecotus</i>
As part of the development process some areas of these habitats were to be lost remaining areas due to the impacts of the development, including noise and light spill strategy to counter these losses included the creation of new habitats suitable for the habitat design was guided by the requirements of the protected species of which had site. In addition to dormice and bats, a further condition of the existing consent require of Great Crested Newts <i>Triturus cristatus</i> to be taking into account. The habitat design for the consented scheme included:
 Tree and Scrub Planting: translocation and planting new trees and scrub in the an alternative for displaced animals, including dormice, bats, and shelter for re
 Hedgerow Enhancement: enhancement and translocation of hedgerows from eastern site boundary has been undertaken, to create continuous hedge line
expanded SINC site, and to filter out noise and light from development. continuous flight line for bats and allow dormice to disperse more easily along
 Bat Roosting Building: a purpose-built bat roost building has been constru field, providing a suitable roost site for both lesser horseshoe and brown long-e been found roosting in the old hut within the SINC. The building was constructed key flight line to enable them to rapidly locate it, and also be close to good feed Mawr and the River Ogmore.
 Dormouse Nest Boxes: 35 dormouse next boxes placed within the field, to p that are to be displaced from other areas of the site. Placed within the hedgerows, at approximately 10m interval.
 Pond creation: two new ponds have been created within the south-west fiel providing habitat for Great Crested Newts.
Grassland Creation: rough grassland created around the pond to mitigate los

e the site is both viable and

th of Bridgend (Island Farm), cially inclusive developments reed with the Council prior to ppropriately phased manner. sustainable mixed-use urban positively with the existing clusters, community facilities, I also be included in the final be developed in broad terms, nd areas of protection. This llocation.

o offset the impacts of the a wildlife conservation area *llanarius* to be present, both fields. These areas are also area contains a roost site for *tus auritis*.

ost, and modification to the pillage. Part of the mitigation he relevant species. As such, ad the potential to utilise the ired the habitat requirements

he south-west field, providing reptiles and amphibians.

m the centre of the site to the nes which help to buffer the ... Additionally, it provides a lg the hedgerows.

ructed within the south-west -eared bats, which have both cted on the lesser horseshoe eding habitats on the Merthyr

p provide shelter for dormice a north-east and south-east

ield, with the primary aim of

oss of existing grassland.

Proposed mitigation
 As part of the proposed development of Strategic Allocation PLA2: Land South of I ecological appraisal of the site has been prepared by Ethos Environmental Planning To establish baseline ecological conditions and determine the importance of within the specified area; To identify the existing habitats on site; To identify the potential for protected species; To identify if any further surveys are required with regards to protected habitat To identify any key ecological constraints and make recommendations for significant effects on important ecological features/ resources.
General habitat – Existing
The site was found to be comprised predominately of arable land in its winter stubble noted. The arable field margins provide good habitat for a range of species and buffe There were numerous hedgerows across the site which ranged from mature hedge coppice, to intensively managed species-poor hedgerows which dissected the arable been translocated recently to the eastern boundary and appeared to show new grow
Two ponds which were created as part of the previous applications' ecological min however, neither was holding much water. Whilst there was very limited aquative vegetation in the immediate area included large swathes of tall ruderal and ephemeration
Part of the site, in the northern section, was designated as a SINC partially due to woodland and scrub. This area is proposed for retention within the current masterpla access road. Part of the site had been subject to clearance to enable works from proposals. The area cleared was not withing the SINC identified on site. Detailed su consider the botanical diversity of this area.
Part of the area was brownfield land and whilst it was not an appropriate time of yea apparent that there were varied nutrient levels and areas of disturbed ground which botanical diversity.
Built structures were also noted. These included 'Hut 9' a former prisoner of war cam within the woodland in the north of the site and a dedicated bat roost located in the second
A number of sink holes were noted across the site. These ranged from those which have for a long period of time and had mature trees growing within them, to those very comprising of small areas of collapsed earth.
Natural Resources Wales (NRW) states that consideration will need to be given to Dormice, Lesser Horseshoe Bats, Brown Long Eared Bat records on site). Furth consideration will need to be given to impacts on the SINC, and habitat – ancie woodland.
As such the ecological appraisal also considered the following species:
Dormouse The site contains hedgerows and woodland of which were assessed to hold high value surveys identified the presence of dormice within the SINC located in the north o

f Bridgend (Island Farm), an g in order to:

f ecological features present

ats or species; and for design options to avoid

le with very few plant species ffer the existing hedgerows. gerows with trees and hazel le fields. Two hedgerows had wth.

nitigation works were noted; atic vegetation in the pond, eral/short perennial.

to the mosaic of grassland, blan, with the exception of an m the previous development surveys will be undertaken to

ear for botany surveys, it was h are likely to result in higher

np from World War 2 located south-west of the site.

had apparently been present y recently emerging and just

to protected species (Hazel rthermore, NRW states that ient mature hedgerows and

lue for dormice. The previous of the site. It was therefore

	assessed that further surveys would be required to update the status of the site for detailed proposals for the site.
	<u>Riparian mammals</u> The River Ogmore was present along the eastern edge of the Craig-Y-Parcau, with water vole found south of the site. However, the previous surveys identified no evid within the development area. Considering the presence of previous records in the directly adjacent to the site, it is recommended surveys are undertaken for these prote detailed proposals for the site.
	<u>Great crested newt</u> The previous surveys assessed the ponds to be unsuitable for great crested newt of absent from the site. Since then, it is understood that the previously surveyed pond new wildlife ponds created in the south-west of the main site area. The two water to walkover had relatively low water levels and limited aquatic vegetation. The curr retention and protection of the ponds. Nevertheless, they could provide suitable breed and it is recommended that a Habitat Suitability Index of each of the ponds within 500 to inform detailed planning application.
	<u>Birds</u> There was a mix of permanent pasture and arable land providing suitable habitat for hedgerows and their margins within the fields was assessed to provide potential habit The woodland, hedgerows, scrub and scattered trees were assessed to have high p Evidence of barn owl was found in a stable in the south-east of the site. Further surve been recommended within section 5 to inform detailed proposals for the site.
	<u>Bats</u> The previous surveys identified roosting lesser horseshoe and brown long-eared woodland in the SINC. Since the previous surveys were undertaken, a dedicated bat the south-west of the main site. Additionally, the built structures within the Craig-Y-Par poor structural condition and a wide range of bat roosting features were visible for th were assessed to hold high potential for roosting bats. Therefore, it was assessed th of the structures should be undertaken to assess their status for roosting bats. Additi surveys are recommended. The habitats within both sites contained woodland and he commuting, foraging and roosting habitats for bats may provide potential commuting bats. A number of mature trees were also noted which could have potential roosting for
	<u>Badgers</u> The habitats on site were comprised of woodland, grassland and arable land which badgers. However, it should be noted that the previous survey identified badgers to b
	<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified grass potential for reptiles. The key features were assessed to be the sections of grasslan woodland edges. The site was comprised of common and widespread habitats prov for invertebrates. No detailed surveys will be required.
	SINC Review A SINC review undertaken by the Wildlife Trust indicates that the on-site SINC does n significantly since 2011's survey and therefore still qualifies as a SINC. The small sec

or this species and to inform

vith records of both otter and vidence of riparian mammals he area and suitable habitat otected species and to inform

t (GCN) and that GCN were nds have been removed and r bodies identified during the urrent proposals indicate the eeding habitat for amphibians 500m of the development site

for farmland birds. Also, the bitat for ground nesting birds. a potential for breeding birds. rveys for breeding birds have

ed bats within Hut 9 in the bat roost has been created in Parcau area were in extremely the external walkover. They that an updated assessment ditionally, emergence/re-entry hedgerows, offering potential ting and foraging habitats for g features for bats.

ich have potential to support be absent from the site.

assland providing negligible and and scrub located at the oviding low potential habitats

not appear to have changed ection of woodland in the field

	to the south-east is worth removing from the citation as it is isolated and does not value. The woodland varies in quality but appears to offer habitat for dormice and ba woodland indicator species. The grassland is not particularly species-rich but adds site suffers from antisocial behaviour including fly-tipping, frequent drug use and habitation that is detrimental to the biodiversity of the site. The review recommended that dormouse tubes are replaced and monitored and t reduced where feasible. Although the grassland areas are not very diverse they add and some scrub control to stop their loss is recommended though not a priority.
	Overall PPW identifies SINC's as local non-statutory protected sites of which carry I designations, however it is acknowledged that they can make a vital contribution network for biodiversity and resilient ecosystems, and they should be given adequar Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) has inclue to address previously identified ecological constraints including the retention of the protection of the artificial bat roost and hedgerows. Furthermore, the masterplan for the retention of SINC land within the site boundary, with the exception of the access a ecological value are proposed for retention including existing sink holes; which invertebrates, and an ecological enhancement area located in the south-western fie ecology in relation to the 2008 sports village application. The masterplan also indicating green areas to ensure a continued network of green and blue infrastructure.
	Further work and surveys are to be undertaken from an ecological perspective in line of the ecological report. However, there were no 'show-stoppers' found at this stage, measures available to ensure that the development of the site is acceptable and a minimised. NRW support the commitment for the future development of the site to follow a Green so that the mixture of uses will be fully integrated and designed around the SINC.
	Overall, the site has an extensive planning history which has demonstrated that the ecologically sensitive way through careful scheme design and the use of mitigation ensure that the proposed uses through outlined development requirements are full development of site.
	With regards to landscape matters, a Landscape Character Assessment for Bridge prepared by LUC and published in 2013. The document provides guidance on landscar the adoption of the Local Development Plan, supplements the Green Infrastructure, I Supplementary Planning Guidance. The Assessment categorises undeveloped Character Areas (LCAs) with the site in question being located within the "Merthyr M Coastline" which runs north-eastwards up from the coast to the southwestern fringe of emphasises that the majority of the Merthyr Mawr Farmland, Warren and Coastline I Mawr Special Landscape Area, recognising designations such as Merthyr Mawr Wa Newton Fault RIGS, several Scheduled Monuments, Merthyr Mawr village Conserva Registered Park and Garden of Merthyr Mawr House. Much of the landscape is de Historic Importance and all of the coastal area lies within the Glamorgan Heritage C identifies key landscape sensitivities to development-led to change, stressing the nationally important archaeological and cultural heritage of the landscape as an Landscape of Outstanding Historic Importance, including prehistoric and medieval r buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment r management strategies for their continued survival and visibility in the landscape, including the survival and visibility in the landscape asurvival and visibility

ot appear to add to the site's bats and there are numerous s to the site as a whole. The nd signs of semi-permanent

I that antisocial activities are dd to the diversity of the site

less weight than statutory n to delivering an ecological uate protection. As such, the cluded a number of measures he majority of the SINC and for Island Farm has indicated s road from the A48. Areas of h offer value for a range of field; previously enhanced for cates retention of continuous

ne with the recommendations e, with appropriate mitigation any related impacts can be

en Infrastructure led approach

e site can be developed in an n measures. Policy PLA2 will ully integrated into the future

dgend County Borough was cape character and, following Biodiversity and Landscape ed land into 15 Landscape Mawr Farmland, Warren and of Bridgend. The Assessment e LCA falls within the Merthyr Varren SAC, SSSI and NNR, vation Area and the Grade II* lesignated as of Outstanding Coast. The Assessment also e important of protecting the an integral part of the wider remains, the dunes' ancient recommends implementing ncluding through appropriate

	land management practices and recreation management. As such, the importance need for landscape mitigation measures for any local development proposal, is cl Replacement LDP's evidence base and this will be further emphasised within the su completeness.
	In particular, the southern boundary of the Land South of Bridgend (Island Farm) prop as it lies adjacent to a historic landscape as identified by the LCA. The Replacement I conserve this landscape's character and features by appropriate development mitigation will ensure the design and layout of the site has regard to the surrounding landscape through the inclusion of mitigation measures that provide links with the existing lands Appropriate landscaping treatments must be utilised along the southern fringes of the visual impacts on adjacent uses.
	There will, undoubtedly, be an element of landscape change, although, as after permissions (P/08/1114/OUT, P/14/354/RES, P/14/823/RES and P/14/824/RES refer extant. A Landscape and Visual Impact Assessment (LVIA) was undertaken as Statement submitted alongside the 2008 outline application for the sports village evaluated the significance of landscape and visual impacts by assessing the sensiti landscape and visual resources of the application site and wider area and the mar would occur to the site and surroundings during the various phases of the developme on the basis of proposals for a sports village which included buildings of close to 20n cases of the proposed stadia elements, a high level of massing. The LVIA concluc permanent residual views of buildings, these will be predominantly negligible, mind following the implementation of the comprehensive mitigation measures at the end period. Views are a subjective matter and have been assessed as being adverse bec in the appearance of an undeveloped landscape. It is anticipated that the majority of re community led proposals and be stimulated by the quality and appearance of this landscape features will be significantly compensated by the scale of proposed plar landscape management, will give rise to beneficial landscape and ecology effects in future". A series of mitigation measures were recommended. Broadly, the same mean as part of the newly proposed development and will include strong boundary p undulating roofscape, the use of muted recessive colours, the use of horizontal and texture, and using cut and fill techniques to reduce perceived scale and mass of build that the proposed mixed-use development at Land South of Bridgend (Island Farr reduced building heights and a reduced feeling of massing when compared to the village scheme.
	The site promoter has equally considered the landscape effects in addition to mitigate not subject to any local or national, statutory or non-statutory landscape designate buildings and TPOs on the edge of the site (neither are directly affected by the LANDMAP analysis reflects that the sites are not subject to any designations. We "outstanding" against certain criteria, it also performs as "medium" and "low" for other of sensitivity is comparable to similar parcels of land on the urban fringe of Bridgend of the site is not considered to undermine any of the six landscape sensitivities that a Merthyr Mawr Farmland, Warren and Coastline Landscape Character Area. A deta required to inform and accompany further masterplanning work (as part of a future more detailed assessment will include finer details relating to roofscapes and landsc
	The Replacement LDP is also accompanied by a SA Report (incorporating SEA) to as and significant environmental effects of all substantive component within the Placement Section 2010 and significant environmental effects of all substantive component within the Placement Section 2010 and significant environmental effects of all substantive component within the Placement Section 2010 and significant environmental effects of all substantive component within the Placement Section 2010 and significant environmental effects of all substantive component within the Placement Section 2010 and significant environmental effects of all substantive component within the Placement environmental effects of all substantive component within the Placement environmental effects of all substantive component within the Placement environmental effects of all substantive component within the Placement environment environmental effects of all substantive component within the Placement environment envi

ce of this landscape, and the clearly recognised within the supporting text to PLA2(2) for

pposed allocation is important it LDP will seek to protect and pation measures. Policy PLA2 pe, minimising visual impacts dscape and access features.

forementioned, the existing er) on the site are considered s part of the Environmental e at Island Farm. The LVIA itivity of the existing baseline nagnitude of the change that nent. The LVIA was prepared Om in height as well as, in the uded that "while there will be nor or moderate significance d of the 15 year assessment ecause of the scale of change receptors will embrace these is development. The loss of anting and through improved in the medium and long term ins of mitigation are proposed planting, the creation of an vertical bands of colour and dings. It should also be noted rm) will result in significantly previously permitted sports

igation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and er criteria and overall the level nd. Further, the development are identified as typifying the etailed, updated LVIA will be re planning application). This scaping.

assess the likely sustainability Plan (strategy, policies, site

			allocations, etc.) and any identified reasonable alternatives. This builds directly unincluding an SA Scoping Report (2018) and an Interim SA Scoping Report (201 Replacement LDP Preferred Strategy. The Deposit Plan SA Report demonstrates SEA, process has informed the development of the Deposit Plan, including the inco- changes within the document. As a result, the SA Report concludes that there is sustainability issues in Deposit Plan, with plan components performing well against identifies strong compatibility between the LDP Vision/Objectives and the SA Framew adverse effects (taking account of mitigation in all its forms).
			In accordance with statutory requirements, Planning Policy Wales sets out multiple re- to avoid direct adverse effects on nationally important heritage assets and for the resulting in adverse effects on the historic environment to be robustly justified presumption in favour of the preservation or enhancement of listed buildings and requirement for development not to result in direct adverse effects on Scheduled Me exceptional circumstances. These issues are grouped under 'Cultural Heritage' Sustainability Objectives considered by the SA. The potential for adverse impacts or is an important consideration in determining the overall sustainability and thus s allocations. Any sustainability impacts would also depend on the scale of development
			For Land South of Bridgend (Island Farm), the SA identified the potential for adverse is of the site to scheduled monuments and listed buildings. However, the requirem strategic site allocation to be supported by a detailed masterplan) and PLA2 (for allocation to implement specific masterplan development principles) represent forms of the identified likely significant effects. These requirements also enhance the sustain strategic site allocation more generally. The SA identifies relevant masterplan deve in these spatial development policies to help ensure the avoidance of likely signific could otherwise occur from this development proposal. Additional masterplan deve included within Policy PLA2 to ensure site applies Good Design principles and a approach to siting, design, construction and operation in accordance with Plan principles were informed by SA findings and have been incorporated into the final assessment scoring updated to reflect their inclusion in the Deposit Plan. The tourism will also be preserved and enhanced through improved linkages and active opportun
108 3	SOBJ1 and 2 are not in line with your proposals to build large numbers of houses at Island Farm and Broadlands roundabout - these will become commuter housing for Cardiff and there is no way that these will be social communities as the Bridgend infrastructure does not support more housing. This is not going to be a healthy community if these houses are built in an area with extremely poor vehicle access.	yourConcerns regarding boutComments noted. The Deposit Plan has been economic growth and housing provision, all c judgements regarding need, demand and sup judgements regarding need, demand and sup Strategic Growth Options). A range have been analysed and discussed within the S how the County Borough's demographic situa appropriate response for the Replacement LD requirement to enable a balanced level of ho patterns of growth, support existing settlements	Comments noted. The Deposit Plan has been underpinned by the identification of th economic growth and housing provision, all of which have been based upon well judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whole have been analysed and discussed within the Strategic Growth Options Background how the County Borough's demographic situation is likely to change from 2018-20 appropriate response for the Replacement LDP. As such the Replacement LDP ide requirement to enable a balanced level of housing and employment provision th patterns of growth, support existing settlements and maximise viable affordable house
	Park Derwen has already manifested itself as a sterile housing estate devoid of greenery.		The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing LDP.

upon previous SA reporting 019) which accompanied the es how the SA, incorporating accorporation of recommended is good coverage of all key ast the SA Framework. It also ework, plus no likely significant

requirements for development be need for any development ed. There is also a general d their settings, along with a Monuments, unless there are ge', which is one of the 14 on Cultural Heritage was and s suitability of candidate site nent proposed.

e impacts due to the proximity ements under SP2 (for each or the proposed strategic site s of mitigation to help address tainability performance of the velopment principles included hificant adverse effects which velopment principles are also d a Sustainable Placemaking anning Policy Wales. These al Deposit Plan, with SA site ism and culture asset of Hut 9 unities.

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period ad Paper. This has considered 2033 and informed the most identifies an appropriate plan that will achieve sustainable pusing delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth sese settlements accords with e developmental pressure on LDP's success in delivering

	development on brownfield land in other settlements (notably Bridgend and the Valimited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable hand ensure the County Borough's future housing requirements can be realised.
	The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to e development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehe sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
	The plan preparation has involved the assessment of 171 sites. Each candidate site is the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan. As such, candidate site Craig y Parcau were considered appropriate for allocation
	In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has been 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses w not proceed. Such infrastructure includes transport, education, health, environment addition to community and cultural infrastructure.
	The proposed allocation is supported by detailed masterplanning work, including a identify a realistic dwelling yield on the site's net developable area. The initial Trans been updated to reflect the final number of dwellings the site is expected to deliver, transport issues relating to the proposed development, and, in combination with Assessment, what measures will be taken to deal with the anticipated transport impact Policy PLA2 prescribes the appropriate development requirements in relation to all f and mix of uses proposed is considered appropriate to support a diverse communit whilst generating a critical mass of people to support services such as public transpor In accordance with national planning policy, higher densities should be encouraged major public transport nodes or interchanges. Given the site's location within the Princ County Borough and the proximity to Bridgend Town Centre, this density level is thereful to foster sustainable communities, further bolstered by the proposed enhancements of the pr
	The Replacement LDP aims to reduce private car reliance and help the County Bord set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and a ctive travel routes as identified in the Existing Route Maps. Consideration of active the master planning of strategic sites in the County Borough. Reference to the Activ PLA2 in conjunction with Policy PLA12 should be considered essential in the delivery proposal, ensuring that development is contributing to the promotion of a sustainable
	The Active Travel Network Maps aim to improve access to key services and facilit employment sites, retail areas and transport hubs, improved access to education fac

Valleys Gateway), there are ad deliverable sites (including a housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a shensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed tes PS.1 Island Farm & PS.2

en produced (See Appendix t which the development of within the plan period could ental management, utilities in

g an illustrative block plan to insport Assessment has now er. This identifies the various with the Strategic Transport acts of the scheme. Proposed Il forms of travel. The density nity and vibrant public realm, port, local shops and schools. ed in urban centres and near primary Key Settlement of the refore considered appropriate s to the active travel network.

brough achieve the principles d expanding upon the current ve travel has been key during tive Routes detailed in Policy ery of any strategic site or any ble and healthy lifestyle.

lities including town centres, acilities such as schools and

colleges and improvements to, and expansion of, the existing strategic cycle netwo Opportunities will be maximised to further improve upon these routes, providing wal allow integration between new developments and existing communities.
Whilst developments should be encouraged in locations which reduce the need to tra- sustainable transport, the Council recognises that any development growth will like demand, and that increased traffic levels and congestion is likely to occur if appro- measures and infrastructure are not delivered. Therefore a Strategic Transport Asset has been undertaken to consider the impact of plan proposals and help guide and info- land allocations by means of modelling and quantifying the transport impact of these notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigation
Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces dependent enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
It must be noted that the proposed development and masterplan does not direct vehi and the Dipping Bridge. Proposed Policy PLA2 prescribes a number of placemaking Bridgend (Island Farm), which are considered instrumental to achieving sustainable inclusive developments and promoting cohesive communities. Such requirement orientated development that prioritises walking, cycling and public transport use, whi vehicle dependency. Well-designed, safe walking and cycling routes must be incorpor foster community orientated, healthy walkable neighbourhoods. There will be a clear pedestrian and cycling linkages between the site, the Town Centre, Brynteg Ce surrounding environs. In addition proposed Policy PLA2 will require the site's gree extend to Newbridge Fields, thereby capitalising on proposed active travel route INN 'green lung' that connects the site to both Bridgend Town Centre and Merthyr Max multi-functional network of integrated spaces and features south of Bridgend, provid health and wellbeing benefits for new and existing residents. Housing allocation CC to provide a link/extend route on A48 to connect the adjacent site (PLA2) in additi southern side of A48 to 3m and extend length on both southern and northern side. also be required to be upgraded for pedestrians and cyclists.
The site promoter's Transport Assessment has identified that with exception of the junction, and the Ewenny Road Roundabout in the AM peak hour, and the B4265 / Ew peak hours, the revised Island Farm and Craig y Parcau proposals will result in log junctions across the assessment network over both the AM and PM peak hour periods consented development proposals on the Island Farm Site. As the consented flor considered to be existing on the highway network, this revised scheme will provide trad across the local highway network. Previous assessment work on the Island Farm Broadlands Roundabout, Ewenny Roundabout, and Picton Close Junction all show year assessment scenarios both including and excluding the consented Island Farm the revised Island Farm and Craig y Parcau proposals in general bring traffic reduct (from what was previously consented), with consideration of background traffic growt still likely require mitigation to operate within capacity during future forecast years.

work in the County Borough. alking connections which will

ravel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical relopment detailed within the ttion.

te that development must be dency on the private car and ity facilities. Development will e, public transport measures, Local Transport Plan and the

hicles towards New Inn Road g principles for Land South of ole places, delivering socially hts include pursuing transitwhilst reducing private motor porated throughout the site to ar emphasis on providing safe Comprehensive School and een infrastructure network to NM-BR-49 and establishing a awr. This will facilitate a key iding a plethora of economic, COM1(2) will also be required ition to widening footway on . Broadlands roundabout will

the A48 proposed site access Evenny Road junction in both ower traffic flows through all ds, compared to the previous lows are technically already raffic reduction improvements in site has identified that the w capacity issues in forecast in proposals traffic. Although ctions across these junctions with alone, these junctions will . The reduction in flows as a in measures implemented can

			potentially achieve greater capacity improvements at each junction. The revised pr and Craig y Parcau sites include three separate vehicle access points onto the local h
			to just two within the consented scheme). All three site access junctions are expecte under the revised Island Farm and Craig y Parcau proposals. An updated assess junctions, and the site access junctions will be undertaken as part of a future support for the revised development, which will ideally include up to date baseline traffic assessment (Covid restrictions allowing).
400			As detailed within the Employment Background Paper, the Replacement LDP evid comprehensive range of growth options and analysed the link between different leve the size and profile of the resultant resident labour force. This has ensured develop that is most appropriate to achieve an equilibrium between the number of economica within and moving into the County Borough plus the number of employers relocating same vicinity. One of the key aims of the Plan is to minimise the need for out-co between housing growth and employment provision has been very carefully consid the Deposit LDP does not seek to transform Bridgend County Borough into a com Swansea, and this is the opposite aim of what the strategy is seeking to achieve. The is considered the most appropriate to achieve an equilibrium between new homes balanced against other key infrastructure requirements, and connected throug opportunities. This is detailed further within the Employment Background Paper.
122 4	No		Comments noted.
122 9	The LDP Vision to 2033 is stated as: 'Since the turn of the millennium, Bridgend and the wider County Borough has been on a journey to expand access to key services, enhance physical environmental quality and improve quality of life for residents, workers and visitors. This transformation will continue throughout the LDP period, resulting in the continued development of a safe, healthy and inclusive network of communities that connect more widely with the regions to enable sustainable economic growth.' It is contended that the large scale allocation of housing and growth areas south of the A48 will not help the County Borough and its residents meet this vision. In fact, it is argued that creating isolated housing estates on high environmental quality land in accessible walking/cycling locations will prevent achievement of the vision. The development would not be able to meet the vision of 'safe, healthy and inclusive'. The development at PLA2 will irrevocably change the whole character of the southern area of Bridgend and detrimentally impact on areas of high quality landscape that are recognised in	Concerns regarding Strategic Allocation PLA2: Island Farm and Housing Allocation COM1(2): Craig y Parcau	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and r underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW). The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence b need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferrer Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate p balanced level of housing and employment provision that will achieve sustainable existing settlements and maximise viable affordable housing delivery. The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development proving the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designati Areas. The ongoing commitment to brownfield development opportunities within thes the site-search sequence outlined in Planning Policy Wales and seeks to minimise the site and Most Versatile (BMV) agricultural land. However, given the existing LDP, and the Llynfi Valley are still denoted as regeneration growth are setting LI development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable I and ensure the County Borough's future housing requirements can be realised.

proposals at the Island Farm al highway network (compared sted to operate within capacity essment at all three identified porting Transport Assessment fic flows as the basis for the

idence base has evaluated a vels of population change and opment of a Growth Strategy ically active people remaining ig and/or expanding within the -commuting. The relationship idered to this end. Therefore, ommuter area for Cardiff and The level of growth proposed es and employment provision, ugh enhanced active travel

sh Government Development I revise a development plan, and contribute to placemaking,

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

LANDMAP designations and protection via previous LDP policies. In conclusion, the proposed Island Farm PLA2 and COM 1 Craig Y Parcau Strategic Growth and Housing Allocations would: • fail to command community support; • would deny future generations the opportunity to enjoy green infrastructure and biodiversity south of the A48; • would not allow for active travel given the extensive and dangerous barrier of the A48 and would clog up existing rural lanes; • frustrate the aims of producing sustainable development in the County Borough.	 The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to endevelopment. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehend sustainable growth will be appropriately directed towards the Main Settlements of Brit with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly. The plan preparation has involved the assessment of 171 sites. Each candidate site h the criteria in the Candidate Site Assessment Methodology which was previously constants of a new specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and opp were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan. As such, candidate sites Craig y Parcau were considered for appropriate for allocation.
	Policy PLA2 – Page 67). The provision of new residential units, including affordable dw alongside a new one entry primary school with co-located nursery, the re-location School, leisure facilities, recreation facilities, public open space, plus appropriemployment and commercial uses.
	The proposed allocation is supported by detailed masterplanning work, including a identify a realistic dwelling yield on the site's net developable area. The initial Trans been updated to reflect the final number of dwellings the site is expected to deliver. transport issues relating to the proposed development, and, in combination with Assessment, what measures will be taken to deal with the anticipated transport impacts. Policy PLA2 prescribes the appropriate development requirements in relation to all for and mix of uses proposed is considered appropriate to support a diverse community whilst generating a critical mass of people to support services such as public transport In accordance with national planning policy, higher densities should be encouraged major public transport nodes or interchanges. Given the site's location within the Print County Borough and the proximity to Bridgend Town Centre, this density level is thereful to foster sustainable communities, further bolstered by the proposed enhancements to the proposed enhancements to the proposed enhancements to the province of the proposed enhancements to the proposed enhancement of the proposed enhancements to the proposed enhancement of the proposed enhancements to the proposed enhancement to the proposed enhancement to the proposed enhancement of the prop
	The Replacement LDP aims to reduce private car reliance and help the County Bord set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and e active travel routes as identified in the Existing Route Maps. Consideration of active the master planning of strategic sites in the County Borough. Reference to the Active PLA2 in conjunction with Policy PLA12 should be considered essential in the delivery proposal, ensuring that development is contributing to the promotion of a sustainable
	The Active Travel Network Maps aim to improve access to key services and faciliti employment sites, retail areas and transport hubs, improved access to education fac colleges and improvements to, and expansion of, the existing strategic cycle netwo Opportunities will be maximised to further improve upon these routes, providing walk allow integration between new developments and existing communities.

ready benefit from significant enabling transit orientated Appendix 19) to establish a shensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed tes PS.1 Island Farm & PS.2

opment will be subject to siteking principles (See Deposit dwellings, will be incorporated ion of Heronsbridge Special opriate community facilities,

g an illustrative block plan to insport Assessment has now er. This identifies the various with the Strategic Transport acts of the scheme. Proposed Il forms of travel. The density nity and vibrant public realm, port, local shops and schools. ed in urban centres and near primary Key Settlement of the refore considered appropriate s to the active travel network.

brough achieve the principles d expanding upon the current re travel has been key during tive Routes detailed in Policy rry of any strategic site or any le and healthy lifestyle.

lities including town centres, acilities such as schools and work in the County Borough. alking connections which will

	Whilst developments should be encouraged in locations which reduce the need to tra sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appro measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and info land allocations by means of modelling and quantifying the transport impact of thes notes accompanying this assessment demonstrate that the proposed level of devel LDP can be accommodated within the BCBC Highway Network with suitable mitigation
	Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces depende enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
	Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering social and promoting cohesive communities. Such requirements include pursuing transit-on prioritises walking, cycling and public transport use, whilst reducing private motor designed, safe walking and cycling routes must be incorporated throughout the orientated, healthy walkable neighbourhoods. There will be a clear emphasis on pro- cycling linkages between the site, the Town Centre, Brynteg Comprehensive School In addition proposed Policy PLA2 will require the site's green infrastructure netwo Fields, thereby capitalising on proposed active travel route INM-BR-49 and estab- connects the site to both Bridgend Town Centre and Merthyr Mawr. This will facil network of integrated spaces and features south of Bridgend, providing a plethora- wellbeing benefits for new and existing residents. Housing allocation COM1(2) will al link/extend route on A48 to connect the adjacent site (PLA2) in addition to widening f A48 to 3m and extend length on both southern and northern side. Broadlands round to be upgraded for pedestrians and cyclists.
	The site promoter's Transport Assessment has identified that with exception of the junction, and the Ewenny Road Roundabout in the AM peak hour, and the B4265 / Ew peak hours, the revised Island Farm and Craig y Parcau proposals will result in low junctions across the assessment network over both the AM and PM peak hour periods consented development proposals on the Island Farm Site. As the consented flo considered to be existing on the highway network, this revised scheme will provide trafacross the local highway network. Previous assessment work on the Island Farm Broadlands Roundabout, Ewenny Roundabout, and Picton Close Junction all show year assessment scenarios both including and excluding the consented Island Farm the revised Island Farm and Craig y Parcau proposals in general bring traffic reducti (from what was previously consented), with consideration of background traffic growth still likely require mitigation to operate within capacity during future forecast years. Tresult of the revised Island Farm proposals however, may mean that any mitigation repotentially achieve greater capacity improvements at each junction. The revised proposals in general bring traffic reducting the trevised Island Farm proposals however, may mean that any mitigation repotentially achieve greater capacity improvements at each junction. The revised proposals in general bring the revised proposals in general bring the revised proposals in general bring traffic growth still two within the consented scheme). All three site access points onto the local h to just two within the consented scheme). All three site access junctions are expected under the revised Island Farm and Craig y Parcau proposals. An updated assess junctions, and the site access junctions will be undertaken as part of a future support

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical relopment detailed within the attion.

e that development must be dency on the private car and ty facilities. Development will e, public transport measures, Local Transport Plan and the

th of Bridgend (Island Farm), cially inclusive developments -orientated development that or vehicle dependency. Wellne site to foster community roviding safe pedestrian and of and surrounding environs. work to extend to Newbridge ablishing a 'green lung' that cilitate a key multi-functional ora of economic, health and also be required to provide a g footway on southern side of ndabout will also be required

e A48 proposed site access Ewenny Road junction in both ower traffic flows through all ds, compared to the previous lows are technically already affic reduction improvements n site has identified that the w capacity issues in forecast m proposals traffic. Although ctions across these junctions th alone, these junctions will The reduction in flows as a measures implemented can proposals at the Island Farm highway network (compared ed to operate within capacity sment at all three identified orting Transport Assessment

[for the provinced development which will be all include on to date be a line to the
	for the revised development, which will ideally include up to date baseline traffic assessment (Covid restrictions allowing).
	In relation to nature/biodiversity, the Strategy acknowledges that the County Bord biodiversity with a broad range of species, habitats and unique, rich landscapes. Poli- have been refreshed and updated from the existing LDP and will continue to pre- environment in line with national planning policy and the Environment Act 20 development in the countryside, special landscape areas, local / regional nature hedgerows and development, green infrastructure, nature conservation and natura public health. For development to be sustainable, it needs to be soundly base assessments, and to be well planned and controlled with regard to its environmental i and enhance biodiversity.
	There is clear guidance and legislation with regard to the protection of species a legislation, Planning Policy Wales (PPW) and TAN5 Nature Conservation and Pl statutory requirements are set out in Section 61 of the Planning and Compulson Conservation of Habitats and Species Regulations 2017, Environment (Wales) Act and Resilience of Ecosystems Duty and Section 7 Priority Habitats and Species, Se Act 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN legislation.
	To comply with the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Strated biodiversity and resilience of the County Borough's ecosystems through native sp location of development, the creation of green corridors, and open space manage biodiversity and resilience considerations are taken into account at an early stage preparation and when proposing or considering development proposals. All reasona maintain and enhance biodiversity and promote the resilience of ecosystems and the the wider social needs of local communities. Only in exceptional circumstances, whe will new development be located where it may have an adverse impact on sites desi for nature conservation. Robust mitigation and compensation will be provided unavoidable, in line with considered advice from statutory and advisory organisations
	The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilient ap DNP6 of the LDP set the framework to deliver on this premise, as set out in Policy 9 will be revised to ensure it is based on a net benefit approach to achieve these outcomes.
	It is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Island Importance for Nature Conservation (SINC) (The Island Farm POW Camp) of which land within the allocated site. PPW identifies SINC's as local non-statutory protect states that 'Although non-statutory designations carry less weight than statutory design vital contribution to delivering an ecological network for biodiversity and resilient ecos given adequate protection in development plans and the development management
	Existing Consent In relation to Strategic Allocation PLA2: Land South of Bridgend (Island Farm), develor commenced on this site. The Island Farm mixed use development comprising sport/le uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/OUT). to a Section 106 Legal Agreement (Legal File Refr: E40-275) that controlled highw management plans, contributions and matters relating to travel and management plan

ic flows as the basis for the

rough has a rich and varied blicies within the Deposit Plan protect the county borough's 2016. These policies cover re conservation sites, trees, ral resources protection and sed on good environmental il impact, in order to conserve

s and habitats recognised in Planning. The most relevant ory Purchase Act 2004, the t 2016 Section 6 Biodiversity Section 11 of the Countryside N5 lists all the other relevant

egy will seek to enhance the species landscaping, careful agement. It is important that ge in both development plan nable steps must be taken to nese should be balanced with here it is in the public interest, esignated for their importance d wherever this situation is ns.

es to maintain and enhance approach. Policies SP17 and 9 (NDF). Policy DNP6 (LDP) comes.

and Farm) contains a Site of ich covers 14.03 hectares of cted sites. Paragraph 6.4.20 esignations, they can make a psystems, and they should be it process.'

elopment has already lawfully leisure/commercial and office b. The permission was subject hway works, land dedication, ans associated with the stadia

development. A series of reserved matters consents were granted for an indoor ter
refers), landscaping and ecological works, (P/14/823/RES refers), and highway a (P/14/824/RES refers). The Outline permission included the standard time limit cond reserved matters and the commencement of development. The final approval of reserved 12 th June 2015.
 The Outline planning permission included approval for the construction of a new trad on the A48 that would serve as the primary access to the development site. The road of pass through an area of local ecological value – the Island Farm Prisoner of War C Nature Conservation (SINC). Under the Conservation and Habitats and Species Reg European Protected Species Licence was issued. In order to comply with the licen access road from fragmenting the dornice population, the developer proposed of approved 'Green Bridge'. However, access to the site could not be formed from the had been established. Under a non-material amendment to the outline planning pP/17/29/FUL, the Council consented a temporary construction access from Ewenny R a sequence of 'enabling works' that had been approved under P/14/354/RES and P/14 works' are described as: The setting up of the site facilities via Island Farm Lane and New Inn Road and temporary internal roads for the delivery of earth moving plant to the set Undertaking earthworks to form a plateau for the Tennis Centre; Undertaking the earthworks, drainage works and form the adjacent T Break through the boundary hedgerow and construct the proposed road lir site access road and Technology Drive. Install the incoming services infras site via Island Farm Lane. Construction access here in to be via Technology
The aforementioned works were commenced in July 2017 in accordance with the abo agreed in relation to the pre-commencement planning conditions. Under the defi obligation, the aforementioned works constituted a 'commencement of development obligations in relation to highway works. A deed of variation to the original agreement 2018 which reconciled the enabling works (phase 0) with the original obligation. On 'enabling works' constituted a material operation and a lawful commencement of P/14/354/RES and P/14/824/RES. The works have not been completed but the C permissions are extant.
Notwithstanding the extant planning permission, based on the revised mix of uses there is considered to be an overriding need for the development. Re-allocation accommodation of sustainable growth enshrined in placemaking principles, deliver highest need part of the County Borough and enable delivery of two schools on the Heronsbridge Special School. It will also enrich active travel and green infrastructure through creation of a 'green lung' that will connect the site to the Town Centre via Newl of this edge of settlement site would accord with the Preferred Strategy, channel Settlement of the County Borough and make a significant contribution to the housing n The site promoter has also provided extensive supporting information to evidence deliverable.
Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering socia and promoting cohesive communities. A final masterplan must be prepared and agre the sites development to demonstrate how these principles will be delivered in an app

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ad to provide the site facilities e site;

internal access road working Technology Drive;

link between the Island Farm astructure that will access the ogy Drive;

pove consents and the details efinitions within the planning nent' triggering a number of nt was signed on 11th October n the basis of the above, the f reserved matters consents Council's opinion is that the

es now proposed on the site, tion of this site will enable ver affordable housing in the site, including relocation of ure networks within Bridgend wbridge Fields. Development el growth to the Primary Key g need identified in the LHMA. se the site is both viable and

th of Bridgend (Island Farm), cially inclusive developments reed with the Council prior to ppropriately phased manner.

	 This will need to demonstrate how the development will create a well-connected, su extension to Bridgend, comprising a number of character areas that integrate plandscape, SINC, adjacent Grade II* listed Merthyr Mawr House, existing housing dt Active Travel Networks and public transport facilities. An illustrative masterplan will a version of the Replacement LDP to enable all parties to understand how the site will be including proposed land uses, access, infrastructure requirements, constraints and masterplan will clearly identify the location of the SINC in the context of the wider all of the existing consent, a mitigation strategy was produced in 2009 to development. It was proposed that the SINC and south west field would become a within the new development. Surveys at the site found dormice <i>Muscardinus avella</i> within the woodland and scrub in the SINC and in the hedgerows of the agricultural f known to be used by bats for foraging and commuting purposes, and the SINC are all lesser horseshoe bats <i>Rhinolophus hipposideros</i> and brown long-eared bats <i>Plecotu</i>. As part of the development process some areas of these habitats were to be loc remaining areas due to the impacts of the development, including noise and light spil strategy to counter these losses included the creation of new habitats off or the habitat design was guided by the requirements of the protected species of which has an alternative for displaced animals, including domice, bats, and shelter for ree Hedgrow Enhancement: enhancement and translocation. The babitat file for ossing the an alternative for displaced animals, including domice, bats, and shele for the habitat design building: a purpose-built bat roost building has been constructified, providing a suitable roost site for both lesser horseshoe and brown long-eb found roosting in the odd and wormice to disperse more easily along Bat Roosting Building: a purpose-built bat roost building has been constructified, providing a suitable roost site for both lesser horse
	 ecological appraisal of the site has been prepared by Ethos Environmental Planning To establish baseline ecological conditions and determine the importance of within the specified area;
	 To identify the existing habitats on site; To identify the potential for protected species;
	To identify if any further surveys are required with regards to protected habitat

sustainable mixed-use urban positively with the existing clusters, community facilities, I also be included in the final be developed in broad terms, nd areas of protection. This llocation.

to offset the impacts of the e a wildlife conservation area ellanarius to be present, both I fields. These areas are also area contains a roost site for tus auritis.

lost, and modification to the pillage. Part of the mitigation he relevant species. As such, had the potential to utilise the hired the habitat requirements

he south-west field, providing reptiles and amphibians.

om the centre of the site to the ines which help to buffer the t. Additionally, it provides a ng the hedgerows.

ructed within the south-west -eared bats, which have both cted on the lesser horseshoe eding habitats on the Merthyr

o provide shelter for dormice e north-east and south-east

ield, with the primary aim of

oss of existing grassland.

f Bridgend (Island Farm), an g in order to:

f ecological features present

ats or species; and

To identify any key ecological constraints and make recommendations for significant effects on important ecological features/ resources.
General habitat – Existing
The site was found to be comprised predominately of arable land in its winter stubble noted. The arable field margins provide good habitat for a range of species and buffe There were numerous hedgerows across the site which ranged from mature hedge coppice, to intensively managed species-poor hedgerows which dissected the arable been translocated recently to the eastern boundary and appeared to show new grow
Two ponds which were created as part of the previous applications' ecological mi however, neither was holding much water. Whilst there was very limited aquative vegetation in the immediate area included large swathes of tall ruderal and ephemeration
Part of the site, in the northern section, was designated as a SINC partially due to woodland and scrub. This area is proposed for retention within the current masterpla access road. Part of the site had been subject to clearance to enable works from proposals. The area cleared was not withing the SINC identified on site. Detailed su consider the botanical diversity of this area.
Part of the area was brownfield land and whilst it was not an appropriate time of yea apparent that there were varied nutrient levels and areas of disturbed ground which botanical diversity.
Built structures were also noted. These included 'Hut 9' a former prisoner of war cam within the woodland in the north of the site and a dedicated bat roost located in the s
A number of sink holes were noted across the site. These ranged from those which h for a long period of time and had mature trees growing within them, to those very comprising of small areas of collapsed earth.
Natural Resources Wales (NRW) states that consideration will need to be given to Dormice, Lesser Horseshoe Bats, Brown Long Eared Bat records on site). Furth consideration will need to be given to impacts on the SINC, and habitat – ancient woodland.
As such the ecological appraisal also considered the following species:
<u>Dormouse</u> The site contains hedgerows and woodland of which were assessed to hold high valu surveys identified the presence of dormice within the SINC located in the north o assessed that further surveys would be required to update the status of the site for detailed proposals for the site.
<u>Riparian mammals</u> The River Ogmore was present along the eastern edge of the Craig-Y-Parcau, with water vole found south of the site. However, the previous surveys identified no evid within the development area. Considering the presence of previous records in the directly adjacent to the site, it is recommended surveys are undertaken for these protedetailed proposals for the site.

for design options to avoid

le with very few plant species ffer the existing hedgerows. gerows with trees and hazel le fields. Two hedgerows had wth.

mitigation works were noted; atic vegetation in the pond, eral/short perennial.

to the mosaic of grassland, blan, with the exception of an m the previous development surveys will be undertaken to

ear for botany surveys, it was h are likely to result in higher

mp from World War 2 located south-west of the site.

had apparently been present y recently emerging and just

to protected species (Hazel rthermore, NRW states that cient mature hedgerows and

lue for dormice. The previous of the site. It was therefore or this species and to inform

vith records of both otter and vidence of riparian mammals he area and suitable habitat otected species and to inform

Overall
<u>SINC Review</u> A SINC review undertaken by the Wildlife Trust indicates that the on-site SINC does n significantly since 2011's survey and therefore still qualifies as a SINC. The small sect to the south-east is worth removing from the citation as it is isolated and does not a value. The woodland varies in quality but appears to offer habitat for dormice and ba woodland indicator species. The grassland is not particularly species-rich but adds t site suffers from antisocial behaviour including fly-tipping, frequent drug use and habitation that is detrimental to the biodiversity of the site. The review recommended that dormouse tubes are replaced and monitored and th reduced where feasible. Although the grassland areas are not very diverse they add and some scrub control to stop their loss is recommended though not a priority.
<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified grass potential for reptiles. The key features were assessed to be the sections of grasslan woodland edges. The site was comprised of common and widespread habitats prov for invertebrates. No detailed surveys will be required.
<u>Badgers</u> The habitats on site were comprised of woodland, grassland and arable land which badgers. However, it should be noted that the previous survey identified badgers to b
<u>Bats</u> The previous surveys identified roosting lesser horseshoe and brown long-eared woodland in the SINC. Since the previous surveys were undertaken, a dedicated bat the south-west of the main site. Additionally, the built structures within the Craig-Y-Par poor structural condition and a wide range of bat roosting features were visible for the were assessed to hold high potential for roosting bats. Therefore, it was assessed the of the structures should be undertaken to assess their status for roosting bats. Additionally, for aging and roosting habitats for bats may provide potential commuting bats. A number of mature trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure of the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential roosting for the structure trees were also noted which could have potential commuting structure trees were also noted which could have potential commuting structure trees were also noted which could have
<u>Birds</u> There was a mix of permanent pasture and arable land providing suitable habitat for hedgerows and their margins within the fields was assessed to provide potential habit. The woodland, hedgerows, scrub and scattered trees were assessed to have high p Evidence of barn owl was found in a stable in the south-east of the site. Further survey been recommended within section 5 to inform detailed proposals for the site.
<u>Great crested newt</u> The previous surveys assessed the ponds to be unsuitable for great crested newt (absent from the site. Since then, it is understood that the previously surveyed pond new wildlife ponds created in the south-west of the main site area. The two water b walkover had relatively low water levels and limited aquatic vegetation. The curror retention and protection of the ponds. Nevertheless, they could provide suitable breed and it is recommended that a Habitat Suitability Index of each of the ponds within 500 to inform detailed planning application.

t (GCN) and that GCN were nds have been removed and r bodies identified during the rrent proposals indicate the eeding habitat for amphibians 500m of the development site

for farmland birds. Also, the bitat for ground nesting birds. a potential for breeding birds. rveys for breeding birds have

ed bats within Hut 9 in the pat roost has been created in arcau area were in extremely the external walkover. They that an updated assessment itionally, emergence/re-entry hedgerows, offering potential ing and foraging habitats for g features for bats.

ch have potential to support be absent from the site.

assland providing negligible and and scrub located at the oviding low potential habitats

not appear to have changed ection of woodland in the field at appear to add to the site's pats and there are numerous s to the site as a whole. The nd signs of semi-permanent

that antisocial activities are dd to the diversity of the site

PPW identifies SINC's as local non-statutory protected sites of which carry le designations, however it is acknowledged that they can make a vital contribution network for biodiversity and resilient ecosystems, and they should be given adequa Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) has inclu to address previously identified ecological constraints including the retention of the protection of the artificial bat roost and hedgerows. Furthermore, the masterplan for the retention of SINC land within the site boundary, with the exception of the access r ecological value are proposed for retention including existing sink holes; which invertebrates, and an ecological enhancement area located in the south-western fiel ecology in relation to the 2008 sports village application. The masterplan also indica green areas to ensure a continued network of green and blue infrastructure.
Further work and surveys are to be undertaken from an ecological perspective in line of the ecological report. However, there were no 'show-stoppers' found at this stage, measures available to ensure that the development of the site is acceptable and a minimised. NRW support the commitment for the future development of the site to follow a Green so that the mixture of uses will be fully integrated and designed around the SINC.
Overall, the site has an extensive planning history which has demonstrated that the s ecologically sensitive way through careful scheme design and the use of mitigation ensure that the proposed uses through outlined development requirements are full development of site.
With regards to landscape matters, a Landscape Character Assessment for Bridg prepared by LUC and published in 2013. The document provides guidance on landsca the adoption of the Local Development Plan, supplements the Green Infrastructure, B Supplementary Planning Guidance. The Assessment categorises undeveloped Character Areas (LCAs) with the site in question being located within the "Merthyr M Coastline" which runs north-eastwards up from the coast to the southwestern fringe of emphasises that the majority of the Merthyr Mawr Farmland, Warren and Coastline I Mawr Special Landscape Area, recognising designations such as Merthyr Mawr Wa Newton Fault RIGS, several Scheduled Monuments, Merthyr Mawr village Conserva Registered Park and Garden of Merthyr Mawr House. Much of the landscape is dee Historic Importance and all of the coastal area lies within the Glamorgan Heritage C identifies key landscape sensitivities to development-led to change, stressing the nationally important archaeological and cultural heritage of the landscape as an Landscape of Outstanding Historic Importance, including prehistoric and medieval r buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment r management strategies for their continued survival and visibility in the landscape, ind land management practices and recreation management. As such, the importance need for landscape mitigation measures for any local development proposal, is cle Replacement LDP's evidence base and this will be further emphasised within the su completeness.
In particular, the southern boundary of the Land South of Bridgend (Island Farm) prop as it lies adjacent to a historic landscape as identified by the LCA. The Replacement I conserve this landscape's character and features by appropriate development mitigat will ensure the design and layout of the site has regard to the surrounding landscape through the inclusion of mitigation measures that provide links with the existing lands

less weight than statutory n to delivering an ecological uate protection. As such, the cluded a number of measures he majority of the SINC and or Island Farm has indicated s road from the A48. Areas of n offer value for a range of ield; previously enhanced for cates retention of continuous

ne with the recommendations e, with appropriate mitigation any related impacts can be

n Infrastructure led approach

e site can be developed in an n measures. Policy PLA2 will ully integrated into the future

dgend County Borough was cape character and, following **Biodiversity and Landscape** d land into 15 Landscape Mawr Farmland, Warren and of Bridgend. The Assessment LCA falls within the Merthyr Varren SAC, SSSI and NNR, vation Area and the Grade II* lesignated as of Outstanding Coast. The Assessment also important of protecting the in integral part of the wider remains, the dunes' ancient recommends implementing ncluding through appropriate e of this landscape, and the clearly recognised within the supporting text to PLA2(2) for

posed allocation is important t LDP will seek to protect and ation measures. Policy PLA2 be, minimising visual impacts dscape and access features.

			Appropriate landscaping treatments must be utilised along the southern fringes of the visual impacts on adjacent uses. There will, undoubtedly, be an element of landscape change, although, as afor
			permissions (P/08/1114/OUT, P/14/354/RES, P/14/823/RES and P/14/824/RES referextant. A Landscape and Visual Impact Assessment (LVIA) was undertaken as Statement submitted alongside the 2008 outline application for the sports village evaluated the significance of landscape and visual impacts by assessing the sensiti landscape and visual resources of the application site and wider area and the ma would occur to the site and surroundings during the various phases of the development on the basis of proposals for a sports village which included buildings of close to 20m cases of the proposed stadia elements, a high level of massing. The LVIA conclude permanent residual views of buildings, these will be predominantly negligible, minor following the implementation of the comprehensive mitigation measures at the end period. Views are a subjective matter and have been assessed as being adverse bec in the appearance of an undeveloped landscape. It is anticipated that the majority of recommunity led proposals and be stimulated by the quality and appearance of this landscape features will be significantly compensated by the scale of proposed plar landscape management, will give rise to beneficial landscape and ecology effects in future". A series of mitigation measures were recommended. Broadly, the same mean as part of the newly proposed development and will include strong boundary pundulating roofscape, the use of muted recessive colours, the use of horizontal and viexture, and using cut and fill techniques to reduce perceived scale and mass of build that the proposed mixed-use development at Land South of Bridgend (Island Farm reduced building heights and a reduced feeling of massing when compared to the village scheme.
400			The site promoter has equally considered the landscape effects in addition to mitigate not subject to any local or national, statutory or non-statutory landscape designation buildings and TPOs on the edge of the site (neither are directly affected by the LANDMAP analysis reflects that the sites are not subject to any designations. W "outstanding" against certain criteria, it also performs as "medium" and "low" for other of sensitivity is comparable to similar parcels of land on the urban fringe of Bridgend of the site is not considered to undermine any of the six landscape sensitivities that a Merthyr Mawr Farmland, Warren and Coastline Landscape Character Area. A detarequired to inform and accompany further masterplanning work (as part of a future more detailed assessment will include finer details relating to roofscapes and landscape
126 2	No		Comments noted.
130 9	The LDP Vision to 2033 is stated as: 'Since the turn of the millennium, Bridgend and the wider County Borough has been on a journey to expand access to key services, enhance physical environmental quality and improve quality of life for residents, workers and visitors. This transformation will continue throughout the LDP period, resulting in the continued development of a safe, healthy and inclusive network of communities that connect more widely with	Concerns regarding Strategic Allocation PLA2: Island Farm and Housing Allocation COM1(2): Craig y Parcau	Comments noted. The Deposit Plan has been underpinned by the identification of the economic growth and housing provision, all of which have been based upon well judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whole have been analysed and discussed within the Strategic Growth Options Background I how the County Borough's demographic situation is likely to change from 2018-20 appropriate response for the Replacement LDP. As such the Replacement LDP ide requirement to enable a balanced level of housing and employment provision that patterns of growth, support existing settlements and maximise viable affordable house

the site in order to minimise

forementioned, the existing er) on the site are considered s part of the Environmental e at Island Farm. The LVIA itivity of the existing baseline nagnitude of the change that nent. The LVIA was prepared)m in height as well as, in the uded that "while there will be nor or moderate significance d of the 15 year assessment ecause of the scale of change receptors will embrace these is development. The loss of anting and through improved in the medium and long term ans of mitigation are proposed planting, the creation of an vertical bands of colour and dings. It should also be noted rm) will result in significantly previously permitted sports

igation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and er criteria and overall the level nd. Further, the development are identified as typifying the etailed, updated LVIA will be re planning application). This scaping.

the most appropriate scale of ell informed, evidence based ckground Paper 2: Preferred ble Replacement LDP period d Paper. This has considered 2033 and informed the most dentifies an appropriate plan that will achieve sustainable using delivery.

the regions to enable sustainable economic growth.' It is contended that the large scale allocation of housing and growth areas south of the A48 will not help the County Borough and its residents meet this vision. In fact, it is argued that creating isolated housing estates on high environmental quality land in accessible walking/cycling locations will prevent achievement of the vision. The development would not be able to meet the vision of 'safe, healthy and inclusive'.	 The distribution of growth is further evaluated and justified in the Spatial Strategy O (See Appendix 43 – Background Paper 3). The strategy prioritises the developme periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, I and the Llynfi Valley are still denoted as regeneration priorities through their designatic Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural Iand. However, given the existing LD development on brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable f and ensure the County Borough's future housing requirements can be realised. The Replacement LDP apportions sustainable growth towards settlements that alrea services, facilities and employment opportunities and are most conducive to e development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehe sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly. The plan preparation has involved the assessment of 171 sites. Each candidate site A the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Site Assessment Report (2020)). During Stage 2 detailed assessor based on any specific issues they raised in terms of their deliverability, general locatic existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were include
	There is clear guidance and legislation with regard to the protection of species a legislation, Planning Policy Wales (PPW) and TAN5 Nature Conservation and Plastatutory requirements are set out in Section 61 of the Planning and Compulsor

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed tes PS.1 Island Farm & PS.2

opment will be subject to siteking principles (See Deposit dwellings, will be incorporated ion of Heronsbridge Special opriate community facilities,

rough has a rich and varied plicies within the Deposit Plan protect the county borough's 2016. These policies cover re conservation sites, trees, ral resources protection and sed on good environmental l impact, in order to conserve

and habitats recognised in Planning. The most relevant ory Purchase Act 2004, the

Conservation of Habitats and Species Regulations 2017, Environment (Wales) Act 2 and Resilience of Ecosystems Duty and Section 7 Priority Habitats and Species, Se Act 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN legislation.
To comply with the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Strated biodiversity and resilience of the County Borough's ecosystems through native sp location of development, the creation of green corridors, and open space manage biodiversity and resilience considerations are taken into account at an early stage preparation and when proposing or considering development proposals. All reasonal maintain and enhance biodiversity and promote the resilience of ecosystems and the the wider social needs of local communities. Only in exceptional circumstances, whe will new development be located where it may have an adverse impact on sites desi for nature conservation. Robust mitigation and compensation will be provided unavoidable, in line with considered advice from statutory and advisory organisations
The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilient ap DNP6 of the LDP set the framework to deliver on this premise, as set out in Policy 9 will be revised to ensure it is based on a net benefit approach to achieve these outcomestics.
It is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Island Importance for Nature Conservation (SINC) (The Island Farm POW Camp) of which land within the allocated site. PPW identifies SINC's as local non-statutory protect states that 'Although non-statutory designations carry less weight than statutory des vital contribution to delivering an ecological network for biodiversity and resilient ecos given adequate protection in development plans and the development management
Existing Consent In relation to Strategic Allocation PLA2: Land South of Bridgend (Island Farm), develor commenced on this site. The Island Farm mixed use development comprising sport/le uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/OUT). To to a Section 106 Legal Agreement (Legal File Refr: E40-275) that controlled highw management plans, contributions and matters relating to travel and management plan development. A series of reserved matters consents were granted for an indoor ter refers), landscaping and ecological works, (P/14/823/RES refers), and highway a (P/14/824/RES refers). The Outline permission included the standard time limit cond reserved matters and the commencement of development. The final approval of rese 12 th June 2015.
The Outline planning permission included approval for the construction of a new tra on the A48 that would serve as the primary access to the development site. The road of pass through an area of local ecological value – the Island Farm Prisoner of War Conservation (SINC). Under the Conservation and Habitats and Species Reg European Protected Species Licence was issued. In order to comply with the licent access road from fragmenting the dormice population, the developer proposed of approved 'Green Bridge'. However, access to the site could not be formed from the had been established. Under a non-material amendment to the outline planning p P/17/29/FUL, the Council consented a temporary construction access from Ewenny R

t 2016 Section 6 Biodiversity Section 11 of the Countryside N5 lists all the other relevant

egy will seek to enhance the species landscaping, careful agement. It is important that ge in both development plan nable steps must be taken to nese should be balanced with here it is in the public interest, signated for their importance d wherever this situation is ns.

es to maintain and enhance approach. Policies SP17 and 9 (NDF). Policy DNP6 (LDP) comes.

nd Farm) contains a Site of ich covers 14.03 hectares of cted sites. Paragraph 6.4.20 esignations, they can make a psystems, and they should be nt process.'

elopment has already lawfully leisure/commercial and office b. The permission was subject way works, land dedication, ans associated with the stadia ennis centre, (P/14/354/RES and drainage infrastructure nditions for the submission of served matters was issued on

raffic light controlled junction d construction would however Camp Site of Importance for egulation 2010, a conditional ence and to prevent the new I to construct and plant the e A48 until the Green Bridge g permission and application Road/New Inn Road to allow

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	a sequence of 'enabling works' that had been approved under P/14/354/RES and P/14 works' are described as:
	 The setting up of the site facilities via Island Farm Lane and New Inn Road and temporary internal roads for the delivery of earth moving plant to the s Undertaking earthworks to form a plateau for the Tennis Centre;
	 Undertaking the earthworks, drainage works and form the sub base to the ir from the boundary adjacent to the interconnecting spur with the adjacent
	Break through the boundary hedgerow and construct the proposed road lin
	site access road and Technology Drive. Install the incoming services infras site via Island Farm Lane. Construction access herein to be via Technolog
	The aforementioned works were commenced in July 2017 in accordance with the abo agreed in relation to the pre-commencement planning conditions. Under the defi obligation, the aforementioned works constituted a 'commencement of developme obligations in relation to highway works. A deed of variation to the original agreement 2018 which reconciled the enabling works (phase 0) with the original obligation. On 'enabling works' constituted a material operation and a lawful commencement of P/14/354/RES and P/14/824/RES. The works have not been completed but the C permissions are extant.
	Notwithstanding the extant planning permission, based on the revised mix of uses there is considered to be an overriding need for the development. Re-allocation accommodation of sustainable growth enshrined in placemaking principles, deliver highest need part of the County Borough and enable delivery of two schools on the Heronsbridge Special School. It will also enrich active travel and green infrastructure through creation of a 'green lung' that will connect the site to the Town Centre via Newl of this edge of settlement site would accord with the Preferred Strategy, channel Settlement of the County Borough and make a significant contribution to the housing n The site promoter has also provided extensive supporting information to evidence
	deliverable.
	Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustainable places, delivering social and promoting cohesive communities. A final masterplan must be prepared and agree the sites development to demonstrate how these principles will be delivered in an app This will need to demonstrate how the development will create a well-connected, su extension to Bridgend, comprising a number of character areas that integrate p landscape, SINC, adjacent Grade II* listed Merthyr Mawr House, existing housing clu Active Travel Networks and public transport facilities. An illustrative masterplan will a version of the Replacement LDP to enable all parties to understand how the site will be including proposed land uses, access, infrastructure requirements, constraints and masterplan will clearly identify the location of the SINC in the context of the wider allo
	Ecological mitigation measures already implemented As part of the existing consent, a mitigation strategy was produced in 2009 to development. It was proposed that the SINC and south west field would become a within the new development. Surveys at the site found dormice <i>Muscardinus avella</i> within the woodland and scrub in the SINC and in the hedgerows of the agricultural f known to be used by bats for foraging and commuting purposes, and the SINC are a lesser horseshoe bats <i>Rhinolophus hipposideros</i> and brown long-eared bats <i>Plecotu</i>

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link between the Island Farm astructure that will access the ogy Drive;

pove consents and the details efinitions within the planning nent' triggering a number of nt was signed on 11th October n the basis of the above, the f reserved matters consents Council's opinion is that the

es now proposed on the site, tion of this site will enable ver affordable housing in the e site, including relocation of ure networks within Bridgend wbridge Fields. Development el growth to the Primary Key g need identified in the LHMA. se the site is both viable and

th of Bridgend (Island Farm), cially inclusive developments reed with the Council prior to ppropriately phased manner. sustainable mixed-use urban positively with the existing clusters, community facilities, I also be included in the final be developed in broad terms, nd areas of protection. This llocation.

to offset the impacts of the a wildlife conservation area *ellanarius* to be present, both I fields. These areas are also area contains a roost site for *tus auritis*.

 As part of the development process some areas of these habitats were to be lo remaining areas due to the impacts of the development, including noise and light spi strategy to counter these losses included the creation of new habitats suitable for the habitat design was guided by the requirements of the protected species of which ha site. In addition to dormice and bats, a further condition of the existing consent requir of Great Crested Newts <i>Triturus cristatus</i> to be taking into account. The habitat design for the consented scheme included: Tree and Scrub Planting: translocation and planting new trees and scrub in the an alternative for displaced animals, including dormice, bats, and shelter for reastern site boundary has been undertaken, to create continuous hedge limexpanded SINC site, and to filter out noise and light from development. continuous flight line for bats and allow dormice to disperse more easily along Bat Roosting Building: a purpose-built bat roost building was construct key flight line to enable them to rapidly locate it, and also be close to good feed Mawr and the River Ogmore. Dormouse Nest Boxes: 35 dormouse next boxes placed within the field, to that are to be displaced from other areas of the site. Placed within the hedgerows, at approximately 10m interval. Pond creation: two new ponds have been created within the south-west fied providing habitat for Great Crested Newts.
 Proposed mitigation As part of the proposed development of Strategic Allocation PLA2: Land South of ecological appraisal of the site has been prepared by Ethos Environmental Planning To establish baseline ecological conditions and determine the importance of within the specified area; To identify the existing habitats on site; To identify the potential for protected species; To identify if any further surveys are required with regards to protected habitation. To identify any key ecological constraints and make recommendations for significant effects on important ecological features/ resources.
General habitat – Existing The site was found to be comprised predominately of arable land in its winter stubble noted. The arable field margins provide good habitat for a range of species and buffe There were numerous hedgerows across the site which ranged from mature hedge coppice, to intensively managed species-poor hedgerows which dissected the arable been translocated recently to the eastern boundary and appeared to show new grow
Two ponds which were created as part of the previous applications' ecological minimum however, neither was holding much water. Whilst there was very limited aquat vegetation in the immediate area included large swathes of tall ruderal and ephemer

lost, and modification to the pillage. Part of the mitigation he relevant species. As such, had the potential to utilise the hired the habitat requirements

he south-west field, providing reptiles and amphibians.

om the centre of the site to the ines which help to buffer the t. Additionally, it provides a ng the hedgerows.

ructed within the south-west -eared bats, which have both cted on the lesser horseshoe eding habitats on the Merthyr

o provide shelter for dormice e north-east and south-east

field, with the primary aim of

oss of existing grassland.

f Bridgend (Island Farm), an g in order to:

f ecological features present

ats or species; and for design options to avoid

le with very few plant species ffer the existing hedgerows. gerows with trees and hazel le fields. Two hedgerows had wth.

mitigation works were noted; atic vegetation in the pond, eral/short perennial.

	Part of the site, in the northern section, was designated as a SINC partially due to woodland and scrub. This area is proposed for retention within the current masterpla access road. Part of the site had been subject to clearance to enable works from proposals. The area cleared was not withing the SINC identified on site. Detailed su consider the botanical diversity of this area.
	Part of the area was brownfield land and whilst it was not an appropriate time of yea apparent that there were varied nutrient levels and areas of disturbed ground which botanical diversity.
	Built structures were also noted. These included 'Hut 9' a former prisoner of war camp within the woodland in the north of the site and a dedicated bat roost located in the se
	A number of sink holes were noted across the site. These ranged from those which has for a long period of time and had mature trees growing within them, to those very comprising of small areas of collapsed earth.
	Natural Resources Wales (NRW) states that consideration will need to be given to Dormice, Lesser Horseshoe Bats, Brown Long Eared Bat records on site). Furth consideration will need to be given to impacts on the SINC, and habitat – ancie woodland.
	As such the ecological appraisal also considered the following species:
	<u>Dormouse</u> The site contains hedgerows and woodland of which were assessed to hold high valu surveys identified the presence of dormice within the SINC located in the north of assessed that further surveys would be required to update the status of the site for detailed proposals for the site.
	<u>Riparian mammals</u> The River Ogmore was present along the eastern edge of the Craig-Y-Parcau, with water vole found south of the site. However, the previous surveys identified no evid within the development area. Considering the presence of previous records in the directly adjacent to the site, it is recommended surveys are undertaken for these prote detailed proposals for the site.
	<u>Great crested newt</u> The previous surveys assessed the ponds to be unsuitable for great crested newt absent from the site. Since then, it is understood that the previously surveyed pond new wildlife ponds created in the south-west of the main site area. The two water is walkover had relatively low water levels and limited aquatic vegetation. The curr retention and protection of the ponds. Nevertheless, they could provide suitable bree and it is recommended that a Habitat Suitability Index of each of the ponds within 50 to inform detailed planning application.
	<u>Birds</u> There was a mix of permanent pasture and arable land providing suitable habitat for hedgerows and their margins within the fields was assessed to provide potential habit The woodland, hedgerows, scrub and scattered trees were assessed to have high p

to the mosaic of grassland, blan, with the exception of an m the previous development surveys will be undertaken to

ear for botany surveys, it was h are likely to result in higher

mp from World War 2 located south-west of the site.

had apparently been present y recently emerging and just

to protected species (Hazel rthermore, NRW states that cient mature hedgerows and

lue for dormice. The previous of the site. It was therefore or this species and to inform

vith records of both otter and vidence of riparian mammals he area and suitable habitat otected species and to inform

t (GCN) and that GCN were nds have been removed and r bodies identified during the urrent proposals indicate the beding habitat for amphibians 500m of the development site

for farmland birds. Also, the bitat for ground nesting birds. a potential for breeding birds.

Evidence of barn owl was found in a stable in the south-east of the site. Further surve been recommended within section 5 to inform detailed proposals for the site.
<u>Bats</u> The previous surveys identified roosting lesser horseshoe and brown long-eared woodland in the SINC. Since the previous surveys were undertaken, a dedicated bat the south-west of the main site. Additionally, the built structures within the Craig-Y-Pare poor structural condition and a wide range of bat roosting features were visible for the were assessed to hold high potential for roosting bats. Therefore, it was assessed that of the structures should be undertaken to assess their status for roosting bats. Addition surveys are recommended. The habitats within both sites contained woodland and her commuting, foraging and roosting habitats for bats may provide potential roosting bats. A number of mature trees were also noted which could have potential roosting features were the structures were trees were also noted which could have potential roosting features were bats.
<u>Badgers</u> The habitats on site were comprised of woodland, grassland and arable land which badgers. However, it should be noted that the previous survey identified badgers to be
<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified gras potential for reptiles. The key features were assessed to be the sections of grassland woodland edges. The site was comprised of common and widespread habitats provide for invertebrates. No detailed surveys will be required.
SINC Review A SINC review undertaken by the Wildlife Trust indicates that the on-site SINC does not significantly since 2011's survey and therefore still qualifies as a SINC. The small sect to the south-east is worth removing from the citation as it is isolated and does not a value. The woodland varies in quality but appears to offer habitat for dormice and bat woodland indicator species. The grassland is not particularly species-rich but adds to site suffers from antisocial behaviour including fly-tipping, frequent drug use and habitation that is detrimental to the biodiversity of the site. The review recommended that dormouse tubes are replaced and monitored and the reduced where feasible. Although the grassland areas are not very diverse they add and some scrub control to stop their loss is recommended though not a priority.
Overall PPW identifies SINC's as local non-statutory protected sites of which carry led designations, however it is acknowledged that they can make a vital contribution to network for biodiversity and resilient ecosystems, and they should be given adequate Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) has inclu to address previously identified ecological constraints including the retention of the protection of the artificial bat roost and hedgerows. Furthermore, the masterplan for the retention of SINC land within the site boundary, with the exception of the access recological value are proposed for retention including existing sink holes; which convertebrates, and an ecological enhancement area located in the south-western field ecology in relation to the 2008 sports village application. The masterplan also indicated green areas to ensure a continued network of green and blue infrastructure.

veys for breeding birds have

ed bats within Hut 9 in the bat roost has been created in arcau area were in extremely the external walkover. They that an updated assessment itionally, emergence/re-entry hedgerows, offering potential ing and foraging habitats for g features for bats.

ch have potential to support be absent from the site.

assland providing negligible and and scrub located at the oviding low potential habitats

a not appear to have changed ection of woodland in the field of appear to add to the site's pats and there are numerous is to the site as a whole. The nd signs of semi-permanent

that antisocial activities are dd to the diversity of the site

less weight than statutory to delivering an ecological late protection. As such, the cluded a number of measures ne majority of the SINC and or Island Farm has indicated s road from the A48. Areas of n offer value for a range of eld; previously enhanced for cates retention of continuous

	Further work and surveys are to be undertaken from an ecological perspective in line of the ecological report. However, there were no 'show-stoppers' found at this stage, measures available to ensure that the development of the site is acceptable and a minimised.
	NRW support the commitment for the future development of the site to follow a Green so that the mixture of uses will be fully integrated and designed around the SINC.
	Overall, the site has an extensive planning history which has demonstrated that the secologically sensitive way through careful scheme design and the use of mitigation is ensure that the proposed uses through outlined development requirements are full development of site.
	Allocations PLA2 and COM1(2) will also require the enhancement and provision of development will be green infrastructure led and will require high quality landscaping capitalise on accessibility to Bridgend Town Centre. A carefully designed green infr through and extend beyond the site to link with Newbridge Fields, thereby providing that connects the site with both Bridgend Town Centre and Merthyr Mawr. This will com to existing and proposed active travel routes that will render walking, cycling and us alternatives to private vehicle use. Linked to this will be the protection and enh biodiversity value of the site, ensuring appropriate provision for, and protection of, en- This green infrastructure-led development will therefore provide multi-functional ber biodiversity, sustainable drainage and the use of non-car routes to address public hea
	With regards to landscape matters, a Landscape Character Assessment for Bridg prepared by LUC and published in 2013. The document provides guidance on landsca the adoption of the Local Development Plan, supplements the Green Infrastructure, B Supplementary Planning Guidance. The Assessment categorises undeveloped Character Areas (LCAs) with the site in question being located within the "Merthyr M Coastline" which runs north-eastwards up from the coast to the southwestern fringe of emphasises that the majority of the Merthyr Mawr Farmland, Warren and Coastline L Mawr Special Landscape Area, recognising designations such as Merthyr Mawr Wa Newton Fault RIGS, several Scheduled Monuments, Merthyr Mawr village Conserva Registered Park and Garden of Merthyr Mawr House. Much of the landscape is des Historic Importance and all of the coastal area lies within the Glamorgan Heritage Cd identifies key landscape sensitivities to development-led to change, stressing the nationally important archaeological and cultural heritage of the landscape as an Landscape of Outstanding Historic Importance, including prehistoric and medieval re buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment r management strategies for their continued survival and visibility in the landscape, incl and management practices and recreation management. As such, the importance need for landscape mitigation measures for any local development proposal, is cle Replacement LDP's evidence base and this will be further emphasised within the sup completeness.
	In particular, the southern boundary of the Land South of Bridgend (Island Farm) prop as it lies adjacent to a historic landscape as identified by the LCA. The Replacement I conserve this landscape's character and features by appropriate development mitigation will ensure the design and layout of the site has regard to the surrounding landscape through the inclusion of mitigation measures that provide links with the existing lands

ne with the recommendations e, with appropriate mitigation any related impacts can be

n Infrastructure led approach

e site can be developed in an n measures. Policy PLA2 will ally integrated into the future

of green infrastructure. The ng and architectural design to infrastructure network will run ng a continuous 'green lung' omplement the improvements use of public transport viable inhancement of the existing , existing wildlife in the area. enefits relating to recreation, ealth and quality of life issues.

dgend County Borough was cape character and, following **Biodiversity and Landscape** d land into 15 Landscape Mawr Farmland, Warren and of Bridgend. The Assessment LCA falls within the Merthyr Varren SAC, SSSI and NNR, vation Area and the Grade II* lesignated as of Outstanding Coast. The Assessment also important of protecting the in integral part of the wider remains, the dunes' ancient recommends implementing ncluding through appropriate e of this landscape, and the clearly recognised within the supporting text to PLA2(2) for

posed allocation is important t LDP will seek to protect and ation measures. Policy PLA2 be, minimising visual impacts dscape and access features.

			Appropriate landscaping treatments must be utilised along the southern fringes of the visual impacts on adjacent uses.
			There will, undoubtedly, be an element of landscape change, although, as afor permissions (P/08/1114/OUT, P/14/354/RES, P/14/823/RES and P/14/824/RES references extant. A Landscape and Visual Impact Assessment (LVIA) was undertaken as Statement submitted alongside the 2008 outline application for the sports village evaluated the significance of landscape and visual impacts by assessing the sensiti landscape and visual resources of the application site and wider area and the mark would occur to the site and surroundings during the various phases of the developme on the basis of proposals for a sports village which included buildings of close to 20n cases of the proposed stadia elements, a high level of massing. The LVIA conclude permanent residual views of buildings, these will be predominantly negligible, mind following the implementation of the comprehensive mitigation measures at the end period. Views are a subjective matter and have been assessed as being adverse bed in the appearance of an undeveloped landscape. It is anticipated that the majority of re community led proposals and be stimulated by the quality and appearance of this landscape features will be significantly compensated by the scale of proposed plar landscape management, will give rise to beneficial landscape and ecology effects in future". A series of mitigation measures were recommended. Broadly, the same mean as part of the newly proposed development and will include strong boundary p undulating roofscape, the use of muted recessive colours, the use of horizontal and texture, and using cut and fill techniques to reduce perceived scale and mass of build that the proposed mixed-use development at Land South of Bridgend (Island Farr reduced building heights and a reduced feeling of massing when compared to the village scheme.
			The site promoter has equally considered the landscape effects in addition to mitigate not subject to any local or national, statutory or non-statutory landscape designation buildings and TPOs on the edge of the site (neither are directly affected by the LANDMAP analysis reflects that the sites are not subject to any designations. W "outstanding" against certain criteria, it also performs as "medium" and "low" for other of sensitivity is comparable to similar parcels of land on the urban fringe of Bridgence of the site is not considered to undermine any of the six landscape sensitivities that a Merthyr Mawr Farmland, Warren and Coastline Landscape Character Area. A detar required to inform and accompany further masterplanning work (as part of a future more detailed assessment will include finer details relating to roofscapes and landscape
			Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhancer incorporated within the Replacement LDP to ensure the avoidance of likely significant
			enhance the effectiveness of the plan. The findings of the SA indicate that the prop
570	Lack of infrastructure, no regard to public	Concerns relating	proposed range of land uses will likely produce a wide range of significant beneficial Comments noted. The Deposit Plan has been underpinned by the identification of th
510	health and wellbeing, lack of green spaces,	to lack of	economic growth and housing provision, all of which have been based upon well
	damage to ecology and without thought to	infrastructure and	judgements regarding need, demand and supply factors (See Appendix 42 – Back
	future generations.	green spaces,	Strategy Strategic Growth Options). A range of growth scenarios across the whole
		health and well	have been analysed and discussed within the Strategic Growth Options Background
		being, damage to	how the County Borough's demographic situation is likely to change from 2018-20

the site in order to minimise

aforementioned, the existing fer) on the site are considered as part of the Environmental ge at Island Farm. The LVIA sitivity of the existing baseline nagnitude of the change that ment. The LVIA was prepared Om in height as well as, in the uded that "while there will be nor or moderate significance d of the 15 year assessment ecause of the scale of change f receptors will embrace these is development. The loss of anting and through improved in the medium and long term ans of mitigation are proposed planting, the creation of an vertical bands of colour and dings. It should also be noted rm) will result in significantly e previously permitted sports

tigation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and er criteria and overall the level end. Further, the development t are identified as typifying the etailed, updated LVIA will be ire planning application). This scaping.

the Replacement LDP (See nd wider sustainability effects ement measures should be ficant adverse effects and to roposed development with its al effects.

the most appropriate scale of ell informed, evidence based okground Paper 2: Preferred ole Replacement LDP period of Paper. This has considered 2033 and informed the most

ecology and future generations.	appropriate response for the Replacement LDP. As such the Replacement LDP ide requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable house
	The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the developmer periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LI development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable h and ensure the County Borough's future housing requirements can be realised.
	The Replacement LDP apportions sustainable growth towards settlements that alre- services, facilities and employment opportunities and are most conducive to e development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehe sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
	In relation to infrastructure, policies PLA1-PLA5 (See Deposit Plan – Page 6 requirements for the mixed-use Strategic Development Sites in Regeneration Grow Growth Areas. Such requirements include masterplan development principles and de of which seek to contribute and address the identified key issues and drivers identifie LDP preparation process. This will be facilitated through the provision of affordable provision, public open space and active travel provision.
	Development of this scale (sustainable urban extensions) is necessary to create su will incorporate a mix of complementary uses and deliver improvements to existing in new supporting infrastructure. The latter factor is particularly notable given the school County Borough and the need for new strategic sites to be significant enough in sca new primary school as a minimum. In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has been 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses w not proceed. Such infrastructure includes transport, education, health, environment addition to community and cultural infrastructure.
	In terms of wellbeing, The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and re underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW).
	The Replacement LDP has been prepared in line with the Well-Being of Future General duty on public bodies to carry out sustainable development. The LDP Vision has be account the 7 Well-being Goals and Bridgend's Local Well-being Plan with the spec

dentifies an appropriate plan that will achieve sustainable using delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

62) detail the site-specific owth Areas and Sustainable development requirements all ied through the Replacement le housing, on-site education

sustainable communities that infrastructure and/or provide ool capacity issues across the cale to support provision of a

en produced (See Appendix it which the development of within the plan period could ental management, utilities in

sh Government Development revise a development plan, nd contribute to placemaking,

herations Act of which places been developed to take into ecific characteristics and key

			issues affecting the County Borough. Background Paper 10 (See Appendix 5 Replacement LDP assists in the delivery of the 7 Well-being Goals.
			The Replacement LDP has also been prepared in line with Bridgend Public Server objectives. The Bridgend Well-being Plan outlines the things that Bridgend Public together on over the next five years; our wellbeing objectives and steps, and how we years' time. Background Paper 9 (See Appendix 49) demonstrates that the Repla delivery of the local well-being plan.
			In relation to lack of green space, the Strategy acknowledges that the County Bord biodiversity with a broad range of species, habitats and unique, rich landscapes. Poli- have been refreshed and updated from the existing LDP and will continue to pro- environment in line with national planning policy and the Environment Act 20 development in the countryside, special landscape areas, local / regional nature hedgerows and development, green infrastructure, nature conservation and natura public health.
			As part of the technical supporting evidence base accompanying the Deposit Plan, that an updated detailed audit of existing outdoor sports and children's playspace across Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provision and enhancing existing facilities as appropriate.
			Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur an integral and significant part of development and wider infrastructure proposals.
			Development proposals including strategic site allocations will be expected to mai Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site-spect masterplan development principles and development requirements. Such requirement retain and provide suitable buffers to habitats, particularly hedgerows, trees (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreat to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance.
571	Dunraven street doesn't need any more traffic. It doesn't need any more cars or houses. The woods behind danycoed flats are perfect for walking. Why do changes have to be made. More people in Dunraven street is not welcomed	Concerns relating to traffic and development on Dunraven street (valleys gateway)	Comments noted. The Valleys Gateway has not been considered suitable to development due to the capacity issues running north to south at junction 36 of the Background Paper). Hence no further growth has been earmarked for Valleys Gatew documented in Spatial Strategy Background options Paper and Growth strate development in the Valleys gateway.
			The Replacement LDP identifies and differentiates between the sustainability of place hierarchy. This has been informed by the conclusions of the Bridgend County Borout (2019, updated in 2021) (See Appendix 19), which reflects Bridgend's historical and f

50) demonstrates that the

ervice Board Well-being Plan Iblic Service Board will work ve want Bridgend to look in 10 placement LDP assists in the

orough has a rich and varied olicies within the Deposit Plan protect the county borough's 2016. These policies cover ure conservation sites, trees, ural resources protection and

h, the Council has undertaken oss the County Borough (See gs can be used as means of vision. It can also be used as

e Appendix 23) to guide and borough. The assessment and Children's Playing Space boadopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

aintain, protect and enhance retained wherever possible

ecific requirements including ements will ensure that sites cluding Ancient and/or Semiation facilities will be required Facilities and New Housing

o accommodate sustainable the M4 (refer to M4 junction 36 eway in the proposed LDP as ttegy that defends any new

aces by defining a settlement ough Settlement Assessment I functional settlement pattern

	and seeks to achieve more sustainable places in a number of ways. The scale and to settlements is dependent upon their individual roles, functions and positions withi This is to ensure the Replacement LDP and spatial strategy (See Appendix 43 – Ba Strategy Options) directs the majority of growth towards areas that already benefincluding transport networks, services and facilities, or where additional capacity can
	Whilst developments should be encouraged in locations which reduce the need to tra- sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appro- measures and infrastructure are not delivered. Therefore, a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and infor- land allocations by means of modelling and quantifying the transport impact of thes notes accompanying this assessment demonstrate that the proposed level of devel LDP can be accommodated within the BCBC Highway Network with suitable mitigation
	Furthermore, strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces depende enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
	The Strategy acknowledges that the County Borough has a rich and varied biodive species, habitats and unique, rich landscapes. Policies within the Deposit Plan have b from the existing LDP and will continue to protect the county borough's environment in policy and the Environment Act 2016. These policies cover development in the cour areas, local / regional nature conservation sites, trees, hedgerows and development, conservation and natural resources protection and public health.
	As part of the technical supporting evidence base accompanying the Deposit Plan, t an updated detailed audit of existing outdoor sports and children's playspace across Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provis means of safeguarding and enhancing existing facilities as appropriate.
	Additionally, the Council has undertaken a Green Infrastructure Assessment (See A shape the planning and delivery of green infrastructure throughout the County B summaries the findings of the detailed 'audit' of the provision of Outdoor Sports and within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodlands Integrated Network Maps. As such the assessment will provide a mechanism to ensure an integral and significant part of development and wider infrastructure proposals.
	Development proposals including strategic site allocations will be expected to mair Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
	In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site-spect masterplan development principles and development requirements. Such requirements retain and provide suitable buffers to habitats, particularly hedgerows, trees (inclu

d type of growth apportioned thin the settlement hierarchy. Background Paper 3: Spatial lefit from good infrastructure an be provided.

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical velopment detailed within the ation.

re that development must be dency on the private car and ity facilities. Development will e, public transport measures, Local Transport Plan and the

versity with a broad range of been refreshed and updated t in line with national planning puntryside, special landscape t, green infrastructure, nature

, the Council has undertaken ss the County Borough (See is can be used as means of rision. It can also be used as

e Appendix 23) to guide and Borough. The assessment and Children's Playing Space adopting a holistic approach ads, broad habitats) and the ure green infrastructure forms

aintain, protect and enhance retained wherever possible

ecific requirements including ements will ensure that sites luding Ancient and/or Semi-

			Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreat to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance.
965	The planned developments in the Tondu and Aberkenfig areas have no plans for upgrading the local road infrastructure, local school's and GP surgeries that already have severe access issues. The new road layout in Tondu is only going to exacerbate the already severe congestion and frequent accidents at the traffic lights for access to the shopping complex by Lidl etc.	to local road infrastructure, schools and GP surgeries in Aberkenfig and	Comments noted. The Deposit Plan has been underpinned by the identification of the economic growth and housing provision, all of which have been based upon well judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whole have been analysed and discussed within the Strategic Growth Options Background how the County Borough's demographic situation is likely to change from 2018-20 appropriate response for the Replacement LDP. As such the Replacement LDP ide requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable house (See Appendix 43 – Background Paper 3). The strategy prioritises the developme periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designati. Areas. The ongoing commitment to brownfield development opportunities within the stepsearch sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing LI development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable for and ensure the County Borough's future housing requirements can be realised. Settlement Assessment
			The Replacement LDP apportions sustainable growth towards settlements that alresservices, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Agustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of Brwith the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			Policies contained within the Replacement LDP will look to implement transportation the County Borough, specifically Policy PLA8: Transportation Proposals (See Page number of transportation proposals of which are allocated and safeguarded from deve their implementation, including, bus corridor improvements along Aberkenfig as per R
			The Replacement LDP identifies and differentiates between the sustainability of place hierarchy. This has been informed by the conclusions of the Bridgend County Borou (2019, updated in 2021) (See Appendix 19), which reflects Bridgend's historical and fur and seeks to achieve more sustainable places in a number of ways. The scale and to settlements is dependent upon their individual roles, functions and positions within This is to ensure the Replacement LDP and spatial strategy (See Appendix 43 – Ba Strategy Options) directs the majority of growth towards areas that already benefind including transport networks, services and facilities, or where additional capacity can
			Whilst developments should be encouraged in locations which reduce the need to tra sustainable transport, the Council recognises that any development growth will like

ation facilities will be required Facilities and New Housing

the most appropriate scale of ell informed, evidence based ckground Paper 2: Preferred ble Replacement LDP period d Paper. This has considered 2033 and informed the most dentifies an appropriate plan that will achieve sustainable using delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

on improvements throughout ge 90). This policy sets out a velopment that would prevent r Policy PLA8 (1).

aces by defining a settlement bugh Settlement Assessment I functional settlement pattern d type of growth apportioned thin the settlement hierarchy. Background Paper 3: Spatial hefit from good infrastructure an be provided.

ravel and promote the use of likely result in greater travel

			demand, and that increased traffic levels and congestion is likely to occur if apprentiate apprentiate and infrastructure are not delivered. Therefore, a Strategic Transport Asses has been undertaken to consider the impact of plan proposals and help guide and informational allocations by means of modelling and quantifying the transport impact of these notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigative. Furthermore, Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces dependent enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
			37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses w not proceed. Such infrastructure includes transport, education, health, environment additional to community and cultural infrastructure.
			In terms of GP surgeries, the Council has been engaging with Cwm Taf Morgannwg U the outset of the Replacement LDP process. Early meetings were held to ensure the I of growth proposed was clarified to help facilitate alignment of service provision.
			As part of Stage 3 of the Candidate Site Assessment, the health board amongst othe invited to provide comments in respect of those sites identified as suitable for future allocation in the Deposit LDP.
			Whilst the Council cannot ultimately control provision of primary healthcare services, will continue and be maintained with Cwm Taf Morgannwg University Health Board. provision planning as site allocations within the Deposit Plan progress.
995	About the new development plan by the Tondu primary school. Coulcil already have taken the massive bit of land in Tondu by Lidl to build 450 housed. And now want to take another bit of a forest !!! It's a very bad idea to get rid of another place where all the animals are living for years. We do not need	Concerns relating to a development in Tondu, traffic and environment.	Comments noted. The Valleys Gateway has not been considered suitable to development due to the capacity issues running north to south at junction 36 of the Background Paper). Hence no further growth has been earmarked for Valleys Gatew documented in Spatial Strategy Background options Paper and Growth strategy development in the Valleys gateway. The development in Tondu is an existing community present LDP. Please Refer previous planning permission for the provision of 450
	another crowded spot in Bridgend. People come in this area and to nature reserve next by to rest form all the trafic and all the noise and want to enjoy fresh air peace and quiet. Building behind school and taking that lovely scenery from kinds! It's ridiculous!!! Not even mentioning more cars more traffic! Is crazy as it is now to get to Pentre Felin or Aberkenfig during rush hours. It's only going		The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence be need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferred Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate pl balanced level of housing and employment provision that will achieve sustainable existing settlements and maximise viable affordable housing delivery.
	to get worse after 450 houses be build and you want to build more. Absolutely NO. Council!!! Don't be greasy in money and		The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the developme

propriate mitigating transport ssessment (See Appendix 36) form the process of delivering lese proposals. The technical velopment detailed within the ation.

ire that development must be idency on the private car and hity facilities. Development will e, public transport measures, Local Transport Plan and the

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

University Health Board from le level and spatial distribution

ther consultation bodies were ire development and possible

es, close working relationships rd. This will be key to service

to accommodate sustainable the M4 (refer to M4 junction 36 neway in the proposed LDP as ategy that defends any new mmitment with consent under 50 houses.

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper nent of land within or on the

	I	1	
	leave us some lovely green space. We don't want to live in a concrete place. Bridgend it's just getting worst and worst with all this new estate being build. Think about the environment and about people who live in the area. About the kids who soon won't know fresh air and trees as you want to take it all away from them. By building unnecessary stuff instead of protecting nature!!!		periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within the the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing L development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable and ensure the County Borough's future housing requirements can be realised.
			The Strategy acknowledges that the County Borough has a rich and varied biodive species, habitats and unique, rich landscapes. Policies within the Deposit Plan have be from the existing LDP and will continue to protect the county borough's environment is policy and the Environment Act 2016. These policies cover development in the cou- areas, local / regional nature conservation sites, trees, hedgerows and development, conservation and natural resources protection and public health.
			As part of the technical supporting evidence base accompanying the Deposit Plan, an updated detailed audit of existing outdoor sports and children's playspace acros Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provis means of safeguarding and enhancing existing facilities as appropriate.
127	Encouraging increased natural spaces not just protected or enhanced should be included in the objectives. An objective on the list should be to reflect the climate emergency in future developments.	Concerns relating to natural space and climate emergency in future development.	Comments noted. The Strategy acknowledges that the County Borough has a rich a broad range of species, habitats and unique, rich landscapes. Policies within th refreshed and updated from the existing LDP and will continue to protect the count line with national planning policy and the Environment Act 2016. These policies countryside, special landscape areas, local / regional nature conservation site development, green infrastructure, nature conservation and natural resources protect.
			As part of the technical supporting evidence base accompanying the Deposit Plan, an updated detailed audit of existing outdoor sports and children's playspace acros Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provision and enhancing existing facilities as appropriate.
			Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur an integral and significant part of development and wider infrastructure proposals.
			Development proposals including strategic site allocations will be expected to mai Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spect masterplan development principles and development requirements. Such requirements

I sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth hese settlements accords with the developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

iversity with a broad range of e been refreshed and updated at in line with national planning ountryside, special landscape at, green infrastructure, nature

n, the Council has undertaken oss the County Borough (See gs can be used as means of vision. It can also be used as

and varied biodiversity with a the Deposit Plan have been inty borough's environment in es cover development in the sites, trees, hedgerows and tection and public health.

n, the Council has undertaken oss the County Borough (See gs can be used as means of vision. It can also be used as

e Appendix 23) to guide and by Borough. The assessment and Children's Playing Space by adopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

aintain, protect and enhance retained wherever possible

ecific requirements including ements will ensure that sites

		retain and provide suitable buffers to habitats, particularly hedgerows, trees (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreat to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance.
		In terms of climate emergency in future development, it has been clearly specified in Document that climate change impact and sustainable development is considered procurement and operational activities through the development of its Decarbonis clarified in policy SP13 on Renewable and Low Carbon Energy Development. In term Replacement Plan.
		Furthermore, the Background Paper 1 on Vision and Objectives, in its Sustain summarises appraisal and indicates the coverage of key sustainability objectives a LDP Strategic Objectives. It refers to climate change and appropriate mitigation and a and respond to the impacts of climate change that is in line with LDP Strategic Object
Please use plain English. What does 'place making' mean? I think you use gobbledegook so people don't know how to answer the question.	Concerns regarding the readability of the plan	Comments noted. The Plan has to be prepared in the context of national legislation a informed by an evidence base comprising of background papers and other techni statement has been written with the aim of being understandable and not too tec content must reflect the fact that it is a land use plan. The Plan has been accompanie leaflet, and the opportunity for telephone calls on an appointment basis where Office interested persons through the Plan, its policies and proposals and how to comment. documents were available in main libraries throughout the County Borough in addition appointment. Guides on how to comment and register were available online. Addition manned between the hours of 9am-5pm weekdays to provide assistance. The Loca be written in a particular style to meet the guidance set out in the LDP regulations manned between the statement and the guidance set out in the county for the statement and the statement.
As much as homes are needed so are green spaces places of beauty history & wildlife	Protect green spaces, history and wildlife	Comments noted. The Strategy acknowledges that the County Borough has a rich a broad range of species, habitats and unique, rich landscapes. Policies within th refreshed and updated from the existing LDP and will continue to protect the count line with national planning policy and the Environment Act 2016. These policies countryside, special landscape areas, local / regional nature conservation sit development, green infrastructure, nature conservation and natural resources protect. As part of the technical supporting evidence base accompanying the Deposit Plan, an updated detailed audit of existing outdoor sports and children's playspace acros
		Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provision of safeguarding and enhancing existing facilities as appropriate.
		Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur an integral and significant part of development and wider infrastructure proposals.
		Development proposals including strategic site allocations will be expected to mail Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
	making' mean? I think you use gobbledegook so people don't know how to answer the question. As much as homes are needed so are green	making' mean?Ithink you use gobbledegook so people don't know how to answer the question.regarding the readability of the planAs much as homes are needed so are green spaces places of beauty history & wildlifeProtect green spaces, history

cluding Ancient and/or Semieation facilities will be required Facilities and New Housing

in the. The Replacement Plan d throughout all the Council's nisation Strategy. It is further rms of climate emergency, the

ainability appraisal objectives across the suite of proposed adaption measures to reduce jectives.

n and guidance and has to be nical documents. The written echnical or jargonistic, but its nied by an easy read summary cers were on hand to help talk at. All Local Development Plan Idition to the Civic Offices via itionally, the phone lines were ocal Development Plan has to manual.

and varied biodiversity with a the Deposit Plan have been inty borough's environment in es cover development in the sites, trees, hedgerows and ection and public health.

n, the Council has undertaken oss the County Borough (See gs can be used as means of vision. It can also be used as

e Appendix 23) to guide and borough. The assessment and Children's Playing Space boadopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

aintain, protect and enhance retained wherever possible

584	I wish to object to the current proposals for	Objection relating	In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spect masterplan development principles and development requirements. Such requirement retain and provide suitable buffers to habitats, particularly hedgerows, trees (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreat to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance.							
	regeneration in Porthcawl. They will not enhance the area in any way and will, in fact, cause serious issues in BCBC's 'flagship resort'. The plans are shortsighted, unrealistic and will definitely not enhance the area - unlike the improvements made by fotewatd thinking local authorities either side of Porthcawl. Recently, during the	to Strategic Allocation PLA1: Porthcawl Waterfront	site occupying a prominent seafront position. The regeneration site is allocated for a scheme that will deliver up to 1,115 dwellings with associated facilities, including to retail, a bus terminus and community provision. Policy PLA1 details the site-spec masterplan development principles and development requirements to enable its imp with the Growth (See Appendix 42) and Spatial Strategy (See Appendix 43) identifie identified within SP2. Delivery of the site will prove fundamental in achieving the Rep Objectives for the County Borough.							
	warm weather, Porthcawl was in gridlock with visitors unable to find a parking space - many resorting to parking along grass verges. Porthcawl could not cope with this influx, with traffic queuing to South Cornelly to get into the town and join the traffic jams. Removing 1500 car parking spaces on Salt Lake and adding 1,350 new homes will dramatically escalate the situation and inevitably deter many from visiting here.		A Placemaking Strategy has been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along the with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the work, enhance the vibrancy of the Town Centre and deliver wider socio-economic bet settlement of Porthcawl to thrive and prosper.							
	The exclusion of Porthcawl residents and councillors from regeneration discussions is both unfair and undemocratic. Many here are concerned our town will be irreparably damaged by this regeneration plan, which is more aptly described as urbanisation. Having been born and bred in Porthcawl I									
	have seen so many plans fall by the wayside. Surely BCBC should be looking to the future and not simply trying to make money out of the sale of prime land. Porthcawl needs all weather facilities for tourists on Salt Lake not housing. Please		 Furthermore, the land-use plan will ensure that green infrastructure can be incorporated future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development withincluding the following: Create an extensive viable network of green corridors and natural habitat thro which connects larger or more expansive open spaces for both people and within the proposal of the people and within the peop							
	consult with the people who live in Porthcawl who want to protect our town for future generation before making decisions purely from a financial point of view.		 existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landsca character, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance connect enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the space and enhance connect the space and bird boxes. 							
			 Harvest, store and re-use rainwater in low carbon systems; Create natural green spaces and wild or free play areas in the urban setting; Create a network of streets, open spaces and parks, with safe and legible rou and schools; 							

ecific requirements including ements will ensure that sites duding Ancient and/or Semiation facilities will be required Facilities and New Housing

is an underutilised brownfield r a residential-led, mixed use tourism, open space, leisure, ecific requirements including plementation, in accordance ied within SP1 and allocation eplacement LDP's Vision and

the framework to deliver the onal significance through the le distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical e town as a place to live and penefits that allow the broader

se, potentially a hotel. In the ative form of leisure/tourism/ _A1 requires development of Facilities of which are to be New Housing Development

prated as an intrinsic element of potential options for green within the regeneration area

roughout development wildlife designed around

d cycling for utility, recreation

caping appropriate to local

ectivity between habitats for

species within the area;

outes linking them to homes

			 Enhance the transport system and help reduce effects of air pollution through priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces.
			In terms of car parking, it's acknowledged that a sound and robust parking strategy of the regeneration. As part of the strategy, the site will accommodate a new multi strategy will be car par enabling more ground floor space to be given over to public Consideration should be given to alternative future uses as, overtime, the aspiration Waterfront will be principally by public transport including park and ride schemes, gree private vehicles requiring parking facilities. Consultations confirmed widespread supprivate vehicles recognising it will change the immediate outlook of properties of the strategy.
			Additionally, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhanced incorporated within the Replacement LDP to ensure the avoidance of likely significant development with its proposed range of land uses will likely produce a wide range of significant be
585	Leave green spaces alone.	Protect green spaces	Comments noted. The Strategy acknowledges that the County Borough has a rich a broad range of species, habitats and unique, rich landscapes. Policies within th refreshed and updated from the existing LDP and will continue to protect the count line with national planning policy and the Environment Act 2016. These policies countryside, special landscape areas, local / regional nature conservation sit development, green infrastructure, nature conservation and natural resources protect
			As part of the technical supporting evidence base accompanying the Deposit Plan, an updated detailed audit of existing outdoor sports and children's playspace acros Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provis means of safeguarding and enhancing existing facilities as appropriate.
			Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur an integral and significant part of development and wider infrastructure proposals.
			Development proposals including strategic site allocations will be expected to mai Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spectra masterplan development principles and development requirements. Such requirementaria retain and provide suitable buffers to habitats, particularly hedgerows, trees (inclue Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreations.

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y will be critical to the success storey car park on the existing plic realm and development. ion is that travel to Porthcawl greatly reducing the number of pport for the concept of a multi s on Hillsboro Place.

the Replacement LDP (See and wider sustainability effects ement measures should be ificant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

and varied biodiversity with a the Deposit Plan have been inty borough's environment in es cover development in the sites, trees, hedgerows and ection and public health.

n, the Council has undertaken oss the County Borough (See gs can be used as means of vision. It can also be used as

e Appendix 23) to guide and Borough. The assessment and Children's Playing Space b adopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

aintain, protect and enhance retained wherever possible

ecific requirements including ements will ensure that sites cluding Ancient and/or Semieation facilities will be required

			to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance.
r r c	It all seems to be about housing and removing green spaces currently used for recreation and exercise by the public. Also car parking spaces taken from a seaside resort with too little parking puts undue pressure on residential areas.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Comments noted. The Deposit Plan has been underpinned through the identification scale of economic growth and housing provision, all of which have been based upon based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Bar considered how the County Borough's demographic situation is likely to change from the most appropriate response for the Replacement LDP. As such the Replacement LI plan requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable houst
			The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the developme periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, I and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within thes the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land.
			The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to en- development. As such, a Settlement Assessment has been undertaken (See Ap- sustainable settlement hierarchy. Based upon the consideration of a comprehens Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of s growth, demonstrating capacity for sustainable growth based on its accessibility, are employment provision in the context of its existing population base.
			The plan preparation has involved the assessment of 171 sites. Each candidate site is the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessmed on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
			As part of the proposed allocation of Porthcawl Waterfront, development will a requirements including masterplan development principles and placemaking principles – Page 63). The provision of new residential units, including affordable dwellings, will vital regeneration requirements comprising flood defences, public open space, leist links plus education, retail and community facility provision.
			In terms of open space, Policy PLA1 requires development of Porthcawl Waterf Infrastructure and Outdoor Recreation Facilities of which are to be delivered in acco and Outdoor Recreation Facilities and New Housing Development Supplementary PI
			Furthermore, the land-use plan will ensure that green infrastructure can be incorporated of future detailed proposals across the regeneration area. There are a number of

Facilities and New Housing

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed LDP identifies an appropriate that will achieve sustainable using delivery.

v Options Background Paper nent of land within or on the sites. It continues to focus on v, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on

ready benefit from significant enabling transit orientated Appendix 19) to establish a nsive range of variables the f supporting regeneration-led availability of amenities and

e has been assessed against onsulted upon (See Appendix ssment, sites were examined ition, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's it, only those sites deemed

be subject to site-specific les (See Deposit Policy PLA1 ill enable the delivery of other sure, enhanced active travel

erfront to incorporate Green cordance with Policy COM10 Planning Guidance.

prated as an intrinsic element of potential options for green

596	It's seems to have no vision regarding the development of the towns tourism or the obsolete leisure facilities the town and its youth deserve from our highly taxed town. Just more new builds generating Council revenues and overloading our already fully stretched infrastructure.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	 infrastructure design that could be incorporated as part of future development wincluding the following: Create an extensive viable network of green corridors and natural habitat throw which connects larger or more expansive open spaces for both people and we existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landsce character, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance conne enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the set Harvest, store and re-use rainwater in low carbon systems; Create natural green spaces and wild or free play areas in the urban setting; Create natural green spaces and wild or free play areas in the urban setting; Create network of streets, open spaces and parks, with safe and legible rou and schools; Enhance the transport system and help reduce effects of air pollution through priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces. In terms of car parking, it's acknowledged that a sound and robust parking strategy to fthe regeneration. As part of the strategy, the site will accommodate a new multi stist Hillsboro car par enabling more ground floor space to be given over to publi Consideration should be given to alternative future uses as, overtime, the aspiratio Streycy car park whilst recognising it will change the immediate outlox of properties storey car park whils trecognising it will change to uble vok of properties for scheme that
			In terms of leisure, an area north of the marina will be safeguarded for a leisure us event that a hotel facility is not delivered then the site could provide an alternat

within the regeneration area

roughout development wildlife designed around

nd cycling for utility, recreation

scaping appropriate to local

nectivity between habitats for

species within the area;

outes linking them to homes

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y will be critical to the success storey car park on the existing plic realm and development. ion is that travel to Porthcawl greatly reducing the number of pport for the concept of a multi s on Hillsboro Place.

is an underutilised brownfield or a residential-led, mixed use tourism, open space, leisure, becific requirements including mplementation, in accordance fied within SP1 and allocation eplacement LDP's Vision and

the framework to deliver the jional significance through the ole distribution and variety of upon areas of attractive open og the seafront, supplemented our and Trecco Bay. Physical ne town as a place to live and benefits that allow the broader

use, potentially a hotel. In the ative form of leisure/tourism/

			commercial, year round, wet-weather attraction. In terms of open space, Policy PLA Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and I Supplementary Planning Guidance.
			Furthermore, the land-use plan will ensure that green infrastructure can be incorporal of future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development will including the following:
			 Create an extensive viable network of green corridors and natural habitat thro which connects larger or more expansive open spaces for both people and wi existing site assets;
			 Provide pleasant, safe and linear routes for active travel such as walking and and health promotion;
			 Ensure where possible streets and roads are tree-lined or contain soft landsca character, habitats and species within the area;
			 Utilise SUDs to provide additional multi use green space and enhance connect enhanced for biodiversity;
			 Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the s Harvest, store and re-use rainwater in low carbon systems;
			 Create natural green spaces and wild or free play areas in the urban setting; Create a network of streets, open spaces and parks, with safe and legible rou
			 and schools; Enhance the transport system and help reduce effects of air pollution through
			 priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and
			 Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces.
			In terms of further supporting infrastructure, an Infrastructure Delivery Plan (IDP) Appendix 37). The IDP provides a single schedule of all necessary infrastructure with of allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. They key enabling infrastructure required to facilitate the proposed
			following key requirements:Coastal defence improvements;
			 New public open space; Drainage infrastructure;
			New road and roundabout;
			 Active travel improvements; Education provision; and
050			Utility connections and upgrades.
656	As a Porthcawl resident I believe development works in the town should be centred around creating spaces that benefit	Development within Porthcawl should be	Comments noted. As set out by Policy PLA1 (See Page 63), Porthcawl Waterfront is site occupying a prominent seafront position. The regeneration site is allocated for a scheme that will deliver up to 1,115 dwellings with associated facilities, including to retail a bug terminus and community provision. Policy PLA1 details the site approximately approximately provision.
	all generations of the community. Flexible, multi-use internal and external spaces would be a real asset to the town and could create opportunity for activities such as; -	centered around creating community spaces. New	retail, a bus terminus and community provision. Policy PLA1 details the site-spect masterplan development principles and development requirements to enable its imp with the Growth (See Appendix 42) and Spatial Strategy (See Appendix 43) identifie identified within SP2. Delivery of the site will prove fundamental in achieving the Rep
	Youth services - Collaborative working - Exercise - Performance space(s) -	housing should	Objectives for the County Borough.

LA1 requires development of Facilities of which are to be d New Housing Development

prated as an intrinsic element of potential options for green within the regeneration area

roughout development wildlife designed around

d cycling for utility, recreation

caping appropriate to local

ectivity between habitats for

e species within the area;

butes linking them to homes

h the provision of verges of

er places of shelter for

P) has been produced (See ithout which the development is within the plan period could id development includes the

is an underutilised brownfield r a residential-led, mixed use tourism, open space, leisure, ecific requirements including plementation, in accordance ied within SP1 and allocation eplacement LDP's Vision and

	Outdoor space that can be utilised for market stalls and pop-up events Leisure facilities should also be a focus such as a Lido and an all-wheel park facility. I believe both facilities would be welcomed by all generations of residents and tourists and become successful in many ways. All new buildings including housing should be examples of sustainable design and construction, maximising opportunities for nature based solutions such as such as green roofs, green walls, rain gardens, trees and other green infrastructure to generate a wide range of benefits. It is exciting that the town has this opportunity to demonstrate how positive regeneration can be and I'm hopeful that this will be realised.	be of sustainable design	A Placemaking Strategy has been developed and produced of which provides th broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along with high quality active travel routes that traverse the entire site between the harbou development of the waterfront in this manner will improve the attractiveness of the work, enhance the vibrancy of the Town Centre and deliver wider socio-economic be settlement of Porthcawl to thrive and prosper. In terms of leisure, an area north of the marina will be safeguarded for a leisure us event that a hotel facility is not delivered then the site could provide an alternati commercial, year round, wet-weather attraction. In terms of open space, Policy PL/ Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and I Supplementary Planning Guidance. Furthermore, the land-use plan will ensure that green infrastructure can be incorpora of future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development wi including the following: Create an extensive viable network of green corridors and natural habitat thro which connects larger or more expansive open spaces for both people and wi existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landsca character, habitats and species within the area; Utilies SUDs to provide additional multi use green space and enhance connect enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the s Harvest, store
			 Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces.
665	No	No changes proposed	Comments noted.
675	The plan should concentrate on the needs of the residents in regards to leisure facilities and amenities not housing.	Plan should focus on leisure facilities and amenities not housing	Comments noted. The Deposit Plan has been underpinned through the identification scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Baconsidered how the County Borough's demographic situation is likely to change from the most appropriate response for the Replacement LDP. As such the Replacement LDP.

the framework to deliver the jonal significance through the ole distribution and variety of upon areas of attractive open og the seafront, supplemented our and Trecco Bay. Physical he town as a place to live and benefits that allow the broader

use, potentially a hotel. In the ative form of leisure/tourism/ PLA1 requires development of a Facilities of which are to be d New Housing Development

orated as an intrinsic element of potential options for green within the regeneration area

roughout development wildlife designed around

nd cycling for utility, recreation

scaping appropriate to local

ectivity between habitats for

species within the area;

outes linking them to homes

gh the provision of verges of

er places of shelter for

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed t LDP identifies an appropriate

			plan requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable house
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land.
			The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See A sustainable settlement hierarchy. Based upon the consideration of a comprehens Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of s growth, demonstrating capacity for sustainable growth based on its accessibility, a employment provision in the context of its existing population base.
			The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
			As part of the proposed allocation of Porthcawl Waterfront, development will requirements including masterplan development principles and placemaking principle – Page 63). The provision of new residential units, including affordable dwellings, will vital regeneration requirements comprising flood defences, public open space, leis links plus education, retail and community facility provision.
			 In terms of further supporting infrastructure, an Infrastructure Delivery Plan (IDP) Appendix 37). The IDP provides a single schedule of all necessary infrastructure with of allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. They key enabling infrastructure required to facilitate the proposed following key requirements: Coastal defence improvements; New public open space;
			 Drainage infrastructure; New road and roundabout; Active travel improvements;
			Education provision; and
670	Within the plan you mention residential but	Concorno rolatina	Utility connections and upgrades Comments noted. The Deposit Plan has been underninged by the identification of the
679	Within the plan you mention residential, but do not state where. My ask is that when you	Concerns relating to Strategic	Comments noted. The Deposit Plan has been underpinned by the identification of th economic growth and housing provision, all of which have been based upon well
	build these properties, please ensure the	Allocation PLA1:	judgements regarding need, demand and supply factors (See Appendix 42 – Back
L			

that will achieve sustainable using delivery.

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth hese settlements accords with e developmental pressure on

ready benefit from significant o enabling transit orientated Appendix 19) to establish a ensive range of variables the f supporting regeneration-led availability of amenities and

te has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters es to demonstrate the site's nt, only those sites deemed

Il be subject to site-specific bles (See Deposit Policy PLA1 vill enable the delivery of other sisure, enhanced active travel

P) has been produced (See vithout which the development es within the plan period could ed development includes the

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred

housing is affordable for residents. Porthcawl does not have "Starter" type homes, usually "executive" homes are built, meaning people who have grown up here cannot afford to buy property here and have to move elsewhere, while older more affluent people, move into the area and buy houses, inflating prices and exacerbating the situation. Thanks	
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ble Replacement LDP period d Paper. This has considered 2033 and informed the most dentifies an appropriate plan that will achieve sustainable using delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a thensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed

sites that are allocated for dertaken of which provides a deliverable, considering the ples to deliver high quality

Market Assessment (LHMA) placement LDP to ensure the rough viable thresholds and required to be delivered as percentages and thresholds. al number of units to comprise

694	Not really, Porthcawl seafront is desperate for an upgrade.	No changes proposed	Support noted.
694	•	-	Support noted. Comments noted. The primary objective of Planning Policy Wales (PPW) is to ensure contributes towards the delivery of sustainable development and improves the social and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 Generations (Wales) Act 2015 and other key legislation and resultant duties such as A well functioning planning system is fundamental for sustainable development and ac Sustainable Places are the goal of the land use planning system in Wales; they are system rather than the process of achieving them. All development decisions, either policy choices or individual development management decisions should seek to con- of sustainable places and improved well-being. The planning system should create sustainable places which are attractive, sociable, welcoming, healthy and friendly. Development proposals should create the condition: making them want to live, work and play in areas with a sense of place and well-being. The Deposit Plan has been prepared by BCBC to underpin preparation of the Replat Plan (LDP) 2018-2033. The Deposit Plan has been prepared in accordance Development Plans Manual (Edition 3). It contains guidance on how to prepared development plan, underpinned by robust evidence to ensure that plans are effec contribute to placemaking, as defined in national policy set out in PPW. The LDP Vision will be delivered through the achievement of 4 Strategic Objectives w one of which seeks to create high quality sustainable places (Placemaking), of whic Specific Objectives. The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence ba- need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferred Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-
			The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the developme periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, I and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LD development on brownfield land in other settlements (notably Bridgend and the Va limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable h and ensure the County Borough's future housing requirements can be realised.

sure that the planning system cial, economic, environmental 15, the Well-being of Future as the Socio-economic Duty. achieving sustainable places. are the output of the planning er through development plans ontribute towards the making

le, accessible, active, secure, ons to bring people together, ing, creating prosperity for all.

lacement Local Development ce with Welsh Government pare, monitor and revise a ffective and deliverable and

which are central to the LDP, hich will be underpinned by 6

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

	The Replacement LDP apportions sustainable growth towards settlements that alress services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Ag sustainable settlement hierarchy, which reflects Bridgend's historical and functional set to achieve more sustainable places in a number of ways. The scale and type of growth is dependent upon their individual roles, functions and positions within the Settlement the Replacement LDP directs the majority of growth towards areas that already beners services and facilities, or where additional capacity can be provided. Based up comprehensive range of variables sustainable growth will be appropriately directed to of Bridgend and Pencoed along with the grouped Main Settlement of Pyle, kenfig Hill
	The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general locatie existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
	Good design is fundamental to creating sustainable places where people want to l emphasised in PPW, 'design is not just about the architecture of a building but th elements of the natural and built environment and between people and places development, the Replacement LDP seeks to ensure design that goes beyond aest economic, environmental and cultural aspects of development. Therefore, in orde development must consider how space is utilised, how buildings and the public real the relationship with the surrounding area. Development proposals will be asse placemaking compatibility. Poor design can have adverse impacts on the character a in addition to harming the collective street scene. Various elements (e.g. visual impact traffic constraints) will be assessed to ensure there are no potential adverse impact development contributes to creating high quality, attractive, sustainable places that lives and enhance the community in which they are located, whilst having full regard built environment.
	Strategic Allocations (PLA1-5) must be developed in line with site specific policies development principles set out within the Replacement LDP. A detailed masterplan within this and agreed with the Council prior to development commencing. Such wide range of land uses including affordable housing, education, recreation facilities travel plus appropriate community facilities and commercial uses. Delivery of thes fundamental in achieving the Replacement LDP's Vision and Objectives for the Council
	The Replacement LDP has been prepared in line with the Well-Being of Future General duty on public bodies to carry out sustainable development. The LDP Vision has account the 7 Well-being Goals and Bridgend's Local Well-being Plan with the species affecting the County Borough. Background Paper 10 (See Appendix Separate Replacement LDP assists in the delivery of the 7 Well-being Goals.
	The Replacement LDP has also been prepared in line with Bridgend Public Serve objectives. The Bridgend Well-being Plan outlines the things that Bridgend Public together on over the next five years; our wellbeing objectives and steps, and how we

ready benefit from significant enabling transit orientated Appendix 19) to establish a settlement pattern and seeks th apportioned to settlements at Hierarchy. This is to ensure hefit from good infrastructure, upon the consideration of a cowards the Main Settlements fill and North Cornelly.

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed

b live, work and socialise. As the relationship between all es'. In achieving sustainable sthetics to include the social, ler to achieve Good Design, alm can support this use and sessed for their design and r and appearance of an area, act, loss of light, overlooking, acts. SP3 will ensure that all at support active and healthy rd to the natural, historic and

s and associated masterplan will need to be developed in th development will deliver a es, public open space, active ese Strategic Sites will prove unty Borough.

herations Act of which places been developed to take into ecific characteristics and key 50) demonstrates that the

rvice Board Well-being Plan olic Service Board will work e want Bridgend to look in 10

			years' time. Background Paper 9 (See Appendix 49), demonstrates that the Repla delivery of the local well-being plan.
705			The Replacement LDP is also accompanied by a SA Report (incorporating SEA) to as and significant environmental effects of all substantive component within the P allocations, etc.) and any identified reasonable alternatives. This builds directly u including an SA Scoping Report (2018) and an Interim SA Scoping Report (201 Replacement LDP Preferred Strategy. The Deposit Plan SA Report demonstrates SEA, process has informed the development of the Deposit Plan, including the inco- changes within the document. As a result, the SA Report concludes that there is sustainability issues in Deposit Plan, with plan components performing well against identifies strong compatibility between the LDP Vision/Objectives and the SA Framew adverse effects (taking account of mitigation in all its forms).
705	No	No changes proposed	Comments noted.
706	No	No changes proposed	Comments noted.
710	With regard to Porthcawl, The vision should concentrate on enhancing visitor attractions and amenities, NOT building numerous properties without the infrastructure to support them. Wales has enough problems with second homes without BCBC exacerbating the situation.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Comments noted. The Deposit Plan has been underpinned through the identificati scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across th period have been analysed and discussed within the Strategic Growth Options Ba considered how the County Borough's demographic situation is likely to change fro the most appropriate response for the Replacement LDP. As such the Replacement L plan requirement to enable a balanced level of housing and employment provision t patterns of growth, support existing settlements and maximise viable affordable hous The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the developmed periphery of sustainable urban areas, primarily on previously developed brownfield s the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designati Areas. The ongoing commitment to brownfield development opportunities within the the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. The Replacement LDP apportions sustainable growth towards settlements that alre services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Af sustainable settlement hierarchy. Based upon the consideration of a comprehens Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of s growth, demonstrating capacity for sustainable growth based on its accessibility, a employment provision in the context of its existing population base.
			The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously cor 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general locati existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies

placement LDP assists in the

assess the likely sustainability Plan (strategy, policies, site upon previous SA reporting 019) which accompanied the es how the SA, incorporating neorporation of recommended is good coverage of all key not the SA Framework. It also ework, plus no likely significant

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed LDP identifies an appropriate in that will achieve sustainable pusing delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth hese settlements accords with e developmental pressure on

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ensive range of variables the of supporting regeneration-led , availability of amenities and

te has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters es to demonstrate the site's

deliverability, sustainability and suitability. Proceeding this detailed assessment,
appropriate were included for allocation in the Deposit Plan.
As part of the proposed allocation of Porthcawl Waterfront, development will requirements including masterplan development principles and placemaking principle – Page 63). The provision of new residential units, including affordable dwellings, will vital regeneration requirements comprising flood defences, public open space, leise links plus education, retail and community facility provision.
A Placemaking Strategy has been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along the with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the work, enhance the vibrancy of the Town Centre and deliver wider socio-economic between settlement of Porthcawl to thrive and prosper.
In terms of leisure, an area north of the marina will be safeguarded for a leisure use event that a hotel facility is not delivered then the site could provide an alternati commercial, year round, wet-weather attraction. In terms of open space, Policy PLA Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and I Supplementary Planning Guidance.
Furthermore, the land-use plan will ensure that green infrastructure can be incorpora of future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development wi including the following:
 Create an extensive viable network of green corridors and natural habitat thro which connects larger or more expansive open spaces for both people and wi existing site assets;
 Provide pleasant, safe and linear routes for active travel such as walking and and health promotion;
Ensure where possible streets and roads are tree-lined or contain soft landsca
 character, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance connect
 enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the s
 Harvest, store and re-use rainwater in low carbon systems;
 Create natural green spaces and wild or free play areas in the urban setting; Create a network of streets, open spaces and parks, with safe and legible rou
 and schools;
Enhance the transport system and help reduce effects of air pollution through
 priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and
 Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces.

t, only those sites deemed

be subject to site-specific les (See Deposit Policy PLA1 ill enable the delivery of other sure, enhanced active travel

the framework to deliver the onal significance through the le distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical e town as a place to live and penefits that allow the broader

se, potentially a hotel. In the ative form of leisure/tourism/ _A1 requires development of Facilities of which are to be d New Housing Development

rated as an intrinsic element f potential options for green within the regeneration area

- roughout development wildlife designed around
- d cycling for utility, recreation
- caping appropriate to local
- ectivity between habitats for
- species within the area;
- outes linking them to homes
- h the provision of verges of
- er places of shelter for

713	No	No changes proposed	In terms of further supporting infrastructure, an Infrastructure Delivery Plan (IDP Appendix 37). The IDP provides a single schedule of all necessary infrastructure with of allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. They key enabling infrastructure required to facilitate the proposed following key requirements: Coastal defence improvements; New public open space; Drainage infrastructure; New road and roundabout; Active travel improvements; Education provision; and Utility connections and upgrades Comments noted.
714	I cannot understand the logic in planning for a supermarket (Aldi) to be situated in a prime location such as this. You're setting up to absolutely ruin what remains of what used to be a place that people visited to enjoy themselves and that the residents of the town were proud of. The complete lack of regard for the residents of Porthcawl is frustrating to say the least. BCBC only seem interested in filling it's coffers and don't seem to think about the consequences. Why don't you just look at what fantastic work that's been done at Aberavon and Mumbles? It's done for all to enjoy, not just people who frequent the drinking establishments. I hope that BCBC see sense before it's too late.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Comments noted. Evidence confirms (See Appendix 16 – Retail Study) that the contrometer and performs well against most indicators of vitality and viability. Howe convenience offer which is significantly below the UK average. Although the centre food stores suitable for top-up shopping, there is only one large supermarket suita. This provides limited consumer choice and means that most residents must travel to needs. Marketing for a new foodstore was carried out in autumn 2020 whereby numeror received and appraised. A robust selection process in which each bid was carefully a development brief resulted in Aldi Stores Ltd being identified as the preferred bidder brief required bidders to submit high-quality, bespoke designs for premises that coul as well as incorporating appropriate access and active travel arrangements. The de store site does not prescribe a particular architectural approach, but it does required bidders for human interaction and enjoyment whilst responding to a setting, cultural and heritage of Porthcawl. Cabinet members approved the disposal and delegated authority to officers to approve the terms of the disposal agreement. The food store site forms a key element of the wider masterplan that has been w Waterfront Regeneration Scheme and is intended to act as a precursor to, and ca development across the wider site. Subject to a planning application, the foodstore w all-new residential, leisure, retail development at Salt Lake as well as new areas terminus, active travel facilities and more.
715	To listen to the people of Porthcawl.	Listen to the people of Porthcawl	planning application.It is the view of the Council that the LDP has been prepared in accordance with preparation is bound by a Delivery Agreement and Community Involvement Scheme and Welsh Government. This was revised in October 2020 in light of the impacts of Historically, LDP consultation periods have involved 'drop-in sessions' in libraries, leis facing buildings. When still in a period where Covid restrictions are continually e appropriate to book public exhibition venues for public drop-in sessions. Such venue advance and the dates / times would need to be advertised at the start of the cons

PP) has been produced (See vithout which the development es within the plan period could ed development includes the

centre fulfils its function as a vever, the centre has a limited re contains a range of smaller table for main food shopping. I to other centres to meet their

erous bids (five in total) were y assessed against a planning ler. The planning development ould act as 'gateway buildings' development brief for the food quire clear attention to "placeding area. This will enable a o and celebrating the maritime al of the site to Aldi Stores Ltd,

worked up for the Porthcawl catalyst for, future phases of will be constructed alongside as of green open space, bus

lopment is intended to unlock cawl and further stages of the ore will be subject to a future

th the LDP Regulations. LDP me, approved by both Council of the pandemic.

eisure centres and other public evolving, it was not deemed ues need to be booked well in nsultation period. Reliance on

	 A Legal Notice placed within the Glamorgan Gazette on 3rd June 2021 The package of consultation documents were made available online via Council's Website. Respondents were able to complete an electronic surverepresentation. Printed reference copies were placed within Council buildings, including e Borough (fixed and mobile), subject to social distancing guidelines. The navailable to view at the Council's Civic Offices in Angel St, Bridgend, though offices had not re-opened to the public. Hard copies of the survey form were a locations for members of the public to complete by hand. Dissemination of hard copies of information to individuals. Members of the pucopy of the survey by post to complete by hand (free of charge). There was a of the Deposit Plan to cover printing and postage costs. Every individual and organisation on the LDP Consultation Database was n inform them of the availability of the Deposit Consultation. Approximate contacted, provided with details of how to access the package of consultat respond. This included all Bridgend CBC Councillors, Town & Community C Members of the Senedd. As the consultation progressed, additional represe added to the database upon request. Planning Aid Wales were commissioned by the Council to run remote engage and Community Councils in the County Borough. A comprehensive social media plan was devised. A series of social medi Facebook, LinkedIn and Twitter. They drew attention to different thematic a Borough throughout the consultation period. Planning Officers presented the consultation remotely to established wor Bridgend Community Cohesion and Equalities Forum and Youth Forum. In place of face-to-face public drop-in sessions, representors were able to appointments with planning officers to discuss any queries/concerns they may. Posters were sent to all Town and Community Councils to display on their misupplementing the planned engagemen
	 The package of consultation documents were made available online via Council's Website. Respondents were able to complete an electronic surver representation. Printed reference copies were placed within Council buildings, including e Borough (fixed and mobile), subject to social distancing guidelines. The maxilable to view at the Council's Civic Offices in Angel St, Bridgend, though offices had not re-opened to the public. Hard copies of the survey form were a locations for members of the public to complete by hand. Dissemination of hard copies of information to individuals. Members of the puccopy of the survey by post to complete by hand (free of charge). There was a of the Deposit Plan to cover printing and postage costs.

ion if (for example) restrictions officers would have to cancel uncil and Welsh Government al communication; web-based ies to individuals; and remote ent during a period of lasting statutory 6-week period) was and the decision was made to a wide consensus on the e used to ensure efficient and ent, which was approved by included:

a Bridgend County Borough vey online to make a formal

every library in the County reference copies were also by appointment only as the also made available at these

public were able to request a a £25 charge for a hard copy

a notified by letter or email to ately 500 representors were ation documents and how to Councils and local MPs and sentors were informed of and

agement events for all Town

edia posts were released on c areas / parts of the County

orking groups, including the

o book one-to-one telephone ay have had.

notice boards as a means of

were received, in addition to nber of responses is far higher on the existing LDP. This

lopment will be subject to siteaking principles (See Deposit

In terms of the potential environmental impact, a Phase 1 Habitat Survey has bee determines what ecology constraints may exist within the site. The finding development out on have any adverse impact. Whilst further surveys will development of the site is not unacceptably constrained by biodiversity and natur Eurthermore, the land-use plan will ensure that green infrastructure can be incorr of future detailed proposals across the regeneration area. There are a numbel infrastructure design that could be incorporated as part of future development including the following: Create an extensive viable network of green corridors and natural habitat which connects larger or more expansive open spaces for both people an easisting site assets: Provide pleasant, safe and linear routes for active travel such as walking a and health promotion: Ensure where possible strests and roads are tree-lined or contain soft lan character, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance for enhanced for biodiversity; Include bat boxes, bricks or lotts and bird boxes on all housing, to reflect 1 Harvest, store and re-use rainwater in low carbon systems; Create a natural green spaces and wild or free play areas in the urban settif Create a natural green spaces and parks, with safe and legible and schools; Enhance the transport system and help reduce effects of air pollution thro priority habitat, hedgerow, wildflower rich or rough grassiand; Provide public access to green infrastructure assets where appropriate; ar Incorporate insect attracting plants, hedgerows, log plies, loggaries and of wildlife refuge/hibernation wilth structural landscaping and open spaces. The Council have all commissioned consultants to undertake a Landscape/Se the proposed regeneration. The appraisal assesses the proposed adverse impo of Porthcaw, subject to appropriate design response being incorporated assessment recognises that the development parcels. Highway improv ensure that the principal point of	links snd infrastructure in the town. If the plans are to include more houses this will have a huge impact.	Allocation PLA1: Porthcawl Waterfront	Policy PLA1 – Page 63). The provision of new residential units, including affordable delivery of other vital regeneration requirements comprising flood defences, public operative travel links plus education, retail and community facility provision.
 Utilise SUDs to provide additional multi use green space and enhance cor enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect t Harvest, store and re-use rainwater in low carbon systems; Create a network of streets, open spaces and wild or free play areas in the urban settin Create an etwork of streets, open spaces and parks, with safe and legible and schools; Enhance the transport system and help reduce effects of air pollution throid priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and incorporate insect attracting plants, hedgerows, log piles, loggaries and ot wildlife refuge/hibernation within structural landscaping and open spaces. The Council have also commissioned consultants to undertake a Landscape/Sei the proposed regeneration. The appraisal assesses the proposed land use, storey The assessment concludes that the development would not have an adverse impe of Porthcawl, subject to appropriate design responses being incorporated as assessment recognises that the development offers to impose a dramatic an extensive area, replacing areas of dereliction with new or enhanced accessible buildings and facilities. Further detailed assessments and considerations will be u the design of the development, including a detailed landscape and visual assess detailed mitigation of adverse effects. In terms of transport, Policy PLA1 ensures that development of the site will require road to enable access to the Sandy Bay development parcels. Highway improve ensure that the principal point of vehicular access for a foodstore is off the Portwa improvements will also be required of which they must has regard to the requirem 	have a huge impact.	Waterfront	 Create an extensive viable network of green corridors and natural habitat through which connects larger or more expansive open spaces for both people and will existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landscare
the proposed regeneration. The appraisal assesses the proposed land use, storey The assessment concludes that the development would not have an adverse impart of Porthcawl, subject to appropriate design responses being incorporated a assessment recognises that the development offers to impose a dramatic and extensive area, replacing areas of dereliction with new or enhanced accessible buildings and facilities. Further detailed assessments and considerations will be ut the design of the development, including a detailed landscape and visual assessment detailed mitigation of adverse effects. In terms of transport, Policy PLA1 ensures that development of the site will required road to enable access to the Sandy Bay development parcels. Highway improv- ensure that the principal point of vehicular access for a foodstore is off the Portwar improvements will also be required of which they must has regard to the requirem			 Utilise SUDs to provide additional multi use green space and enhance connect enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the s Harvest, store and re-use rainwater in low carbon systems; Create natural green spaces and wild or free play areas in the urban setting; Create a network of streets, open spaces and parks, with safe and legible rout and schools; Enhance the transport system and help reduce effects of air pollution through priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other
road to enable access to the Sandy Bay development parcels. Highway improve ensure that the principal point of vehicular access for a foodstore is off the Portwa improvements will also be required of which they must has regard to the requirem			The Council have also commissioned consultants to undertake a Landscape/Seasca the proposed regeneration. The appraisal assesses the proposed land use, storey heig The assessment concludes that the development would not have an adverse impact o of Porthcawl, subject to appropriate design responses being incorporated at de assessment recognises that the development offers to impose a dramatic and p extensive area, replacing areas of dereliction with new or enhanced accessible ope buildings and facilities. Further detailed assessments and considerations will be unde the design of the development, including a detailed landscape and visual assessment detailed mitigation of adverse effects.
			In terms of transport, Policy PLA1 ensures that development of the site will require road to enable access to the Sandy Bay development parcels. Highway improveme ensure that the principal point of vehicular access for a foodstore is off the Portway ro improvements will also be required of which they must has regard to the requirements Assessment and as identified in the Transport Measures Priority Schedule.

ble dwellings, will enable the pen space, leisure, enhanced

undertaken, of which robustly indicate that the proposed e undertaken, the proposed conservation issues.

prated as an intrinsic element of potential options for green within the regeneration area

roughout development wildlife designed around

d cycling for utility, recreation

caping appropriate to local

ectivity between habitats for

species within the area;

outes linking them to homes

h the provision of verges of

er places of shelter for

cape and Visual Appraisal of eight and density parameters. on the Landscape/Seascape detailed design stage. The l positive change across an open spaces and high-quality dertaken, in order to influence nt that will assist in identifying

e a new roundabout and link nents will also be required to roundabout. Off-site highway nts arising from the Transport

518	In terms of objectives- I would place SOBJ2 as a priority, otherwise I am supportive of the objectives	Supportive of objectives	 Utility connections and upgrades Support noted. The four strategic objectives are all of equal importance, all of which align with national policy and ensure an appropriate balance between the different They are cross-cutting in their nature and also cross-reference the goals and objective Generations (Wales) Act 2015 and Bridgend Local Well-Being Plan. Backgro 49), demonstrates that the Replacement LDP assists in the delivery of the local were strategic s
718	SOBJ 1 - I think that the plan for extensive housing in Porthcawl is far too dense for local services and amenities.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	
			In terms of car parking, it's acknowledged that a sound and robust parking strategy of the regeneration. As part of the strategy, the site will accommodate a new multi store Hillsboro car par enabling more ground floor space to be given over to public Consideration should be given to alternative future uses as, overtime, the aspiration Waterfront will be principally by public transport including park and ride schemes, gree

y will be critical to the success storey car park on the existing plic realm and development. ion is that travel to Porthcawl greatly reducing the number of pport for the concept of a multi s on Hillsboro Place.

as a boulevard where visitors he location of the bus terminus has also undertaken feasibility ration area. The bus terminus Plus project and is seen as a cilitate and actively encourage bus terminus is integral to this

DP provides a single schedule or the anticipated quantum of ey key enabling infrastructure nents:

lopment will be subject to siteaking principles (See Deposit able dwellings, will enable the open space, leisure, enhanced

DP provides a single schedule or the anticipated quantum of ey key enabling infrastructure nents:

ch reflect identified key issues, ent elements of sustainability. bjectives of the Well-being of round Paper 9 (See Appendix well-being plan. Background

			Paper 10 (See Appendix 50) demonstrates that the Replacement LDP assists in the Goals.
724	SOBJ1 and SOBJ2: These objectives would be very difficult to complete without many other things being taken into consideration eg. only 1 doctors surgery in Porthcawl already hard enough to get an appointment. Now with 1000+ houses possible influx of 3000 people the car parking is already at breaking point, dentist surgery's and other facilities are not adequate now. So in short you would not have a high quality sustainable place or a healthy, cohesive community.	to Strategic Allocation PLA1: Porthcawl Waterfront	
			Consideration should be given to alternative future uses as, overtime, the aspiration Waterfront will be principally by public transport including park and ride schemes, gre private vehicles requiring parking facilities. Consultations confirmed widespread supp storey car park whilst recognising it will change the immediate outlook of properties of
			A new 'bus terminus' may also be located along the Portway of which will function as and locals could arrive at, and depart from the regeneration site and town centre. The will enable access towards the waterfront and also the town centre. The Council has work to explore proposals to deliver a bus terminus within the Porthcawl regenerat project is being brought forward in connection with Cardiff Capital Region Metro Pla key element of the wider regeneration plans. The authority has a strong desire to facilit a modal shift towards increased use of public transport and the provision of a new but as well as being part of the wider Future Wales Plan.
			 Furthermore, an Infrastructure Delivery Plan (IDP) has been produced (See Append single schedule of all necessary infrastructure without which the development of alloca quantum of proposed housing/employment uses within the plan period could not prinfrastructure required to facilitate the proposed development includes the following levelopment includes the following levelopment provision; and Kew public open space; New road and roundabout; Active travel improvements; Education provision; and
726	No	No changes	Utility connections and upgrades Comments noted.
732	Improve facilities for all ages in Porthcawl and make it a destination like tenby and	proposed Improve facilities in Porthcawl for tourists	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, develop specific requirements including masterplan development principles and placemaki Policy PLA1 – Page 63). The provision of new residential units, including affordable

ne delivery of the 7 Well-being

lopment will be subject to siteaking principles (See Deposit able dwellings, will enable the open space, leisure, enhanced

g University Health Board from he level and spatial distribution on. As part of Stage 3 of the dies were invited to provide and possible allocation in the thcare services, close working Health Board. This will be key

y will be critical to the success storey car park on the existing plic realm and development. ion is that travel to Porthcawl greatly reducing the number of pport for the concept of a multi s on Hillsboro Place.

as a boulevard where visitors he location of the bus terminus has also undertaken feasibility ration area. The bus terminus Plus project and is seen as a cilitate and actively encourage bus terminus is integral to this

endix 37). The IDP provides a ocated sites for the anticipated t proceed. They key enabling g key requirements:

lopment will be subject to siteaking principles (See Deposit able dwellings, will enable the

pembrokeshire with a mix of theme parks and tourism busimesses	delivery of other vital regeneration requirements comprising flood defences, public operation active travel links plus education, retail and community facility provision.
	A Placemaking Strategy has been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along t with high quality active travel routes that traverse the entire site between the harbou development of the waterfront in this manner will improve the attractiveness of the t work, enhance the vibrancy of the Town Centre and deliver wider socio-economic ber settlement of Porthcawl to thrive and prosper.
	In terms of leisure, an area north of the marina will be safeguarded for a leisure use event that a hotel facility is not delivered then the site could provide an alternativ commercial, year round, wet-weather attraction. In terms of open space, Policy PLA Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and N Supplementary Planning Guidance.
	 Furthermore, the land-use plan will ensure that green infrastructure can be incorporat of future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development wit including the following: Create an extensive viable network of green corridors and natural habitat throut which connects larger or more expansive open spaces for both people and will existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and of and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landscate character, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance connect enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the s Harvest, store and re-use rainwater in low carbon systems; Create a network of streets, open spaces and parks, with safe and legible rout and schools; Enhance the transport system and help reduce effects of air pollution through priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces.
	Furthermore, Strategic Policy 16: Tourism and supporting development manager tourism development. The LDP will also provide the framework for the provision and good quality, tourism, sport, recreation and leisure facilities and to diversify touris contributing to the Aims and Priorities of the Bridgend County Destination Managem Appendix 30).

pen space, leisure, enhanced

the framework to deliver the onal significance through the le distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical e town as a place to live and penefits that allow the broader

use, potentially a hotel. In the ative form of leisure/tourism/ LA1 requires development of Facilities of which are to be d New Housing Development

prated as an intrinsic element of potential options for green within the regeneration area

- roughout development wildlife designed around
- d cycling for utility, recreation
- caping appropriate to local
- ectivity between habitats for
- species within the area;
- outes linking them to homes
- h the provision of verges of
- er places of shelter for

pement policies will promote nd protection of well-located, prism in the County, thereby ement Plan (2018-2022) (See

767	Porthcawl desperately needs a swimming pool and leisure centre. The current one at Trecco bay holiday park is over run by tourists, therefore locals cannot use. We have various lifesaving clubs who would make excellent use, alongside our growing community. We need to keep green open spaces. We need more leisure opportunities like in Aberavon such as a splash park big enough to cater for our community and bring in more tourists to ensure we survive as a tourist destination. We do not require anymore housing, especially in areas that should be for our community. More leisure and things that will bring people to our beautiful seaside town rather than more housing.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Comments noted. The Deposit Plan has been underpinned through the identification scale of economic growth and housing provision, all of which have been based upor based judgements regarding need, demand and supply factors (See Appendix 42 Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Ba considered how the County Borough's demographic situation is likely to change from the most appropriate response for the Replacement LDP. As such the Replacement LD plan requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable housing the delivery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, r and the Llynfi Valley are still denoted as regeneration priorities through their designatic Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise desting and Most Versatile (BMV) agricultural land.
			development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehensi Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of su growth, demonstrating capacity for sustainable growth based on its accessibility, av employment provision in the context of its existing population base.
			The plan preparation has involved the assessment of 171 sites. Each candidate site h the criteria in the Candidate Site Assessment Methodology which was previously cons 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessm based on any specific issues they raised in terms of their deliverability, general locatio existing use(s), accessibility, physical character, environmental constraints and opp were asked to prepare and submit a number of technical supporting studies to deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
			As part of the proposed allocation of Porthcawl Waterfront, development will b requirements including masterplan development principles and placemaking principles – Page 63). The provision of new residential units, including affordable dwellings, will e vital regeneration requirements comprising flood defences, public open space, leisu links plus education, retail and community facility provision.
			A Placemaking Strategy has been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve upor space within Griffin Park, whilst creating significant new areas of open space along the with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the travel

tion of the most appropriate pon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has om 2018-2033 and informed LDP identifies an appropriate that will achieve sustainable using delivery.

Options Background Paper nent of land within or on the sites. It continues to focus on , hence, Porthcawl, Maesteg tion as Regeneration Growth ese settlements accords with e developmental pressure on

eady benefit from significant enabling transit orientated Appendix 19) to establish a nsive range of variables the supporting regeneration-led availability of amenities and

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed

be subject to site-specific es (See Deposit Policy PLA1 Il enable the delivery of other sure, enhanced active travel

he framework to deliver the onal significance through the e distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical e town as a place to live and

			work, enhance the vibrancy of the Town Centre and deliver wider socio-economic be settlement of Porthcawl to thrive and prosper.
			In terms of leisure, an area north of the marina will be safeguarded for a leisure us event that a hotel facility is not delivered then the site could provide an alternat commercial, year round, wet-weather attraction. In terms of open space, Policy PL/Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and Supplementary Planning Guidance.
			 Furthermore, the land-use plan will ensure that green infrastructure can be incorporated of future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development wincluding the following: Create an extensive viable network of green corridors and natural habitat throw which connects larger or more expansive open spaces for both people and with existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landscape.
			 character, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance connected enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the set Harvest, store and re-use rainwater in low carbon systems; Create natural green spaces and wild or free play areas in the urban setting; Create a network of streets, open spaces and parks, with safe and legible routed.
			 and schools; Enhance the transport system and help reduce effects of air pollution throug priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and othe wildlife refuge/hibernation within structural landscaping and open spaces.
781	I feel that the building of houses on Salt Lake car park would destroy the attractive coastline and reduce the number of visitors because of the lack of parking facilities. Even with the facility as it is at present, on sunny days, visitors unable to find a parking space park on our green spaces. They have	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, develop specific requirements including masterplan development principles and placemaki Policy PLA1 – Page 63). The provision of new residential units, including affordabl delivery of other vital regeneration requirements comprising flood defences, public ope active travel links plus education, retail and community facility provision. A Placemaking Strategy has been developed and produced of which provides th
	no regard for wildlife and are also willing to park in residents parking spaces. These are already in short supply. Is the healthy, active and social community vision regarding the building of what will be a housing estate on the front? What about the rest of the community who already live here benefit? Is the throwing in of an Aldi supposed to make us a more social community? What exactly are the		broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the work, enhance the vibrancy of the Town Centre and deliver wider socio-economic be settlement of Porthcawl to thrive and prosper.

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use, potentially a hotel. In the ative form of leisure/tourism/ LA1 requires development of Facilities of which are to be d New Housing Development

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lopment will be subject to siteaking principles (See Deposit able dwellings, will enable the open space, leisure, enhanced

the framework to deliver the ional significance through the ole distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical te town as a place to live and penefits that allow the broader

productive and enterprising places? More cafes, fish shops. We have enough of those? I agree with leisure facilities. Open air swimming pool (or boating lake), mini golf, places to attract visitors not push them away by greeting them with a claustrophobic arrangement of modern houses which block out the remaining quaint houses on the seafront. You are not protecting natural places, and let's be honest a housing estate right on the coast is not going to enhance anything besides the revenue from the new residents into the council coffers.	In terms of car parking, it's acknowledged that a sound and robust parking strategy wi of the regeneration. As part of the strategy, the site will accommodate a new multi stor Hillsboro car par enabling more ground floor space to be given over to public Consideration should be given to alternative future uses as, overtime, the aspiration Waterfront will be principally by public transport including park and ride schemes, grea private vehicles requiring parking facilities. Consultations confirmed widespread suppor storey car park whilst recognising it will change the immediate outlook of properties of A new 'bus terminus' may also be located along the Portway of which will function as and locals could arrive at, and depart from the regeneration site and town centre. The lo will enable access towards the waterfront and also the town centre. The Council has work to explore proposals to deliver a bus terminus within the Porthcawl regeneration project is being brought forward in connection with Cardiff Capital Region Metro Plu key element of the wider regeneration plans. The authority has a strong desire to facilit a modal shift towards increased use of public transport and the provision of a new bus as well as being part of the wider Future Wales Plan. The Council have also commissioned consultants to undertake a Landscape/Seasca the proposed regeneration. The appraisal assesses the proposed land use, storey heig The assessment concludes that the development would not have an adverse impact or of Porthcawl, subject to appropriate design responses being incorporated at de assessment recognises that the development offers to impose a dramatic and p extensive area, replacing areas of dereliction with new or enhanced accessible ope buildings and facilities. Further detailed assessments and considerations will be under the design of the development, including a detailed landscape and visual assessment to detailed mitigation of adverse effects.
	In terms of retail, evidence confirms (See Appendix 16 – Retail Study) that the centre centre and performs well against most indicators of vitality and viability. However convenience offer which is significantly below the UK average. Although the centre of food stores suitable for top-up shopping, there is only one large supermarket suitab. This provides limited consumer choice and means that most residents must travel to needs. The proposed food store site forms a key element of the wider masterplan th the Porthcawl Waterfront Regeneration Scheme and is intended to act as a precursor phases of development across the wider site. Subject to a planning application, the residents with greater choice and more flexibility. The development is also intended to a future However, it is important to note that the proposed foodstore will be subject to a future.
	Mixed-use development will be encouraged throughout the development. Commerci on the ground floor if there is market demand for such uses. Retail uses, restaurants a encouraged. This mix of uses will help bring life and vitality during the day and into the
	In terms of leisure, an area north of the marina will be safeguarded for a leisure use event that a hotel facility is not delivered then the site could provide an alternativ commercial, year round, wet-weather attraction. In terms of open space, Policy PLA Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation Fa delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and N Supplementary Planning Guidance.

will be critical to the success torey car park on the existing lic realm and development. on is that travel to Porthcawl reatly reducing the number of port for the concept of a multi on Hillsboro Place.

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cape and Visual Appraisal of eight and density parameters. on the Landscape/Seascape detailed design stage. The positive change across an pen spaces and high-quality lertaken, in order to influence at that will assist in identifying

e fulfils its function as a town er, the centre has a limited e contains a range of smaller able for main food shopping. to other centres to meet their that has been worked up for sor to, and catalyst for, future he development will provide d to unlock funds that will be es of the regeneration plans. re planning application.

rcial units will be considered and cafes will be particularly the evening.

se, potentially a hotel. In the tive form of leisure/tourism/ _A1 requires development of Facilities of which are to be I New Housing Development

			 Furthermore, the land-use plan will ensure that green infrastructure can be incorpora of future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development will including the following: Create an extensive viable network of green corridors and natural habitat throw which connects larger or more expansive open spaces for both people and will existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landscat character, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance connect enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the set Harvest, store and re-use rainwater in low carbon systems; Create a network of streets, open spaces and parks, with safe and legible rou and schools; Enhance the transport system and help reduce effects of air pollution through priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces.
			contributing to the Aims and Priorities of the Bridgend County Destination Managem Appendix 30).
791	No I trust our council to make the right decision	No changes proposed	Support noted.
794	No	No changes proposed	Comments noted.
803	No	No changes proposed	Comments noted.
808	Regarding Salt lake Development ,Being a Porthcawl resident i practically every day I go to some part of Porthcawl, if you get rid of the salt lake Car park REGULAR visitors to the Area will quite obviously either park in the residential areas or go else where (which means that the shops and other businesses will close down) IF you do develop Salt Lake you must provide alternative CAR PARKING FACILITIES ?? (May i point out in the last few weekends every Car park in Porthcawl as been totally full) I have lived in Fulmer Pd for 6 yre new	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Comments noted. In terms of car parking, it's acknowledged that a sound and rob critical to the success of the regeneration. As part of the strategy, the site will accome car park on the existing Hillsboro car par enabling more ground floor space to be gived evelopment. Consideration should be given to alternative future uses as, overtime, to Porthcawl Waterfront will be principally by public transport including park and ride the number of private vehicles requiring parking facilities. Consultations confirmed concept of a multi storey car park whilst recognising it will change the immediate outlour Place.
	full) I have lived in Fulmar Rd for 6 yrs now and cars are starting to park on the grass verges and on pavements		undertaken feasibility work to explore proposals to deliver a bus terminus within the F The bus terminus project is being brought forward in connection with Cardiff Capita and is seen as a key element of the wider regeneration plans. The authority has a s

orated as an intrinsic element of potential options for green within the regeneration area

roughout development wildlife designed around

nd cycling for utility, recreation

scaping appropriate to local

ectivity between habitats for

e species within the area;

outes linking them to homes

gh the provision of verges of

er places of shelter for

gement policies will promote and protection of well-located, urism in the County, thereby ement Plan (2018-2022) (See

obust parking strategy will be ommodate a new multi storey given over to public realm and he, the aspiration is that travel de schemes, greatly reducing ed widespread support for the tlook of properties on Hillsboro

th will function as a boulevard d town centre. The location of centre. The Council has also Porthcawl regeneration area. ital Region Metro Plus project strong desire to facilitate and

			actively encourage a modal shift towards increased use of public transport and the terminus is integral to this as well as being part of the wider Future Wales Plan.
881	There is great play throughout the document that Porthcawl is a 'premier seaside and tourist destination' (Obj 1d), 'recognising the role of leisure and tourism' (Obj 3h) etc, but how does the LDP address some key issues? What will entice people to come to the 'seaside resort' when the removal of the whole of Salt Lake for housing/retail/leisure and the removal of the fair for housing means that parking will be impossible for the main beaches (all car parks have a high density on a sunny day and are full on Bank Holidays) and there will be no entertainment for young children is available. Other areas have a swimming pool or leisure centre but Porthcawl has not. Trecco Bay (Parkdean) has nearly 2000 units, many are privately owned and some are used as a permanent address - hence a limited a somewhat self-container tourist area which will not assist with any regeneration. When all of the housing currently depicted is constructed, only Trecco and Rest bay will be available for any tourists which means that visitors will go elsewhere. The sale of land for housing is normally an income generator - is that the reason for 1115 properties by 2033 which is a higher provision than any other area in the Borough? Is the purchase of housing land required to provide money to buy the fair and remove a lease? Housing in Porthcawl does also generate a high level of Council tax - is this also a driver? Many questions exist on the financial viability of what is being proposed. The housing density is on the low to medium side - is there something I have missed? Could a higher density be used for the Sandy Bay site and leave part of Salt Lake for car parking? I feel that if the LDP is delivered in its current form Porthcawl will, obviously remain as a seaside resort but tourism will effectively have been dramatically reduced if not eliminated - apart from Trecco Bay.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	The minute is integrated this service in the above of the word Public value values pain. Comments noted. The Deposit Plan has been underplaned through the identification scale of economic growth and housing provision, all of which have been based upper based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategics Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Ba considered how the County Borough's demographic situation is likely to change fror the most papropriate response for the Replacement LDP. As such the Replacement to plane abalanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable hous. The distribution of growth is further evaluated and justified in the Spatial Strategy of (See Appendix 43 – Background Paper 3). The strategy prioritises the developmed periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, I and the Llynfi Valley are still denoted as regeneration priorities through their designatid Areas. The ongoing commitment to brownfield development opportunities within thes the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. The Replacement LDP apportions sustainable growth towards settlements that alreas services, facilities and employment opportunities and are most conducive to exployment t. As such, a Settlement Assessment of 171 sites. Each candidate site 1 development apporting State Assessment Methodology which was previously con 13 – Candidate Site Assessment Report (2020). During Stage 2 detailed assessment, appropriate were included for allocation in the Deposit Plan. As part of the proposed allocation of Porthcawl Waterfront, development will the requirements including masterplan develop

the provision of a new bus

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed LDP identifies an appropriate that will achieve sustainable pusing delivery.

Options Background Paper nent of land within or on the sites. It continues to focus on by hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with be developmental pressure on

ready benefit from significant enabling transit orientated Appendix 19) to establish a nsive range of variables the f supporting regeneration-led availability of amenities and

e has been assessed against onsulted upon (See Appendix ssment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's at, only those sites deemed

be subject to site-specific les (See Deposit Policy PLA1 ill enable the delivery of other sure, enhanced active travel

the framework to deliver the ional significance through the le distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical

development of the waterfront in this manner will improve the attractiveness of the twork, enhance the vibrancy of the Town Centre and deliver wider socio-economic ber settlement of Porthcawl to thrive and prosper.
In terms of car parking, it's acknowledged that a sound and robust parking strategy we of the regeneration. As part of the strategy, the site will accommodate a new multi store Hillsboro car par enabling more ground floor space to be given over to public Consideration should be given to alternative future uses as, overtime, the aspiration Waterfront will be principally by public transport including park and ride schemes, great private vehicles requiring parking facilities. Consultations confirmed widespread support storey car park whilst recognising it will change the immediate outlook of properties of the strategy.
Furthermore, a new 'bus terminus' may also be located along the Portway of which where visitors and locals could arrive at, and depart from the regeneration site and to the bus terminus will enable access towards the waterfront and also the town cer undertaken feasibility work to explore proposals to deliver a bus terminus within the Po The bus terminus project is being brought forward in connection with Cardiff Capital and is seen as a key element of the wider regeneration plans. The authority has a stractively encourage a modal shift towards increased use of public transport and the terminus is integral to this as well as being part of the wider Future Wales Plan.
In terms of leisure, an area north of the marina will be safeguarded for a leisure use event that a hotel facility is not delivered then the site could provide an alternati commercial, year round, wet-weather attraction. In terms of open space, Policy PLA Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and N Supplementary Planning Guidance.
Furthermore, Strategic Policy 16: Tourism and supporting development manager tourism development. The LDP will also provide the framework for the provision and good quality, tourism, sport, recreation and leisure facilities and to diversify touris contributing to the Aims and Priorities of the Bridgend County Destination Managem Appendix 30).
In terms of density, the design philosophy ensures that development will be higher (a to the seafront (particularly toward the west) with lower/less dense development towa eastern peripheries of the site. The rationale for this is that the seaside frontages of the capable of accommodating taller structures. Densities of parcels of land on the seasit to be around 90 dwellings per hectare whereas those parcels of land further inland wellings per hectare, broadly reflecting the existing town and residential character.
The Council have also commissioned consultants to undertake a Landscape/Seasca the proposed regeneration. The appraisal assesses the proposed land use, storey heig The assessment concludes that the development would not have an adverse impact o of Porthcawl, subject to appropriate design responses being incorporated at de assessment recognises that the development offers to impose a dramatic and p extensive area, replacing areas of dereliction with new or enhanced accessible ope buildings and facilities. Further detailed assessments and considerations will be unde the design of the development, including a detailed landscape and visual assessment detailed mitigation of adverse effects.

e town as a place to live and enefits that allow the broader

will be critical to the success storey car park on the existing lic realm and development. on is that travel to Porthcawl reatly reducing the number of port for the concept of a multi s on Hillsboro Place.

h will function as a boulevard town centre. The location of centre. The Council has also Porthcawl regeneration area. al Region Metro Plus project strong desire to facilitate and the provision of a new bus

se, potentially a hotel. In the ative form of leisure/tourism/ _A1 requires development of Facilities of which are to be d New Housing Development

ement policies will promote nd protection of well-located, rism in the County, thereby ment Plan (2018-2022) (See

(and therefore denser) closer ward the middle, northern and the development are far more iside frontage are anticipated will be lower between 70-40

cape and Visual Appraisal of eight and density parameters. on the Landscape/Seascape detailed design stage. The positive change across an open spaces and high-quality dertaken, in order to influence nt that will assist in identifying

884	too much green spaces are being sacrificed for housing at a time when there much emphasis on climate change and people being urged to plant trees, and grow more of their own food etc	to loss of green spaces	Comments noted. The Deposit Plan has been underpinned through the identification scale of economic growth and housing provision, all of which have been based upper based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Bac considered how the County Borough's demographic situation is likely to change from the most appropriate response for the Replacement LDP. As such the Replacement LI plan requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable house. The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, I and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land.			
			The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to en- development. As such, a Settlement Assessment has been undertaken (See Ap- sustainable settlement hierarchy. Based upon the consideration of a comprehens Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of s growth, demonstrating capacity for sustainable growth based on its accessibility, an employment provision in the context of its existing population base.			
			The plan preparation has involved the assessment of 171 sites. Each candidate site I the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessme based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.			
						As part of the proposed allocation of Porthcawl Waterfront, development will be requirements including masterplan development principles and placemaking principles – Page 63). The provision of new residential units, including affordable dwellings, will vital regeneration requirements comprising flood defences, public open space, leist links plus education, retail and community facility provision.
			In terms of open space, Policy PLA1 requires development of Porthcawl Waterf Infrastructure and Outdoor Recreation Facilities of which are to be delivered in acco and Outdoor Recreation Facilities and New Housing Development Supplementary PI			
			Furthermore, the land-use plan will ensure that green infrastructure can be incorporated future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development with including the following:			

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed LDP identifies an appropriate that will achieve sustainable using delivery.

Options Background Paper nent of land within or on the sites. It continues to focus on b, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on

ready benefit from significant enabling transit orientated Appendix 19) to establish a nsive range of variables the f supporting regeneration-led availability of amenities and

e has been assessed against onsulted upon (See Appendix ssment, sites were examined ition, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's it, only those sites deemed

I be subject to site-specific les (See Deposit Policy PLA1 ill enable the delivery of other sure, enhanced active travel

erfront to incorporate Green cordance with Policy COM10 Planning Guidance.

prated as an intrinsic element of potential options for green within the regeneration area

894	This is not a straightforward document and it is confusing. It does not support ease of expressing opinion. The consultation I do not believe is set out to allow people to have a voice. I am having to ask a neighbour to help me fill this in. I am in my 80's and think i would need to be a bachelor of science to fill this in. I have had to get a hard copy through facebook to enable to see what is being asked as on line it does not let me see the next question. By building so many houses in Porthcawl you are ripping the heart of the community right out of it, this is a tourist driven town and	Concerns relating to Strategic Allocation PLA1:	
	right out of it, this is a tourist driven town and BCBC are determined to kill it by making it a commuter belt town for Cardiff	Allocation PLA1: Porthcawl Waterfront	based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Ba considered how the County Borough's demographic situation is likely to change fro the most appropriate response for the Replacement LDP. As such the Replacement L plan requirement to enable a balanced level of housing and employment provision to patterns of growth, support existing settlements and maximise viable affordable house The distribution of growth is further evaluated and justified in the Spatial Strategy.
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation

roughout development wildlife designed around

d cycling for utility, recreation

scaping appropriate to local

nectivity between habitats for

species within the area;

outes linking them to homes

gh the provision of verges of

er places of shelter for

undertaken, of which robustly indicate that the proposed be undertaken, the proposed conservation issues.

n and guidance and has to be nical documents. The written echnical or jargonistic but its nied by an easy read summary cers were on hand to help talk at. All Local Development Plan Idition to the Civic Offices via itionally, the phone lines were ocal Development Plan has to manual.

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed t LDP identifies an appropriate that will achieve sustainable busing delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth

Areas. The ongoing commitment to brownfield development opportunities within thes the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land.
The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to a development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehens Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of s growth, demonstrating capacity for sustainable growth based on its accessibility, a employment provision in the context of its existing population base.
The plan preparation has involved the assessment of 171 sites. Each candidate site I the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessmeated on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
As part of the proposed allocation of Porthcawl Waterfront, development will I requirements including masterplan development principles and placemaking principles – Page 63). The provision of new residential units, including affordable dwellings, will vital regeneration requirements comprising flood defences, public open space, leist links plus education, retail and community facility provision.
A Placemaking Strategy has been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along t with high quality active travel routes that traverse the entire site between the harbou development of the waterfront in this manner will improve the attractiveness of the t work, enhance the vibrancy of the Town Centre and deliver wider socio-economic ber settlement of Porthcawl to thrive and prosper.
In terms of leisure, an area north of the marina will be safeguarded for a leisure use event that a hotel facility is not delivered then the site could provide an alternatic commercial, year round, wet-weather attraction. In terms of open space, Policy PLA Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and N Supplementary Planning Guidance.
Furthermore, Strategic Policy 16: Tourism and supporting development manager tourism development. The LDP will also provide the framework for the provision and good quality, tourism, sport, recreation and leisure facilities and to diversify touris contributing to the Aims and Priorities of the Bridgend County Destination Managem Appendix 30).

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the framework to deliver the onal significance through the le distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical e town as a place to live and penefits that allow the broader

ase, potentially a hotel. In the ative form of leisure/tourism/ LA1 requires development of Facilities of which are to be d New Housing Development

pement policies will promote nd protection of well-located, prism in the County, thereby ement Plan (2018-2022) (See

939	I would be very concerned that Sandy bay was being used for up 1500 houses given the area was given to the town for leisure purposes	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Comments noted. As set out by Policy PLA1 (See Page 63), Porthcawl Waterfront is site occupying a prominent seafront position. The regeneration site is allocated for a scheme that will deliver up to 1,115 dwellings with associated facilities, including to retail, a bus terminus and community provision. Policy PLA1 details the site-spec masterplan development principles and development requirements to enable its imp with the Growth (See Appendix 42) and Spatial Strategy (See Appendix 43) identifie identified within SP2. Delivery of the site will prove fundamental in achieving the Rep Objectives for the County Borough.												
			The Sandy Bay area of the proposed development will look to accommodate 912 subject to refinement as part of the Placemaking Strategy work being undertaken density of the development has not be finalised as of yet, development is envisaged denser) closer to the seafront (particularly toward the west) with lower/less dense development and eastern peripheries of the site. Proposed density has and will con Landscape/Seascape and Visual Impact Assessment. Further assessments will be matters.												
			In terms of leisure, an area north of the marina will be safeguarded for a leisure use event that a hotel facility is not delivered then the site could provide an alternatic commercial, year round, wet-weather attraction. In terms of open space, Policy PLA Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and Supplementary Planning Guidance.												
943	1.6.1-5 1st June 2021 to 27th July The consultation period is not a long enough period of time for this consultation. The proposed changes will impact on every person who is currently living in Porthcawl and those who visit. Residents of Porthcawl had a longer consultation period about the health centre. It is very convenient for the	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront / consultation period not long enough	Comments noted. It is the view of the Council that the overall objectives of the Comm (CIS) as originally set out in with the approved Delivery Agreement, including the CI considered that the LDP has been prepared in accordance with the LDP 'Preparation the Development Plans Manual (Edition 3). The Council previously consulted the public on the Preferred Strategy of which was to 8th November 2019. Following the public consultation period the Council was representations made in accordance with LDP Regulation 16(2) before determining												
	planners that we are experiencing the COVID pandemic and it feels that this is being rushed because there cannot be public meetings. There should be a lot longer period for people to see the proposals. SOBJ4 – states to protect and enhance distinctive and natural places An area of beauty all be it a bit tired is the seafront in Porthcawl. It will be destroyed by														LDP. As such the Council drafted an initial Consultation Report (See Appendix 8 – Consultation Report) for publishing. This report was subsequently signed off by mem As part of Stage 4 of the Delivery Agreement, the Council was required to undertake for a statutory period of 6 weeks, however the Council made an allowance for 8 v public participation. This was to ensure a range of views could be considered as pa wide consensus on the Replacement LDP's strategy and policies. A number of const to ensure efficient and effective consultation and participation, in accordance with included:
	over development. Other seaside towns have beautiful gardens and play areas. LDP Proposal states "To realise the potential of Porthcawl as a premier seaside and tourist destination - to - vibrancy of the Town centre. Who will benefit? Much of the appeal of Porthcawl is the quaintness and the fact that you can drive to the sea and park on Salt Lake.		 A Legal Notice was placed within the Glamorgan Gazette on 3rd June 2021 The package of consultation documents were been made available online via Council's Website (www.bridgend.gov.uk/ldpconsultation). Respondents welectronic survey online to make a formal representation. Printed reference copies were placed within public facing Council buildings, in County Borough (fixed and mobile), subject to social distancing guidelines. also available to view at the Council's Civic Offices in Angel Street, Bridgend only as the offices had not re-opened to the public due to the pandemic. Har were also been made available at these locations for members of the public to the public t												

is an underutilised brownfield or a residential-led, mixed use tourism, open space, leisure, becific requirements including nplementation, in accordance fied within SP1 and allocation eplacement LDP's Vision and

2 units, however, this will be en by the Council. Whilst the ed to be higher (and therefore evelopment toward the middle, ontinue to be informed by a be undertaken to inform such

use, potentially a hotel. In the ative form of leisure/tourism/ PLA1 requires development of a Facilities of which are to be d New Housing Development

nmunity Involvement Scheme CIS have been met. It is also ation Requirements' set out in

as held from 30th September was required to consider all ing the content of the deposit – Preferred Strategy & Initial embers of Council.

ke Deposit public consultation 8 weeks in order to maximise part of a process of building a nsultation methods were used with the CIS. These methods

via Bridgend County Borough were able to complete an

, including every library in the s. The reference copies were end, although by appointment ard copies of the survey form to complete by hand.

	Dissemination of hard conies of information to individuals. Members of the public
	 Dissemination of hard copies of information to individuals. Members of the pub of the survey by post to complete by hand (free of charge). There was a £25 cl whole Deposit Plan to cover printing and postage costs for such a large docur Every individual and organisation on the LDP Consultation Database was (depending on their preference) to inform them of the availability of Approximately 500 representors were contacted, provided with details of how consultation documents and how to respond. As the consultation progressed, a been informed of and added to the database upon request. Planning Aid Wales were commissioned by the Council to run remote engage and Community Councils in Bridgend County Borough. A comprehensive social media plan was devised. A series of social media post on Facebook, LinkedIn and Twitter. They drew attention to different thematic Borough throughout the consultation period. Planning Officers have presented the consultation remotely to established wo Bridgend Community Cohesion and Equalities Forum and Youth Forum. In place of face to face public drop in sessions, representors were able to I appointments with planning officers to discuss any queries/concerns they may to do this by emailing ldp@bridgend.gov.uk or telephoning 01656 643633. Posters were sent to all Town and Community Councils to display on their not
	As set out by Policy PLA1 (See Page 63), Porthcawl Waterfront is an underutilised prominent seafront position. The regeneration site is allocated for a residential-led, deliver up to 1,115 dwellings with associated facilities, including tourism, open s terminus and community provision. Policy PLA1 details the site-specific requirem development principles and development requirements to enable its implementation Growth (See Appendix 42) and Spatial Strategy (See Appendix 43) identified within S within SP2. Delivery of the site will prove fundamental in achieving the Replacement L for the County Borough.
	In terms of density, the Council have commissioned consultants to undertake a Lands Appraisal of the proposed regeneration. The appraisal assesses the proposed land us parameters. The assessment concludes that the development would not have Landscape/Seascape of Porthcawl, subject to appropriate design responses bein design stage. The assessment recognises that the development offers to impose a dr across an extensive area, replacing areas of dereliction with new or enhanced access quality buildings and facilities. Further detailed assessments and considerations will influence the design of the development, including a detailed landscape and visual as identifying detailed mitigation of adverse effects.
	In terms of leisure, an area north of the marina will be safeguarded for a leisure use event that a hotel facility is not delivered then the site could provide an alternation commercial, year round, wet-weather attraction. In terms of open space, Policy PLA Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and Supplementary Planning Guidance.
	Furthermore, the land-use plan will ensure that green infrastructure can be incorpora of future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development will including the following:

blic were able request a copy charge for a hard copy of the ument.

as notified by letter or email f the Deposit Consultation. ow to access the package of , additional representors were

agement events for all Town

sts were released periodically ic areas / parts of the County

working groups, including the

book one to one telephone ay have had. They were able

otice boards.

d brownfield site occupying a l, mixed use scheme that will space, leisure, retail, a bus ements including masterplan ation, in accordance with the SP1 and allocation identified t LDP's Vision and Objectives

dscape/Seascape and Visual use, storey height and density e an adverse impact on the eing incorporated at detailed dramatic and positive change ssible open spaces and highvill be undertaken, in order to assessment that will assist in

use, potentially a hotel. In the ative form of leisure/tourism/ LA1 requires development of Facilities of which are to be d New Housing Development

prated as an intrinsic element of potential options for green within the regeneration area

			 Create an extensive viable network of green corridors and natural habitat throw which connects larger or more expansive open spaces for both people and wexisting site assets; Provide pleasant, safe and linear routes for active travel such as walking and and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landsc character, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance connecenhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the set Harvest, store and re-use rainwater in low carbon systems; Create natural green spaces and wild or free play areas in the urban setting; Create a network of streets, open spaces and parks, with safe and legible rou and schools; Enhance the transport system and help reduce effects of air pollution through priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces. In terms of car parking, it's acknowledged that a sound and robust parking strategy we of the regeneration. As part of the strategy, the site will accommodate a new multi stot. Hillsboro car par enabling more ground floor space to be given over to public Consideration should be given to alternative future uses as, overtime, the aspiratio Waterfront will be principally by public transport including park and ride schemes, gre private vehicles requiring parking facilities. Consultations confirmed widespread supp storey car park whilst recognising it will change the immediate outlook of properties of the bus terminus will enable access towards the waterfront and also the town ce undertaken feas
972	No	No changes	terminus is integral to this as well as being part of the wider Future Wales Plan. Comments noted.
978	Yes all previous proposals have failed no	proposed Concerns relating	Comments noted. The Deposit Plan has been underpinned through the identificati
910	And the protocol proposals have failed no one has taken any notice of public consultations starting with those held by Andrew Parry Jones. We are supposed to be protecting the climate and over population of area does not help	to the climate and overpopulation	Comments noted. The Deposit Plan has been underpinned through the identification scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Ba considered how the County Borough's demographic situation is likely to change fro the most appropriate response for the Replacement LDP. As such the Replacement L plan requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable house. The distribution of growth is further evaluated and justified in the Spatial Strategy of
			(See Appendix 43 – Background Paper 3). The strategy prioritises the developm

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y Options Background Paper ment of land within or on the

				peripheny of quoteinable urban areas, primarily an previewaly developed by the field of
				periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designati Areas. The ongoing commitment to brownfield development opportunities within thes the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land.
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				As part of the proposed allocation of Porthcawl Waterfront, development will requirements including masterplan development principles and placemaking principle – Page 63). The provision of new residential units, including affordable dwellings, will vital regeneration requirements comprising flood defences, public open space, leise links plus education, retail and community facility provision.
				A Placemaking Strategy has been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along the with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the work, enhance the vibrancy of the Town Centre and deliver wider socio-economic bet settlement of Porthcawl to thrive and prosper.
				Additionally, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhancer incorporated within the Replacement LDP to ensure the avoidance of likely significant development to the effectiveness of the plan. The findings of the SA indicate that development with its proposed range of land uses will likely produce a wide range of significant be
ç	982	As a first point sounds quite positive. Shame about what has actually evolved from these first objectives	Concerns relating to plan and objectives	Comments noted. Insufficient information has been provided in order to offer an appro The Deposit Plan has been prepared in accordance with Welsh Government Develop 3). It contains guidance on how to prepare, monitor and revise a development pl

sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on

ready benefit from significant enabling transit orientated Appendix 19) to establish a nsive range of variables the f supporting regeneration-led availability of amenities and

e has been assessed against onsulted upon (See Appendix ssment, sites were examined ition, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's at, only those sites deemed

I be subject to site-specific les (See Deposit Policy PLA1 ill enable the delivery of other sure, enhanced active travel

the framework to deliver the ional significance through the le distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical e town as a place to live and benefits that allow the broader

the Replacement LDP (See nd wider sustainability effects ement measures should be ficant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

propriate response. However, opment Plans Manual (Edition plan, underpinned by robust

			evidence to ensure that plans are effective and deliverable and contribute to placema policy set out in Planning Policy Wales (PPW).
			The Replacement LDP has been prepared in line with the Well-Being of Future General a duty on public bodies to carry out sustainable development. The LDP Vision has account the 7 Well-being Goals and Bridgend's Local Well-being Plan with the species sues affecting the County Borough. Background Paper 10 (See Appendix Replacement LDP assists in the delivery of the 7 Well-being Goals. The Replace prepared in line with Bridgend Public Service Board Well-being Plan objectives. Th outlines the things that Bridgend Public Service Board will work together on over the nobjectives and steps, and how we want Bridgend to look in 10 years' time. Background 49), demonstrates that the Replacement LDP assists in the delivery of the delivery of the local well-
985	Lack of provision for noise and other	•	Comments noted. The proposed allocation is supported by detailed masterplanning w
	pollutants along the dual carriageway into Porthcawl.	to dual carriageway into Porthcawl	block plan to identify a realistic dwelling yield on the site's net developable area. reflects the number of dwellings the site is expected to deliver. This identifies the varie to the proposed development, and, in combination with the Strategic Transport Asse be taken to deal with the anticipated transport impacts of the scheme. Proposed appropriate development requirements in relation to all forms of travel. The density a considered appropriate to support a diverse community and vibrant public realm, whil of people to support services such as public transport, local shops and schools. I planning policy, higher densities should be encouraged in urban centres and near n or interchanges. Given the site's location within a Main Settlement of the County Be Porthcawl Town Centre, this density level is therefore considered appropriate to foste further bolstered by the proposed enhancements to the active travel network.
			The Replacement LDP aims to reduce private car reliance and help the County Bor set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and active travel routes as identified in the Existing Route Maps. Consideration of active the master planning of strategic sites in the County Borough. Reference to the Activ PLA3 in conjunction with Policy PLA12 should be considered essential in the delivery proposal, ensuring that development is contributing to the promotion of a sustainable
			The Active Travel Network Maps aim to improve access to key services and facili employment sites, retail areas and transport hubs, improved access to education fa colleges and improvements to, and expansion of, the existing strategic cycle netw Opportunities will be maximised to further improve upon these routes, providing wa allow integration between new developments and existing communities.
			Whilst developments should be encouraged in locations which reduce the need to trasustainable transport, the Council recognises that any development growth will like demand, and that increased traffic levels and congestion is likely to occur if apprimeasures and infrastructure are not delivered. Therefore, a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and informational allocations by means of modelling and quantifying the transport impact of these notes accompanying this assessment demonstrate that the proposed level of development commodated within the BCBC Highway Network with suitable mitigation.
			Furthermore, Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces dependent enables sustainable access to employment, education, local services and community

making, as defined in national

enerations Act of which places s been developed to take into becific characteristics and key (50) demonstrates that the acement LDP has also been The Bridgend Well-being Plan e next five years; our wellbeing round Paper 9 (See Appendix ell-being plan.

work, including an illustrative the Transport Assessment rious transport issues relating sessment, what measures will d Policy PLA1 prescribes the and mix of uses proposed is hilst generating a critical mass In accordance with national major public transport nodes Borough and the proximity to ster sustainable communities,

orough achieve the principles ad expanding upon the current we travel has been key during stive Routes detailed in Policy ery of any strategic site or any ole and healthy lifestyle.

ilities including town centres, facilities such as schools and work in the County Borough. valking connections which will

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering lese proposals. The technical velopment detailed within the ation.

re that development must be dency on the private car and ity facilities. Development will

			be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend L Bridgend Integrated Network Plan (See Appendix 29).
			Proposed Policy PLA1 prescribes a number of placemaking principles for Porthoconsidered instrumental to achieving sustainable places, delivering socially in promoting cohesive communities. Such requirements include pursuing transit-or prioritises walking, cycling and public transport use, whilst reducing private motor designed, safe walking and cycling routes must be incorporated throughout the orientated, healthy walkable neighbourhoods. On-site and off-site measures to provilegible, safe and accessible pedestrian and cycle linkages in accordance with Active linkages must be provided along the waterfront, to connect with the Eastern Promena and Porthcawl Comprehensive School. Connections must be made to the existing a new routes should be provided to accord with the proposed routes within the Cour INM-POR-12, INM-POR-13, INM-POR-14, INM-POR-15, INM-POR-17, INM-POR-12, 23, INM-POR-25, INM-POR-26 and INM-POR-28.
			Policy PLA1 will also ensure off-site highway improvements are implemented with arising from the Transport Assessment and as identified in the Transport Measures I
			The allocation of the site in the existing LDP is supported by evidence found in the fo
			 Porthcawl Regeneration Transport and Access Strategy 2007; and Porthcawl Waterfront Visitor Parking Strategy 2007.
			To support the allocation of the site in the Replacement LDP, Jacobs UK Ltd review determine whether the transport impacts of the current proposals are likely to be considered in the existing LDP and updated the findings where it was considered in assessment included an analysis of future trip generation predicted in 2007, with undertaken in 2019. It also assumed a maximum quantum of development consisting significantly exceeds the 1,115 residential units identified in the Deposit LDP Const this robust analysis, which overestimates the number of trips generated by the proposit there does not appear to be an increase in trips which would materially impact on the
			Furthermore, a new 'bus terminus' may also be located along the Portway of which where visitors and locals could arrive at, and depart from the regeneration site and t the bus terminus will enable access towards the waterfront and also the town ce undertaken feasibility work to explore proposals to deliver a bus terminus within the P The bus terminus project is being brought forward in connection with Cardiff Capita and is seen as a key element of the wider regeneration plans. The authority has a st actively encourage a modal shift towards increased use of public transport and t terminus is integral to this as well as being part of the wider Future Wales Plan.
989	Poor planning and lazy thinking on the development of the waterfront area. Specifically the development of salt lake car park. This is a key area that can be used to attract tourism and promote activities to local people and tourists. Building a supermarket and housing on the seafront will be disastrous in maintaining the	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Comments noted. Evidence confirms (See Appendix 16 – Retail Study) that the certown centre and performs well against most indicators of vitality and viability. However, convenience offer which is significantly below the UK average. Although the centre food stores suitable for top-up shopping, there is only one large supermarket suitable. This provides limited consumer choice and means that most residents must travel to needs.

e, public transport measures, Local Transport Plan and the

thcawl Waterfront, which are inclusive developments and orientated development that or vehicle dependency. Wellthe site to foster community ovide good quality, attractive, ctive Travel design. Improved nade, Porthcawl Town Centre g active travel route 4084 and ouncil's ATNM: INM-POR-01, -18, INM-POR-22, INM-POR-

h regard to the requirements s Priority Schedule.

following documents:

ewed the above documents to comparable in scale to those necessary. The comparative with actual traffic flow counts sting of 1500 dwellings, which nsultation Document. Despite posals, the TA concludes that the highway.

th will function as a boulevard d town centre. The location of centre. The Council has also Porthcawl regeneration area. ital Region Metro Plus project strong desire to facilitate and d the provision of a new bus

centre fulfils its function as a ever, the centre has a limited e contains a range of smaller table for main food shopping. to other centres to meet their

aesthetics of this area. Parking will become	Marketing for a new foodstore was carried out in autumn 2020 whereby numerou
a major issue as the area is always full in	received and appraised. A robust selection process in which each bid was carefully as
busy seasonal times. The area would be	development brief resulted in Aldi Stores Ltd being identified as the preferred bidder.
better used for developing leisure and retail	brief required bidders to submit high-quality, bespoke designs for premises that could
opportunities. Just look at Aberavon as a	as well as incorporating appropriate access and active travel arrangements. The dev
fine example of how a waterfront area	store site does not prescribe a particular architectural approach, but it does require
should be developed.	making", taking in account the historic urban form and scale of the surrounding
	development designed for human interaction and enjoyment whilst responding to an
	setting, cultural and heritage of Porthcawl. Cabinet members approved the disposal of
	and delegated authority to officers to approve the terms of the disposal agreement.
	The food store site forms a key element of the wider masterplan that has been wo
	Waterfront Regeneration Scheme and is intended to act as a precursor to, and cat
	development across the wider site. Subject to a planning application, the foodstore will
	all-new residential, leisure, retail development at Salt Lake as well as new areas of
	terminus, active travel facilities and more.
	As well as providing residents with greater choice and more flexibility, the developr
	funds that will be reinvested into local infrastructure improvements within Porthcawl
	regeneration plans. However, it is important to note that the proposed foodstore
	planning application.
	A Placemaking Strategy has been developed and produced of which provides the
	broader vision for Porthcawl; which aims to create a premier seaside resort of region
	comprehensive regeneration of this key waterfront site. It proposes a sustainable
	complementary land uses across the area. It also proposed to retain and improve upo
	space within Griffin Park, whilst creating significant new areas of open space along the
	with high quality active travel routes that traverse the entire site between the harbour
	development of the waterfront in this manner will improve the attractiveness of the to
	work, enhance the vibrancy of the Town Centre and deliver wider socio-economic ben
	settlement of Porthcawl to thrive and prosper.
	In terms of car parking, it's acknowledged that a sound and robust parking strategy wi
	of the regeneration. As part of the strategy, the site will accommodate a new multi stor
	Hillsboro car par enabling more ground floor space to be given over to public
	Consideration should be given to alternative future uses as, overtime, the aspiration
	Waterfront will be principally by public transport including park and ride schemes, grea
	private vehicles requiring parking facilities. Consultations confirmed widespread suppo
	storey car park whilst recognising it will change the immediate outlook of properties of
	Furthermore, a new 'bus terminus' may also be located along the Portway of which v
	where visitors and locals could arrive at, and depart from the regeneration site and to
	the bus terminus will enable access towards the waterfront and also the town cen
	undertaken feasibility work to explore proposals to deliver a bus terminus within the Po
	The bus terminus project is being brought forward in connection with Cardiff Capital
	and is seen as a key element of the wider regeneration plans. The authority has a str
	actively encourage a modal shift towards increased use of public transport and the
	terminus is integral to this as well as being part of the wider Future Wales Plan.

rous bids (five in total) were assessed against a planning er. The planning development uld act as 'gateway buildings' evelopment brief for the food uire clear attention to "placeng area. This will enable a and celebrating the maritime I of the site to Aldi Stores Ltd,

worked up for the Porthcawl catalyst for, future phases of will be constructed alongside s of green open space, bus

opment is intended to unlock awl and further stages of the re will be subject to a future

the framework to deliver the onal significance through the le distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical e town as a place to live and penefits that allow the broader

will be critical to the success torey car park on the existing lic realm and development. on is that travel to Porthcawl reatly reducing the number of port for the concept of a multi s on Hillsboro Place.

h will function as a boulevard town centre. The location of centre. The Council has also Porthcawl regeneration area. al Region Metro Plus project strong desire to facilitate and the provision of a new bus

			In terms of density, the Council have commissioned consultants to undertake a Lands Appraisal of the proposed regeneration. The appraisal assesses the proposed land us parameters. The assessment concludes that the development would not have Landscape/Seascape of Porthcawl, subject to appropriate design responses bein design stage. The assessment recognises that the development offers to impose a du across an extensive area, replacing areas of dereliction with new or enhanced access quality buildings and facilities. Further detailed assessments and considerations wil influence the design of the development, including a detailed landscape and visual a identifying detailed mitigation of adverse effects.
			In terms of leisure, an area north of the marina will be safeguarded for a leisure us event that a hotel facility is not delivered then the site could provide an alternat commercial, year round, wet-weather attraction. In terms of open space, Policy PLA Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and Supplementary Planning Guidance.
			 Furthermore, the land-use plan will ensure that green infrastructure can be incorporated future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development w including the following: Create an extensive viable network of green corridors and natural habitat thropset.
			 which connects larger or more expansive open spaces for both people and wi existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and
			 and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landsca
			character, habitats and species within the area;
			 Utilise SUDs to provide additional multi use green space and enhance connect enhanced for biodiversity;
			 Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the standard boxes.
			Harvest, store and re-use rainwater in low carbon systems;
			 Create natural green spaces and wild or free play areas in the urban setting; Create a network of streets, open spaces and parks, with safe and legible routed.
			and schools;
			Enhance the transport system and help reduce effects of air pollution through
			 priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and
			 Incorporate insect attracting plants, hedgerows, log piles, loggaries and other
			wildlife refuge/hibernation within structural landscaping and open spaces.
990	Whilst Porthcawl does require a second	Concerns relating	Comments noted. Marketing for a new foodstore was carried out in autumn 2020 w
	supermarket, surely it is very short sighted use of salt lake car park to build a	to Strategic Allocation PLA1:	in total) were received and appraised. A robust selection process in which each against a planning development brief resulted in Aldi Stores Ltd being identified a
	supermarket and houses on it. There are	Porthcawl	planning development brief required bidders to submit high-quality, bespoke designs
	other places within porthcawl to build a	Waterfront	as 'gateway buildings' as well as incorporating appropriate access and active
	supermarket, to just build houses which yes		development brief for the food store site does not prescribe a particular architectural a
	generate revenue for the council will not re- develop a town		clear attention to "place-making", taking in account the historic urban form and sca This will enable a development designed for human interaction and enjoyment
			celebrating the maritime setting, cultural and heritage of Porthcawl. Cabinet membe
			the site to Aldi Stores Ltd, and delegated authority to officers to approve the terms of

ndscape/Seascape and Visual use, storey height and density e an adverse impact on the eing incorporated at detailed dramatic and positive change essible open spaces and highwill be undertaken, in order to assessment that will assist in

use, potentially a hotel. In the ative form of leisure/tourism/ LA1 requires development of a Facilities of which are to be d New Housing Development

orated as an intrinsic element of potential options for green within the regeneration area

- roughout development wildlife designed around
- d cycling for utility, recreation
- scaping appropriate to local
- ectivity between habitats for
- species within the area;
- outes linking them to homes
- gh the provision of verges of

er places of shelter for

whereby numerous bids (five n bid was carefully assessed as the preferred bidder. The ns for premises that could act ve travel arrangements. The l approach, but it does require cale of the surrounding area. ent whilst responding to and bers approved the disposal of of the disposal agreement.

			The food store site forms a key element of the wider masterplan that has been w Waterfront Regeneration Scheme and is intended to act as a precursor to, and ca development across the wider site. Subject to a planning application, the foodstore w all-new residential, leisure, retail development at Salt Lake as well as new areas terminus, active travel facilities and more.
			As well as providing residents with greater choice and more flexibility, the develop funds that will be reinvested into local infrastructure improvements within Porthcav regeneration plans. However, it is important to note that the proposed foodstore planning application.
			As set out by Policy PLA1 (See Page 63), Porthcawl Waterfront is an underutilised prominent seafront position. The regeneration site is allocated for a residential-led, deliver up to 1,115 dwellings with associated facilities, including tourism, open s terminus and community provision. Policy PLA1 details the site-specific requirem development principles and development requirements to enable its implementati Growth (See Appendix 42) and Spatial Strategy (See Appendix 43) identified within S within SP2. Delivery of the site will prove fundamental in achieving the Replacement I for the County Borough.
			A Placemaking Strategy has been developed and produced of which provides th broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the work, enhance the vibrancy of the Town Centre and deliver wider socio-economic be settlement of Porthcawl to thrive and prosper.
993	No	No changes proposed	Comments noted.
998	My comments are related to the plan for Porthcawl I believe the target statement are being manipulated within the LDP The plan for such vast amount of housing will not create a high quality sustainable place. This in my opinion is a plan of urbanisation and such a plan is to make Porthcawl a domiciliary town for Cardiff and demote the town as tourist attraction. It will not create	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Comments noted. As set out by Policy PLA1 (See Page 63), Porthcawl Waterfront is site occupying a prominent seafront position. The regeneration site is allocated for a scheme that will deliver up to 1,115 dwellings with associated facilities, including to retail, a bus terminus and community provision. Policy PLA1 details the site-spece masterplan development principles and development requirements to enable its imp with the Growth (See Appendix 42) and Spatial Strategy (See Appendix 43) identifie identified within SP2. Delivery of the site will prove fundamental in achieving the Rep Objectives for the County Borough.
	active, healthy, cohesive and a social community if all it plans is houses, hotels and a couple of green patches. It will not create productive and enterprising places if by making park and rides or by there being no places for people to park. Parking is a major issue - people are not going to visit the town with their bags, children , prams, barbeques on a bus - if they do they will not		A Placemaking Strategy has been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the work, enhance the vibrancy of the Town Centre and deliver wider socio-economic bet settlement of Porthcawl to thrive and prosper.

worked up for the Porthcawl catalyst for, future phases of will be constructed alongside as of green open space, bus

opment is intended to unlock awl and further stages of the re will be subject to a future

ed brownfield site occupying a d, mixed use scheme that will space, leisure, retail, a bus ements including masterplan ation, in accordance with the n SP1 and allocation identified at LDP's Vision and Objectives

the framework to deliver the ional significance through the ole distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical to town as a place to live and penefits that allow the broader

is an underutilised brownfield or a residential-led, mixed use tourism, open space, leisure, becific requirements including nplementation, in accordance fied within SP1 and allocation eplacement LDP's Vision and

the framework to deliver the ional significance through the ole distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical le town as a place to live and penefits that allow the broader

leave their items on the beach to go shopping. This is not well thought through. It will meet the wider objectives of being a domiciliary town for Cardiff, however this is not what the residents of Porthcawl want. BCBC are making attempts to gather financial gain from grants at the expense of destroying Porthcawl as a tourist town. To protect and enhance distinctive and natural places is not going to happen if BCBC carries out this plan. Sanday bay judgements about area's such as Sandy Bay are being made by people that do not live in the area or have no idea how this is utilised on a daily basis. There is wild flower, birds, animals, children play there, mother walk children, dogs together, children can safely ride bikes. It is no waste ground. I do	In terms of car parking, it's acknowledged that a sound and robust parking strategy of the regeneration. As part of the strategy, the site will accommodate a new multi s Hillsboro car par enabling more ground floor space to be given over to pub Consideration should be given to alternative future uses as, overtime, the aspiratio Waterfront will be principally by public transport including park and ride schemes, gr private vehicles requiring parking facilities. Consultations confirmed widespread sup storey car park whilst recognising it will change the immediate outlook of properties Furthermore, a new 'bus terminus' may also be located along the Portway of which where visitors and locals could arrive at, and depart from the regeneration site and the bus terminus will enable access towards the waterfront and also the town c undertaken feasibility work to explore proposals to deliver a bus terminus within the The bus terminus project is being brought forward in connection with Cardiff Capit and is seen as a key element of the wider regeneration plans. The authority has a actively encourage a modal shift towards increased use of public transport and terminus is integral to this as well as being part of the wider Future Wales Plan.
protect and enhance distinctive and natural places is not going to happen if BCBC carries out this plan. Sanday bay judgements about area's such as Sandy Bay are being made by people that do not live in the area or have no idea how this is utilised on a daily basis. There is wild flower, birds, animals, children play there, mother walk children, dogs together, children can	 Furthermore, a new 'bus terminus' may also be located along the Portway of whit where visitors and locals could arrive at, and depart from the regeneration site and the bus terminus will enable access towards the waterfront and also the town undertaken feasibility work to explore proposals to deliver a bus terminus within the The bus terminus project is being brought forward in connection with Cardiff Cap and is seen as a key element of the wider regeneration plans. The authority has a actively encourage a modal shift towards increased use of public transport and terminus is integral to this as well as being part of the wider Future Wales Plan. In terms of open space, Policy PLA1 requires development of Porthcawl Wa Infrastructure and Outdoor Recreation Facilities of which are to be delivered in ad and Outdoor Recreation Facilities and New Housing Development Supplementary of future detailed proposals across the regeneration area. There are a number infrastructure design that could be incorporated as part of future development including the following: Create an extensive viable network of green corridors and natural habitat th which connects larger or more expansive open spaces for both people and existing site assets; Provide pleasant, safe and linear routes for active travel such as walking ar and health promotion; Ensure where possible streets and roads are tree-lined or contain soft land character, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance corrienhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect th Harvest, store and re-use rainwater in low carbon systems; Create natural green spaces and wild or free play areas in the urban setting Create a network of streets, open spaces and parks, with safe and legible r and schools; Enhance the transport system and help reduce effects of air pollution throu priority h
	 Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces. In terms of the potential environmental impact, a Phase 1 Habitat Survey has been a determines what ecology constraints may exist within the site. The findings development would not have any adverse impact. Whilst further surveys will be development of the site is not unacceptably constrained by biodiversity and nature

will be critical to the success torey car park on the existing lic realm and development. on is that travel to Porthcawl reatly reducing the number of port for the concept of a multi on Hillsboro Place.

n will function as a boulevard I town centre. The location of entre. The Council has also Porthcawl regeneration area. al Region Metro Plus project strong desire to facilitate and the provision of a new bus

erfront to incorporate Green cordance with Policy COM10 Planning Guidance.

rated as an intrinsic element f potential options for green within the regeneration area

roughout development wildlife designed around

d cycling for utility, recreation

caping appropriate to local

ectivity between habitats for

species within the area;

outes linking them to homes

h the provision of verges of

er places of shelter for

undertaken, of which robustly indicate that the proposed e undertaken, the proposed conservation issues.

-		1	
100 0	THE EASTERN PROM IS UNSUITABLE FOR RESIDENTIAL HOUSING -THIS PLAN MUST BE HALTED -RESIDENTS HAVE NEVER BEEN PROPERLY CONSULTED ON DETAILS/-HENCE OMBUDSMAN OR SUCH ARBITRATION ESSENTIAL.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront / public not consulted	Additionally, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhancer incorporated within the Replacement LDP to ensure the avoidance of likely signific enhance the effectiveness of the plan. The findings of the SA indicate that developm with its proposed range of land uses will likely produce a wide range of significant be Comments noted. As set out by Policy PLA1 (See Page 63), Porthcawl Waterfront is site occupying a prominent seafront position. The regeneration site is allocated for a scheme that will deliver up to 1,115 dwellings with associated facilities, including to retail, a bus terminus and community provision. Policy PLA1 details the site-spect masterplan development principles and development requirements to enable its imp with the Growth (See Appendix 42) and Spatial Strategy (See Appendix 43) identifie identified within SP2. Delivery of the site will prove fundamental in achieving the Rep
		properly	 Objectives for the County Borough. In terms of the residential housing on Salt Lake/Eastern Promenade and the wider d infrastructure requirements have been factored into the regeneration proposals froestimated costs have been informed by suitable technical evidence. This initial feasilinfrastructure is inherently deliverable and the associated costs do not have a detriminability of the regeneration area. An Infrastructure Delivery Plan (IDP) has been protected to factore the anticipated quantum of proposed housing/employment uses within the platter the proposed development requirements: Coastal defence improvements; New public open space; Drainage infrastructure; Active travel improvements; Education provision; and
			 Utility connections and upgrades Furthermore, in terms of density, the Council have commissioned constandscape/Seascape and Visual Appraisal of the proposed regeneration. The appral land use, storey height and density parameters. The assessment concludes that the d an adverse impact on the Landscape/Seascape of Porthcawl, subject to appropria incorporated at detailed design stage. The assessment recognises that the develop dramatic and positive change across an extensive area, replacing areas of derelic accessible open spaces and high-quality buildings and facilities. Further d considerations will be undertaken, in order to influence the design of the develop landscape and visual assessment that will assist in identifying detailed mitigation of a Additionally, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhancer incorporated within the Replacement LDP to ensure the avoidance of likely significant that develop with its proposed range of land uses will likely produce a wide range of significant be

the Replacement LDP (See nd wider sustainability effects ement measures should be ficant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

is an underutilised brownfield r a residential-led, mixed use tourism, open space, leisure, ecific requirements including plementation, in accordance ied within SP1 and allocation eplacement LDP's Vision and

development site, a range of from an early stage and the sibility work indicates that the imental impact on the overall produced (See Appendix 37). the development of allocated plan period could not proceed. at includes the following key

nsultants to undertake a raisal assesses the proposed development would not have iate design responses being elopment offers to impose a liction with new or enhanced detailed assessments and opment, including a detailed f adverse effects.

the Replacement LDP (See nd wider sustainability effects ement measures should be ficant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

It is the view of the Council that the overall objectives of the Community Involvemen set out in with the approved Delivery Agreement, including the CIS have been met. LDP has been prepared in accordance with the LDP 'Preparation Requirements' Plans Manual (Edition 3).
The Council previously consulted the public on the Preferred Strategy of which was to 8th November 2019. Following the public consultation period, the Council w representations made in accordance with LDP Regulation 16(2) before determining LDP. As such the Council drafted an initial Consultation Report (See Appendix 8 – Consultation Report) for publishing. This report was subsequently signed off by mer
As part of Stage 4 of the Delivery Agreement, the Council was required to undertake for a statutory period of 6 weeks, however the Council made an allowance for 8 y public participation. This was to ensure a range of views could be considered as pa wide consensus on the Replacement LDP's strategy and policies. A number of cons to ensure efficient and effective consultation and participation, in accordance wit included:
 A Legal Notice placed within the Glamorgan Gazette on 3rd June 2021 The package of consultation documents were made available online via Council's Website. Respondents were able to complete an electronic surver representation.
 Printed reference copies were placed within Council buildings, including Borough (fixed and mobile), subject to social distancing guidelines. The available to view at the Council's Civic Offices in Angel St, Bridgend, though offices had not re-opened to the public. Hard copies of the survey form were a
 locations for members of the public to complete by hand. Dissemination of hard copies of information to individuals. Members of the p copy of the survey by post to complete by hand (free of charge). There was a of the Deposit Plan to cover printing and postage costs.
 Every individual and organisation on the LDP Consultation Database was inform them of the availability of the Deposit Consultation. Approximate contacted, provided with details of how to access the package of consultation respond. This included all Bridgend CBC Councillors, Town & Community CM Members of the Senedd. As the consultation progressed, additional represent added to the database upon request.
 Planning Aid Wales were commissioned by the Council to run remote enga and Community Councils in the County Borough.
 A comprehensive social media plan was devised. A series of social media Facebook, LinkedIn and Twitter. They drew attention to different thematic Borough throughout the consultation period.
 Planning Officers presented the consultation remotely to established word Bridgend Community Cohesion and Equalities Forum and Youth Forum. In place of face-to-face public drop-in sessions, representors were able to appointments with planning officers to discuss any queries/concerns they material Posters were sent to all Town and Community Councils to display on their new posters.
supplementing the planned engagement activities.
The consultation period ran from Tuesday 1st June until Tuesday 27th July in accord Agreement and Community Involvement Scheme. Over 1200 formal responses w hundreds of emails and phone calls that Planning Officers have dealt with. The numb

nt Scheme (CIS) as originally It is also considered that the set out in the Development

as held from 30th September was required to consider all ng the content of the deposit – Preferred Strategy & Initial embers of Council.

te Deposit public consultation weeks in order to maximise part of a process of building a sultation methods were used with the CIS. These methods

a Bridgend County Borough vey online to make a formal

every library in the County reference copies were also h by appointment only as the also made available at these

public were able to request a a £25 charge for a hard copy

notified by letter or email to tely 500 representors were ation documents and how to Councils and local MPs and entors were informed of and

agement events for all Town

dia posts were released on areas / parts of the County

orking groups, including the

book one-to-one telephone ay have had.

notice boards as a means of

rdance with the LDP Delivery were received, in addition to ber of responses is far higher

			than the Council received during the equivalent deposit stage consultation o demonstrates how well the consultation methods worked.
			Proposals for the Porthcawl Waterfront Regeneration site are currently being dev 'Placemaking Strategy' that represents a form of sub area masterplanning supp material. This will provide a coherent basis for guiding development, securing future and delivering a comprehensive range of regeneration projects. I urge you to participal events being facilitated by Austin-Smith: Lord. In addition, any future development p subject to a formal planning application where you can also have your say.
100 2	The Proposal to build housing on Salt lake car park does not fit in to a plan to attract tourism, this would be unsuitable for the area with little travel links , little parking facilities and does nothing to improve the town what so ever. My wife and I have grave concerns with this proposal and ask that it be looked at again and reviews to make sure Porthcawl benefits from something more suitable for a tourist destination.	Allocation PLA1: Porthcawl Waterfront	Comments noted. The Deposit Plan has been underpinned through the identificati scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4) Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Ba considered how the County Borough's demographic situation is likely to change for the most appropriate response for the Replacement LDP. As such the Replacement I plan requirement to enable a balanced level of housing and employment provision t patterns of growth, support existing settlements and maximise viable affordable hous. The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the developme periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the LUpfi Valley are still denoted as regeneration priorities through their designati Areas. The ongoing commitment to brownfield development opportunities within their the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. The Replacement LDP apportions sustainable growth towards settlements that alre services, facilities and employment opportunities and are most conducive to growth, demonstrating capacity for sustainable growth based on its accessibility, a employment provision in the context of its existing population base. The plan preparation has involved the assessment Methodolgy which was previously cor 13 – Candidate Site Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location in the Deposit Plan. As prevision in the context of its existing population base.

on the existing LDP. This

eveloped further as part of a oported by illustrative design e funding, attracting investors pate in the public engagement proposals for this site will be

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed LDP identifies an appropriate that will achieve sustainable using delivery.

Options Background Paper nent of land within or on the sites. It continues to focus on b, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on

ready benefit from significant enabling transit orientated Appendix 19) to establish a nsive range of variables the f supporting regeneration-led availability of amenities and

e has been assessed against onsulted upon (See Appendix ssment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed

I be subject to site-specific les (See Deposit Policy PLA1 ill enable the delivery of other sure, enhanced active travel

A Placemaking Strategy has been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along t with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the t work, enhance the vibrancy of the Town Centre and deliver wider socio-economic ber settlement of Porthcawl to thrive and prosper.
In terms of leisure, an area north of the marina will be safeguarded for a leisure use event that a hotel facility is not delivered then the site could provide an alternativ commercial, year round, wet-weather attraction. In terms of open space, Policy PLA Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and N Supplementary Planning Guidance.
 Furthermore, the land-use plan will ensure that green infrastructure can be incorporate of future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development will including the following: Create an extensive viable network of green corridors and natural habitat throut which connects larger or more expansive open spaces for both people and will existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and of and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landscatcharacter, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance connect enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the s Harvest, store and re-use rainwater in low carbon systems; Create natural green spaces and wild or free play areas in the urban setting; Create a network of streets, open spaces and parks, with safe and legible rout and schools; Enhance the transport system and help reduce effects of air pollution through
 Provide public access to green infrastructure assets where appropriate; and Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces. Furthermore, Strategic Policy 16: Tourism and supporting development manager tourism development. The LDP will also provide the framework for the provision and good quality, tourism, sport, recreation and leisure facilities and to diversify touris Porthcawl, thereby contributing to the Aims and Priorities of the Bridgend County Des (2018-2022) (See Appendix 30).
In terms of car parking, it's acknowledged that a sound and robust parking strategy w of the regeneration. As part of the strategy, the site will accommodate a new multi sto

the framework to deliver the onal significance through the le distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical e town as a place to live and penefits that allow the broader

se, potentially a hotel. In the ative form of leisure/tourism/ _A1 requires development of Facilities of which are to be d New Housing Development

prated as an intrinsic element of potential options for green within the regeneration area

roughout development wildlife designed around

d cycling for utility, recreation

caping appropriate to local

ectivity between habitats for

species within the area;

outes linking them to homes

h the provision of verges of

er places of shelter for

ement policies will promote nd protection of well-located, rism in the County including pestination Management Plan

will be critical to the success torey car park on the existing

			Hillsboro car par enabling more ground floor space to be given over to public Consideration should be given to alternative future uses as, overtime, the aspiration
			Waterfront will be principally by public transport including park and ride schemes, gre private vehicles requiring parking facilities. Consultations confirmed widespread supp storey car park whilst recognising it will change the immediate outlook of properties
			Furthermore, a new 'bus terminus' may also be located along the Portway of which where visitors and locals could arrive at, and depart from the regeneration site and the bus terminus will enable access towards the waterfront and also the town ceundertaken feasibility work to explore proposals to deliver a bus terminus within the P The bus terminus project is being brought forward in connection with Cardiff Capita and is seen as a key element of the wider regeneration plans. The authority has a st actively encourage a modal shift towards increased use of public transport and the terminus is integral to this as well as being part of the wider Future Wales Plan.
100 3	Yes.	No changes indicated	Comments noted. Insufficient information has been provided in order to offer an app
100 7	None	No changes proposed	Comments noted.
101	Too much concentration on housing in an area of Porthcawl which should focus on leisure only. The local and only surgery is already unable to cope with resident numbers currently.	Concerns relating to Strategic Allocation PLA1:	Comments noted. The Deposit Plan has been underpinned through the identificati scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across th period have been analysed and discussed within the Strategic Growth Options Ba considered how the County Borough's demographic situation is likely to change fro the most appropriate response for the Replacement LDP. As such the Replacement L plan requirement to enable a balanced level of housing and employment provision to patterns of growth, support existing settlements and maximise viable affordable hous The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield s the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designat Areas. The ongoing commitment to brownfield development opportunities within the the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land.
			The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See A sustainable settlement hierarchy. Based upon the consideration of a comprehent Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of growth, demonstrating capacity for sustainable growth based on its accessibility, a employment provision in the context of its existing population base.
			the criteria in the Candidate Site Assessment Methodology which was previously cor 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general locati existing use(s), accessibility, physical character, environmental constraints and op

blic realm and development. ion is that travel to Porthcawl greatly reducing the number of poort for the concept of a multi s on Hillsboro Place.

ch will function as a boulevard d town centre. The location of centre. The Council has also Porthcawl regeneration area. ital Region Metro Plus project strong desire to facilitate and d the provision of a new bus

opropriate response.

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed LDP identifies an appropriate that will achieve sustainable busing delivery.

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth hese settlements accords with e developmental pressure on

ready benefit from significant o enabling transit orientated Appendix 19) to establish a ensive range of variables the f supporting regeneration-led availability of amenities and

te has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters

	were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
	As part of the proposed allocation of Porthcawl Waterfront, development will requirements including masterplan development principles and placemaking principle – Page 63). The provision of new residential units, including affordable dwellings, will vital regeneration requirements comprising flood defences, public open space, leise links plus education, retail and community facility provision.
	A Placemaking Strategy has been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the work, enhance the vibrancy of the Town Centre and deliver wider socio-economic be settlement of Porthcawl to thrive and prosper.
	In terms of leisure, an area north of the marina will be safeguarded for a leisure us event that a hotel facility is not delivered then the site could provide an alternat commercial, year round, wet-weather attraction. In terms of open space, Policy PL/ Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and Supplementary Planning Guidance.
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	 Create an extensive viable network of green corridors and natural habitat thro which connects larger or more expansive open spaces for both people and wi existing site assets;
	• Provide pleasant, safe and linear routes for active travel such as walking and and health promotion;
	 Ensure where possible streets and roads are tree-lined or contain soft landsca character, habitats and species within the area;
	 Utilise SUDs to provide additional multi use green space and enhance connect enhanced for biodiversity;
	 Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the s Harvest, store and re-use rainwater in low carbon systems;
	 Create natural green spaces and wild or free play areas in the urban setting; Create a network of streets, open spaces and parks, with safe and legible rou and schools;
	 Enhance the transport system and help reduce effects of air pollution through priority habitat, hedgerow, wildflower rich or rough grassland;
	 Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other
	wildlife refuge/hibernation within structural landscaping and open spaces.

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ise, potentially a hotel. In the ative form of leisure/tourism/ LA1 requires development of Facilities of which are to be d New Housing Development

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- roughout development wildlife designed around
- d cycling for utility, recreation
- caping appropriate to local
- ectivity between habitats for
- species within the area;
- outes linking them to homes
- h the provision of verges of

er places of shelter for

		1	
			In terms of GP surgeries the Council has been engaging with Cwm Taf Morgannwg U the outset of the Replacement LDP process. Early meetings were held to ensure the l of growth proposed was clarified to help facilitate alignment of service provision. Candidate Site Assessment, the health board amongst other consultation bodie comments in respect of those sites identified as suitable for future development an Deposit LDP. Whilst the Council cannot ultimately control provision of primary healthd relationships will continue and be maintained with Cwm Taf Morgannwg University He to service provision planning as site allocations within the Deposit Plan progress. In terms of other supporting infrastructure, an Infrastructure Delivery Plan (IDP) Appendix 37). The IDP provides a single schedule of all necessary infrastructure with of allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. Such infrastructure includes transport, education, health, environment additional to community and cultural infrastructure.
101 4	yes I believe that the ultimate test of the feasibility of the LDP rests with the visions and objectives , Porthcawl civic trust society is of the opinion that BCBC intends to builds up to 1,115 new homes , where these new homes are to be built is of great concern, not on salt lake as this would deter any future visitor's as there would be nowhere for these people tp park , already we have had problems with on street parking , with the existence of salt lake, if this facility disappears under a large supermarket and housing estate , these visitor's will disappear down the m4 to abaeravon or swasea therefore killing of the town with the loss of employment and shops .	to Strategic Allocation PLA1: Porthcawl Waterfront	additional to community and cultural infrastructure. Comments noted. The Deposit Plan has been underpinned through the identificati scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across th period have been analysed and discussed within the Strategic Growth Options Ba considered how the County Borough's demographic situation is likely to change fro the most appropriate response for the Replacement LDP. As such the Replacement L plan requirement to enable a balanced level of housing and employment provision th patterns of growth, support existing settlements and maximise viable affordable hous The distribution of growth is further evaluated and justified in the Spatial Strategy 0 (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designati Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. The Replacement LDP apportions sustainable growth towards settlements that alre services, facilities and employment opportunities and are most conducive to of development. As such, a Settlement Assessment has been undertaken (See App growth, demonstrating capacity for sustainable growth based on its accessibility, a employment provision in the context of its existing population base. The plan preparation has involved the assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessib based on any specific issues they ra

University Health Board from le level and spatial distribution n. As part of Stage 3 of the dies were invited to provide and possible allocation in the thcare services, close working Health Board. This will be key

P) has been produced (See vithout which the development es within the plan period could ental management, utilities in

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed t LDP identifies an appropriate in that will achieve sustainable busing delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on

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As part of the proposed allocation of Porthcawl Waterfront, development will a requirements including masterplan development principles and placemaking principles – Page 63). The provision of new residential units, including affordable dwellings, will vital regeneration requirements comprising flood defences, public open space, leisu links plus education, retail and community facility provision.
A Placemaking Strategy has been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along t with high quality active travel routes that traverse the entire site between the harbou development of the waterfront in this manner will improve the attractiveness of the t work, enhance the vibrancy of the Town Centre and deliver wider socio-economic ber settlement of Porthcawl to thrive and prosper.
The food store site forms a key element of the wider masterplan that has been we Waterfront Regeneration Scheme and is intended to act as a precursor to, and ca development across the wider site. Subject to a planning application, the foodstore wi all-new residential, leisure, retail development at Salt Lake as well as new areas terminus, active travel facilities and more.
As well as providing residents with greater choice and more flexibility, the develop funds that will be reinvested into local infrastructure improvements within Porthcaw regeneration plans. However, it is important to note that the proposed foodstore planning application.
In terms of leisure, an area north of the marina will be safeguarded for a leisure use event that a hotel facility is not delivered then the site could provide an alternation commercial, year round, wet-weather attraction. In terms of open space, Policy PLA Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and N Supplementary Planning Guidance.
Furthermore, the land-use plan will ensure that green infrastructure can be incorporated of future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development with including the following:
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 Provide pleasant, safe and linear routes for active travel such as walking and and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landsca
 Character, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance connect
 enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the s Harvest, store and re-use rainwater in low carbon systems;

be subject to site-specific les (See Deposit Policy PLA1 Il enable the delivery of other sure, enhanced active travel

the framework to deliver the onal significance through the le distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical e town as a place to live and penefits that allow the broader

worked up for the Porthcawl catalyst for, future phases of will be constructed alongside s of green open space, bus

opment is intended to unlock awl and further stages of the re will be subject to a future

se, potentially a hotel. In the ative form of leisure/tourism/ _A1 requires development of Facilities of which are to be d New Housing Development

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oughout development vildlife designed around

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ectivity between habitats for

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			 Create natural green spaces and wild or free play areas in the urban setting; Create a network of streets, open spaces and parks, with safe and legible rou and schools; Enhance the transport system and help reduce effects of air pollution through priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces. Furthermore, Strategic Policy 16: Tourism and supporting development manage tourism development. The LDP will also provide the framework for the provision an good quality, tourism, sport, recreation and leisure facilities and to diversify touris Porthcawl, thereby contributing to the Aims and Priorities of the Bridgend County De (2018-2022) (See Appendix 30).
101 9	I object on two objectives as present constructions are clearly not producing SOBJ2 so a thorough investigation why the current strategy isn't working should be	Objections relating to objectives SOBJ2 and SOBJ4	Objections noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW).
	looked into before any future developments and SOBJ4 is clearly not being achieved in the proposed development of Sandy Bay area	eing achieved in	The LDP Vision will be delivered through the achievement of 4 Strategic Objectives by 35 Specific Objectives. These seek to reflect updated national policy and legislar facing the County Borough. The development of the Objectives has also been inform particularly the succinct set of key sustainability issues which should be addressed These identified issues have been carried forward to underpin the SA process, there Objectives, which are central to the LDP. Background Paper 1: Vision and Objectives, Local Development Plan (LDP) Vision and Objectives.
			The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, a regarding need, demand and supply factors (See Appendix 42 – Background P Strategic Growth Options). A range of growth scenarios across the whole Replacer analysed and discussed within the Strategic Growth Options Background Paper. T County Borough's demographic situation is likely to change from 2018-2033 and infor response for the Replacement LDP. As such the Replacement LDP identifies an app enable a balanced level of housing and employment provision that will achieve sus support existing settlements and maximise viable affordable housing delivery.
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield s the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designat Areas. The ongoing commitment to brownfield development opportunities within the the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land.
			The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See A sustainable settlement hierarchy. Based upon the consideration of a comprehent

outes linking them to homes

gh the provision of verges of

er places of shelter for

gement policies will promote and protection of well-located, irism in the County including Destination Management Plan

sh Government Development d revise a development plan, and contribute to placemaking,

es, which will be underpinned lation and address the issues rmed by the SA/SEA process, sed in the Replacement LDP. eby shaping the four Strategic es, evaluates the Replacement

ppropriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the nformed the most appropriate ppropriate plan requirement to ustainable patterns of growth,

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth hese settlements accords with e developmental pressure on

ready benefit from significant o enabling transit orientated Appendix 19) to establish a ensive range of variables the

Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of s growth, demonstrating capacity for sustainable growth based on its accessibility, a employment provision in the context of its existing population base.
The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
As part of the proposed allocation of Porthcawl Waterfront, development will requirements including masterplan development principles and placemaking principle – Page 63). The provision of new residential units, including affordable dwellings, will vital regeneration requirements comprising flood defences, public open space, leise links plus education, retail and community facility provision.
A Placemaking Strategy has been developed and produced of which provides th broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the work, enhance the vibrancy of the Town Centre and deliver wider socio-economic be settlement of Porthcawl to thrive and prosper.
The Council have commissioned consultants to undertake a Landscape/Seascape proposed regeneration. The appraisal assesses the proposed land use, storey heig The assessment concludes that the development would not have an adverse impact of of Porthcawl, subject to appropriate design responses being incorporated at d assessment recognises that the development offers to impose a dramatic and p extensive area, replacing areas of dereliction with new or enhanced accessible op buildings and facilities. Further detailed assessments and considerations will be under the design of the development, including a detailed landscape and visual assessment detailed mitigation of adverse effects.
In terms of leisure, an area north of the harbour within Salt Lake will be safeguarded a hotel. In the event that a hotel facility is not delivered then the site could provide the second provide the seco
Mixed-use development will be encouraged throughout the development. Commerce on the ground floor if there is market demand for such uses. Retail uses, restaurants a encouraged. This mix of uses will help bring life and vitality during the day and into the
Sandy Bay will accommodate public open space, residential, education provision a open space, Policy PLA1 requires development of Porthcawl Waterfront to incorpora

f supporting regeneration-led availability of amenities and

e has been assessed against onsulted upon (See Appendix ssment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed

I be subject to site-specific les (See Deposit Policy PLA1 ill enable the delivery of other sure, enhanced active travel

the framework to deliver the onal significance through the le distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical e town as a place to live and penefits that allow the broader

e and Visual Appraisal of the ight and density parameters. on the Landscape/Seascape detailed design stage. The positive change across an open spaces and high-quality dertaken, in order to influence nt that will assist in identifying

d for a leisure use, potentially ovide an alternative form of

rcial units will be considered and cafes will be particularly the evening.

and commercial. In terms of rate Green Infrastructure and

Outdoor Recreation Facilities of which are to be delivered in accordance with P Recreation Facilities and New Housing Development Supplementary Planning Guida
A Phase 1 Habitat Survey has been undertaken, of which robustly determines what en- within the site. The findings indicate that the proposed development would not have further surveys will be undertaken, the proposed development of the site is not un biodiversity and nature conservation issues. Ecological constraints will be mitigated suitable buffers to habitats, particularly the relict dunes to the rear of Sandy Bay protected habitat for which BCBC are obliged to protect and enhance.
The land-use plan will ensure that green infrastructure can be incorporated as ar detailed proposals across the regeneration area. There are a number of potential opt design that could be incorporated as part of future development within the rege
 following: Create an extensive viable network of green corridors and natural habitat throws which connects larger or more expansive open spaces for both people and we existing site assets;
 Provide pleasant, safe and linear routes for active travel such as walking and and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landsc
 character, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance conne enhanced for biodiversity;
 Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the s Harvest, store and re-use rainwater in low carbon systems; Create natural green spaces and wild or free play areas in the urban setting; Create a network of streets, open spaces and parks, with safe and legible rou
 and schools; Enhance the transport system and help reduce effects of air pollution through priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and
 Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces.
In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. They key enabling infrastructure required to facilitate the proposed following key requirements:
 Coastal defence improvements; New public open space;
Drainage infrastructure;
 New road and roundabout; Active travel improvements;
 Education provision; and Utility connections and upgrades
The Council has also prepared a Sustainability Appraisal (SA) to inform the Replacer of which was carried out to identify the likely significant environmental and wider su Deposit Plan. It also considers whether any mitigation and enhancement measures sl

Policy COM10 and Outdoor dance.

ecology constraints may exist re any adverse impact. Whilst unacceptably constrained by ed by retaining and providing ay, of which are a nationally

an intrinsic element of future otions for green infrastructure eneration area including the

roughout development wildlife designed around

d cycling for utility, recreation

caping appropriate to local

ectivity between habitats for

e species within the area;

butes linking them to homes

gh the provision of verges of

er places of shelter for

een produced (See Appendix ut which the development of s within the plan period could ed development includes the

ement LDP (See Appendix 9) sustainability effects from the should be incorporated within

			the Replacement LDP to ensure the avoidance of likely significant adverse eff effectiveness of the plan. The findings of the SA indicate that development of Po proposed range of land uses will likely produce a wide range of significant beneficial
104 4	Yes - I do not agree that the LDP for Porthcawl will improve the environmental quality or the quality of life for Porthcawl residents.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Comments noted. The Deposit Plan has been underpinned through the identificatilis scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4) Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Be considered how the County Borough's demographic situation is likely to change from the most appropriate response for the Replacement LDP. As such the Replacement LI plan requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable house. The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield as the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designatil Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. The Replacement LDP apportions sustainable growth towards settlements that alresservices, facilities and employment opportunities and are most conducive to a development. As such, a Settlement Assessment for 171 sites. Each candidate site I the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Site Assessment Report (2020)). During Stage 2 detailed assessment, appropriate site were included for allocation in the Deposit Plan. As put a suitability, proceeding this detailed assessment, appropriate were included for allocation of Porthcawl Waterfront, development will requirements including masterplan development principles and placemaking principle – Page 63). The provision of n

effects and to enhance the Porthcawl Waterfront with its al effects.

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed LDP identifies an appropriate that will achieve sustainable using delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on

ready benefit from significant enabling transit orientated Appendix 19) to establish a nsive range of variables the f supporting regeneration-led availability of amenities and

e has been assessed against onsulted upon (See Appendix ssment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed

I be subject to site-specific les (See Deposit Policy PLA1 ill enable the delivery of other sure, enhanced active travel

erfront to incorporate Green cordance with Policy COM10 Planning Guidance.

			Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhancer incorporated within the Replacement LDP to ensure the avoidance of likely signific enhance the effectiveness of the plan. The findings of the SA indicate that developm with its proposed range of land uses will likely produce a wide range of significant be
105 4	Whilst supporting regeneration of Porthcawl, especially the Easternn Promenade, Sandy Bay & Rych Point Sea defences and the improvements to the	Concerns relating to Strategic Allocation PLA1: Porthcawl	Comments noted. The Deposit Plan has been underpinned through the identificati scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across the
	historic breakwater I am very concernmed	Waterfront	period have been analysed and discussed within the Strategic Growth Options Ba

orated as an intrinsic element of potential options for green within the regeneration area

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d cycling for utility, recreation

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species within the area;

outes linking them to homes

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undertaken, of which robustly indicate that the proposed be undertaken, the proposed conservation issues.

ndscape/Seascape and Visual use, storey height and density e an adverse impact on the eing incorporated at detailed dramatic and positive change essible open spaces and highwill be undertaken, in order to assessment that will assist in

and wider sustainability effects cement measures should be ificant adverse effects and to oment of Porthcawl Waterfront beneficial effects.

ation of the most appropriate upon well informed, evidence (42 – Background Paper 2: the whole Replacement LDP Background Paper. This has

about the nature of proposed development	considered how the County Borough's demographic situation is likely to change from
on the area known as salt lake car park and the wholesale unknown development of said open space, leisure area.	the most appropriate response for the Replacement LDP. As such the Replacement LD plan requirement to enable a balanced level of housing and employment provision th patterns of growth, support existing settlements and maximise viable affordable housi
	The distribution of growth is further evaluated and justified in the Spatial Strategy C (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, h and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land.
	The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to en- development. As such, a Settlement Assessment has been undertaken (See Ap- sustainable settlement hierarchy. Based upon the consideration of a comprehens Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of s growth, demonstrating capacity for sustainable growth based on its accessibility, an employment provision in the context of its existing population base.
	The plan preparation has involved the assessment of 171 sites. Each candidate site is the criteria in the Candidate Site Assessment Methodology which was previously constant of a Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessment based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
	As part of the proposed allocation of Porthcawl Waterfront, development will a requirements including masterplan development principles and placemaking principles – Page 63). The provision of new residential units, including affordable dwellings, will wital regeneration requirements comprising flood defences, public open space, leisu links plus education, retail and community facility provision.
	In terms of leisure, an area north of the marina will be safeguarded for a leisure use event that a hotel facility is not delivered then the site could provide an alternativ commercial, year round, wet-weather attraction. In terms of open space, Policy PLA Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and N Supplementary Planning Guidance.
	 Furthermore, the land-use plan will ensure that green infrastructure can be incorporal of future detailed proposals across the regeneration area. There are a number of prinfrastructure design that could be incorporated as part of future development wit including the following: Create an extensive viable network of green corridors and natural habitat through which connects larger or more expansive open spaces for both people and will

om 2018-2033 and informed LDP identifies an appropriate that will achieve sustainable using delivery.

Options Background Paper nent of land within or on the sites. It continues to focus on by hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on

ready benefit from significant enabling transit orientated Appendix 19) to establish a nsive range of variables the supporting regeneration-led availability of amenities and

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be subject to site-specific les (See Deposit Policy PLA1 ill enable the delivery of other sure, enhanced active travel

se, potentially a hotel. In the ative form of leisure/tourism/ _A1 requires development of Facilities of which are to be I New Housing Development

prated as an intrinsic element of potential options for green within the regeneration area

roughout development wildlife designed around

105 6	I particularly refer to SOBJ4 and the plans to build 1150 houses on the land at Sandy Bay, Porthcawl PLA3(8). Since the demise of the caravan park many years ago nature has reclaimed this land and it is now a haven for wildlife, with flora and fauna which have not been seen for some time. This open piece of land is vital to the health and wellbeing of residents and visitors alike and if development takes place it should not be used for housing, but should enhance the natural beauty that already exists in this area. This particular piece of land is a walk through for visitors to the Parkdean holiday park. Housing will not attract visitors to Porthcawl and I believe they will go elsewhere. With reference to development at Pwll y Waun, Porthcawl - PLA3(9) your plans refer to creating public open space. With plans to build 40 dwellings on this area you are already building on the existing open space, so how can you create more? You have no vision at all. None of your proposed plans benefit the wellbeing of future generations.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	 existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landsc: character, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance connect enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the set Harvest, store and re-use rainwater in low carbon systems; Create natural green spaces and wild or free play areas in the urban setting; Create a network of streets, open spaces and parks, with safe and legible rou and schools; Enhance the transport system and help reduce effects of air pollution through priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildflife refuge/hibernation within structural landscaping and open spaces. Additionally, the Council have prepared a Sustainability Appraisal (SA) to inform tt Appendix 9) of which was carried out to identify the likely significant newironmental and from the Deposit Plan. It also considers whether any mitigation and enhancer incorporated within the Replacement LDP to ensure the avoidance of likely significant be Comments noted. The Deposit Plan has been underpinned through the identificati scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4? – Background Paper 3). The strategy crowth perioans across the period have been analysed and discussed within the Strategic Growth Options Baccondered how the County Borough's demographic situation is likely to change for the most appropriate response for the Replacement LDP. As such the Replacement Lplan requirement to enable a ba

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y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on

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As part of the proposed allocation of Porthcawl Waterfront, development will requirements including masterplan development principles and placemaking principle – Page 63). The provision of new residential units, including affordable dwellings, will vital regeneration requirements comprising flood defences, public open space, leise links plus education, retail and community facility provision.
In terms of open space, Policy PLA1 requires development of Porthcawl Water Infrastructure and Outdoor Recreation Facilities of which are to be delivered in according and Outdoor Recreation Facilities and New Housing Development Supplementary Pl
 Furthermore, the land-use plan will ensure that green infrastructure can be incorporate of future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development will including the following: Create an extensive viable network of green corridors and natural habitat throw which connects larger or more expansive open spaces for both people and will existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landscat character, habitats and species within the area; Utilies SUDs to provide additional multi use green space and enhance connect enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the set Harvest, store and re-use rainwater in low carbon systems; Create a network of streets, open spaces and parks, with safe and legible rou and schools; Enhance the transport system and help reduce effects of air pollution through priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces.
In terms of the potential environmental impact, a Phase 1 Habitat Survey has been un determines what ecology constraints may exist within the site. The findings in development would not have any adverse impact. Whilst further surveys will be development of the site is not unacceptably constrained by biodiversity and nature co

e has been assessed against onsulted upon (See Appendix ssment, sites were examined ition, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's at, only those sites deemed

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105 8	Lack of consultation	Lack of consultation	Comments noted. It is the view of the Council that the overall objectives of the Comm (CIS) as originally set out in with the approved Delivery Agreement, including the C considered that the LDP has been prepared in accordance with the LDP 'Preparation the Development Plans Manual (Edition 3).
			The Council previously consulted the public on the Preferred Strategy of which was to 8th November 2019. Following the public consultation period the Council was representations made in accordance with LDP Regulation 16(2) before determining LDP. As such the Council drafted an initial Consultation Report (See Appendix 8 – Consultation Report) for publishing. This report was subsequently signed off by merr
			 As part of Stage 4 of the Delivery Agreement, the Council was required to undertake for a statutory period of 6 weeks, however the Council made an allowance for 8 v public participation. This was to ensure a range of views could be considered as pa wide consensus on the Replacement LDP's strategy and policies. A number of const to ensure efficient and effective consultation and participation, in accordance with included: A Legal Notice was placed within the Glamorgan Gazette on 3rd June 2021
			 The package of consultation documents were been made available online via Council's Website (www.bridgend.gov.uk/ldpconsultation). Respondents we electronic survey online to make a formal representation. Printed reference copies were placed within public facing Council buildings, in County Borough (fixed and mobile), subject to social distancing guidelines. also available to view at the Council's Civic Offices in Angel Street, Bridgend only as the offices had not re-opened to the public due to the pandemic. Hard
			 Dissemination of hard copies of information to individuals. Members of the public to of the survey by post to complete by hand (free of charge). There was a £25 c whole Deposit Plan to cover printing and postage costs for such a large docure. Every individual and organisation on the LDP Consultation Database was (depending on their preference) to inform them of the availability of Approximately 500 representors were contacted, provided with details of how
			 Approximately occurrent of white contacted, provided with details of not consultation documents and how to respond. As the consultation progressed, a been informed of and added to the database upon request. Planning Aid Wales were commissioned by the Council to run remote engage and Community Councils in Bridgend County Borough. A comprehensive social media plan was devised. A series of social media post on Facebook, LinkedIn and Twitter. They drew attention to different thematic
			 Borough throughout the consultation period. Planning Officers have presented the consultation remotely to established we Bridgend Community Cohesion and Equalities Forum and Youth Forum. In place of face to face public drop in sessions, representors were able to appointments with planning officers to discuss any queries/concerns they may to do this by emailing ldp@bridgend.gov.uk or telephoning 01656 643633.

the Replacement LDP (See nd wider sustainability effects ement measures should be ficant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

nmunity Involvement Scheme CIS have been met. It is also ation Requirements' set out in

as held from 30th September was required to consider all ng the content of the deposit – Preferred Strategy & Initial embers of Council.

ke Deposit public consultation 8 weeks in order to maximise part of a process of building a nsultation methods were used with the CIS. These methods

via Bridgend County Borough were able to complete an

, including every library in the s. The reference copies were end, although by appointment ard copies of the survey form to complete by hand.

blic were able request a copy charge for a hard copy of the cument.

as notified by letter or email of the Deposit Consultation. how to access the package of l, additional representors were

agement events for all Town

sts were released periodically ic areas / parts of the County

working groups, including the

b book one to one telephone ay have had. They were able

			Posters were sent to all Town and Community Councils to display on their not
106 2	I think there should be a mention of culturally rich or creative spaces celebrating living heritage	Mention of culturally rich or creative spaces celebrating living heritage	Comments noted. The Deposit Plan has taken into account of heritage, local environ 27) highlights the need to identify, protect and enhance the rich built heritage and County Borough within the Replacement LDP. Furthermore, the Vision and 4 Strateg by 35 Specific Objectives which have been devised to create the right conditions to cultural, environmental and economic well-being outcomes. OBJ 4a, seeks to promote the natural, historic and built environment of the County Borough.
			The Deposit Plan has been prepared in accordance with Welsh Government Develop 3). It contains guidance on how to prepare, monitor and revise a development pl evidence to ensure that plans are effective and deliverable and contribute to placema policy set out in Planning Policy Wales (PPW).
			The Replacement LDP has been prepared in line with the Well-Being of Future General a duty on public bodies to carry out sustainable development. The LDP Vision has been account the 7 Well-being Goals and Bridgend's Local Well-being Plan with the species affecting the County Borough. Background Paper 10 (See Appendix & Replacement LDP assists in the delivery of the 7 Well-being Goals. The Replace prepared in line with Bridgend Public Service Board Well-being Plan objectives. The outlines the things that Bridgend Public Service Board will work together on over the nobjectives and steps, and how we want Bridgend to look in 10 years' time. Backgroud 49), demonstrates that the Replacement LDP assists in the delivery of the delivery of the local well-
475	I think this format is difficult to use and over complicated, which will limit the number of responses.	Consultation is difficult to use	Comments noted. It is the view of the Council that the overall objectives of the Comm (CIS) as originally set out in with the approved Delivery Agreement, including the CI considered that the LDP has been prepared in accordance with the LDP 'Preparation the Development Plans Manual (Edition 3).
			The Council previously consulted the public on the Preferred Strategy of which was to 8th November 2019. Following the public consultation period the Council was representations made in accordance with LDP Regulation 16(2) before determining LDP. As such the Council drafted an initial Consultation Report (See Appendix 8 – Consultation Report) for publishing. This report was subsequently signed off by mem
			As part of Stage 4 of the Delivery Agreement, the Council was required to undertake for a statutory period of 6 weeks, however the Council made an allowance for 8 w public participation. This was to ensure a range of views could be considered as part wide consensus on the Replacement LDP's strategy and policies. A number of consu- to ensure efficient and effective consultation and participation, in accordance with included:
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otice boards.

onment issue LS2 (See Page ad historic environment of the egic Objectives are supported to address the various social, mote, conserve and enhance

opment Plans Manual (Edition plan, underpinned by robust making, as defined in national

enerations Act of which places s been developed to take into becific characteristics and key (50) demonstrates that the acement LDP has also been The Bridgend Well-being Plan e next five years; our wellbeing round Paper 9 (See Appendix ell-being plan.

nmunity Involvement Scheme CIS have been met. It is also ation Requirements' set out in

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via Bridgend County Borough were able to complete an

, including every library in the s. The reference copies were end, although by appointment ard copies of the survey form to complete by hand.

109 9	The LDP clearly does not meet the strategic objectives by nearly offering an abundance of cheaply constructed, poorly maintained and badly designed housing estates. Priority to this seaside town must surely be the provision of leisure facilities and the refurbishment of the existing town's facilities.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	 Dissemination of hard copies of information to individuals. Members of the pub of the survey by post to complete by hand (free of charge). There was a £25 c whole Deposit Plan to cover printing and postage costs for such a large docu Every individual and organisation on the LDP Consultation Database was (depending on their preference) to inform them of the availability of Approximately 500 representors were contacted, provided with details of hor consultation documents and how to respond. As the consultation progressed, a been informed of and added to the database upon request. Planning Aid Wales were commissioned by the Council to run remote enga and Community Councils in Bridgend County Borough. A comprehensive social media plan was devised. A series of social media post on Facebook, LinkedIn and Twitter. They drew attention to different thematic Borough throughout the consultation period. Planning Officers have presented the consultation remotely to established w Bridgend Community Cohesion and Equalities Forum and Youth Forum. In place of face to face public drop in sessions, representors were able to appointments with planning officers to discuss any queries/concerns they ma to do this by emailing ldp@bridgend.gov.uk or telephoning 01656 643633. Posters were sent to all Town and Community Councils to display on their no Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and underpinned by robust evidence to ensure that plans are effective and deliverable an as defined in national policy set out in Planning Policy Wales (PPW). The Replacement LDP has been prepared in line with the Well-Being Goals. The Replac prepared in line with Bridgend Public Service Board Well-being Plan with the spe issues alfecting the Courty Borough. Background Paper 10 (See Appendix Replacement LDP assists in the delivery of the T V

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otice boards.

sh Government Development I revise a development plan, and contribute to placemaking,

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Furthermore, the land-use plan will ensure that green infrastructure can be incorporated of future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development with including the following:
 Create an extensive viable network of green corridors and natural habitat throu which connects larger or more expansive open spaces for both people and wil existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and open spaces.
and health promotion;
 Ensure where possible streets and roads are tree-lined or contain soft landsca character, habitats and species within the area;
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 enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the s
Harvest, store and re-use rainwater in low carbon systems;
Create natural green spaces and wild or free play areas in the urban setting; Create a naturally of streate and parks with safe and legible rout
Create a network of streets, open spaces and parks, with safe and legible rout

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			 and schools; Enhance the transport system and help reduce effects of air pollution through priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces.
			Additionally, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhanced incorporated within the Replacement LDP to ensure the avoidance of likely significant development with its proposed range of land uses will likely produce a wide range of significant be
111 4	The vision to create places identified as above is without doubt laudable and I sincerely hope that it comes about satisfactorily.	No changes proposed	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW).
			The Replacement LDP has been prepared in line with the Well-Being of Future General duty on public bodies to carry out sustainable development. The LDP Vision has laccount the 7 Well-being Goals and Bridgend's Local Well-being Plan with the species sues affecting the County Borough. Background Paper 10 (See Appendix Replacement LDP assists in the delivery of the 7 Well-being Goals. The Replace prepared in line with Bridgend Public Service Board Well-being Plan objectives. Thoutlines the things that Bridgend Public Service Board will work together on over the nobjectives and steps, and how we want Bridgend to look in 10 years' time. Backgroud 49), demonstrates that the Replacement LDP assists in the delivery of the delivery of the local well-
111 5	Whilst I appreciate the need to create new homes within Porthcawl, I do not agree with the LDP as regards Salt Lake Car Park or Sandy Bay. Nothing has been put in place for capacity car parking for when the town gets innundated with visitors. We need a beautiful area that attracts more visitors and holiday makers - not people buying top of the range apartments as 2nd homes/holiday lets. Look at Aberavon and Barry Island - get some inspiration for how they have	to Strategic Allocation PLA1: Porthcawl	Comments noted. The Deposit Plan has been underpinned through the identification scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Based is appropriate response for the Replacement LDP. As such the Replacement L plan requirement to enable a balanced level of housing and employment provision to patterns of growth, support existing settlements and maximise viable affordable house.
	developed their beach fronts. This is what Porthcawl needs to be a premier seaside resort. Create wooden chalets in a natural environment for little local businesses that cannot afford the ridiculous rates for business premises. Use your imagination - it is not all about creating revenue for BCBC.		(See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within the the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land.
	The town cannot cope with the amount of people that will accomodate these residential buildings - there is no road infrastructure that can be created in New road which struggles as is because the road		The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See A sustainable settlement hierarchy. Based upon the consideration of a comprehense

gh the provision of verges of

er places of shelter for

the Replacement LDP (See and wider sustainability effects ement measures should be ificant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

sh Government Development I revise a development plan, and contribute to placemaking,

enerations Act of which places s been developed to take into becific characteristics and key (50) demonstrates that the acement LDP has also been The Bridgend Well-being Plan e next five years; our wellbeing round Paper 9 (See Appendix ell-being plan.

ation of the most appropriate upon well informed, evidence (42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed t LDP identifies an appropriate in that will achieve sustainable pusing delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth hese settlements accords with e developmental pressure on

ready benefit from significant o enabling transit orientated Appendix 19) to establish a ensive range of variables the

is too narrow in places for 2 way traffic. Sandy Bay should be used for recreation	Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of s growth, demonstrating capacity for sustainable growth based on its accessibility, as
and leisure as it was set aside for - the skatepark that the town wants so badly	employment provision in the context of its existing population base.
could go in a section here. There are no leisure facilities for the general public in Porthcawl either.	The plan preparation has involved the assessment of 171 sites. Each candidate site h the criteria in the Candidate Site Assessment Methodology which was previously cons 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and opp were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
	As part of the proposed allocation of Porthcawl Waterfront, development will be requirements including masterplan development principles and placemaking principles – Page 63). The provision of new residential units, including affordable dwellings, will eve vital regeneration requirements comprising flood defences, public open space, leisu links plus education, retail and community facility provision.
	In terms of transport infrastructure, Policy PLA1 ensures that development of the roundabout and link road to enable access to the Sandy Bay development parcels. He also be required to ensure that the principal point of vehicular access for a foor roundabout. Off-site highway improvements will also be required of which they requirements arising from the Transport Assessment and as identified in the Tra- Schedule.
	In terms of car parking, it's acknowledged that a sound and robust parking strategy w of the regeneration. As part of the strategy, the site will accommodate a new multi stor Hillsboro car par enabling more ground floor space to be given over to public Consideration should be given to alternative future uses as, overtime, the aspiration Waterfront will be principally by public transport including park and ride schemes, great private vehicles requiring parking facilities. Consultations confirmed widespread support storey car park whilst recognising it will change the immediate outlook of properties of
	Furthermore, a new 'bus terminus' may also be located along the Portway of which we where visitors and locals could arrive at, and depart from the regeneration site and to the bus terminus will enable access towards the waterfront and also the town cerr undertaken feasibility work to explore proposals to deliver a bus terminus within the Port The bus terminus project is being brought forward in connection with Cardiff Capital and is seen as a key element of the wider regeneration plans. The authority has a stractively encourage a modal shift towards increased use of public transport and the terminus is integral to this as well as being part of the wider Future Wales Plan.
	Mixed-use development will be encouraged throughout the development. Commerci on the ground floor if there is market demand for such uses. Retail uses, restaurants a encouraged. This mix of uses will help bring life and vitality during the day and into th
	In terms of leisure, an area north of the marina will be safeguarded for a leisure use event that a hotel facility is not delivered then the site could provide an alternativ commercial, year round, wet-weather attraction. In terms of open space, Policy PLA

supporting regeneration-led availability of amenities and

e has been assessed against onsulted upon (See Appendix ssment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed

be subject to site-specific les (See Deposit Policy PLA1 ill enable the delivery of other sure, enhanced active travel

the site will require a new b. Highway improvements will oodstore is off the Portway ey must has regard to the Transport Measures Priority

will be critical to the success torey car park on the existing lic realm and development. on is that travel to Porthcawl reatly reducing the number of port for the concept of a multi s on Hillsboro Place.

h will function as a boulevard town centre. The location of centre. The Council has also Porthcawl regeneration area. al Region Metro Plus project strong desire to facilitate and the provision of a new bus

rcial units will be considered and cafes will be particularly the evening.

se, potentially a hotel. In the ative form of leisure/tourism/ _A1 requires development of

			Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and Supplementary Planning Guidance.
			 Furthermore, the land-use plan will ensure that green infrastructure can be incorport of future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development wincluding the following: Create an extensive viable network of green corridors and natural habitat throw which connects larger or more expansive open spaces for both people and we existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landsce character, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance connect enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the specific streets and bird boxes on all housing.
			 Harvest, store and re-use rainwater in low carbon systems; Create natural green spaces and wild or free play areas in the urban setting; Create a network of streets, open spaces and parks, with safe and legible rou and schools; Enhance the transport system and help reduce effects of air pollution through
			 priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces.
			Furthermore, Strategic Policy 16: Tourism and supporting development manage tourism development. The LDP will also provide the framework for the provision an good quality, tourism, sport, recreation and leisure facilities and to diversify tourist Porthcawl, thereby contributing to the Aims and Priorities of the Bridgend County De (2018-2022) (See Appendix 30).
112 0	Yes	No changes proposed	Comments noted. Insufficient information has been provided in order to offer an app
112 5	Dont see protection of natural and dustinctive areas losing the Salt lake to residential and retail development denys Porthcawl if a green space which has recently come back from a long lease to straight away be sold to another lease holder without serious consideration to the tiwns people and future generations this land can be better used. Visually the scenery will be destroyed to benefit a few	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Comments noted. The Deposit Plan has been underpinned through the identificati scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across th period have been analysed and discussed within the Strategic Growth Options Ba considered how the County Borough's demographic situation is likely to change fro the most appropriate response for the Replacement LDP. As such the Replacement L plan requirement to enable a balanced level of housing and employment provision t patterns of growth, support existing settlements and maximise viable affordable house
	rather than all residents and tourists alike There are better more ideal places for a suoer market ie Hillsborough carpark (less of a blot on the landscape) land to the side of the wilderness (better road links and high		The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation.

Facilities of which are to be New Housing Development

orated as an intrinsic element of potential options for green within the regeneration area

roughout development wildlife designed around

d cycling for utility, recreation

scaping appropriate to local

nectivity between habitats for

species within the area;

outes linking them to homes

gh the provision of verges of

er places of shelter for

gement policies will promote and protection of well-located, irism in the County including Destination Management Plan

opropriate response.

ation of the most appropriate upon well informed, evidence (42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed LDP identifies an appropriate that will achieve sustainable pusing delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth

volume of residents and tourists camp site) fiels along newton notta	Areas. The ongoing commitment to brownfield development opportunities within thes the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land.
	The Replacement LDP apportions sustainable growth towards settlements that alresservices, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Apsustainable settlement hierarchy. Based upon the consideration of a comprehense Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of signowth, demonstrating capacity for sustainable growth based on its accessibility, a employment provision in the context of its existing population base.
	The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
	As part of the proposed allocation of Porthcawl Waterfront, development will requirements including masterplan development principles and placemaking principle – Page 63). The provision of new residential units, including affordable dwellings, will vital regeneration requirements comprising flood defences, public open space, leise links plus education, retail and community facility provision.
	In terms of open space, Policy PLA1 requires development of Porthcawl Water Infrastructure and Outdoor Recreation Facilities of which are to be delivered in according and Outdoor Recreation Facilities and New Housing Development Supplementary P
	Furthermore, the land-use plan will ensure that green infrastructure can be incorpora of future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development will including the following:
	 Create an extensive viable network of green corridors and natural habitat thro which connects larger or more expansive open spaces for both people and wi existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and
	 and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landsca character, habitats and species within the area;
	 Utilise SUDs to provide additional multi use green space and enhance connect enhanced for biodiversity;
	 Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the s Harvest, store and re-use rainwater in low carbon systems; Create natural green spaces and wild or free play areas in the urban setting;
	 Create a network of streets, open spaces and parks, with safe and legible rou and schools; Enhance the transport system and help reduce effects of air pollution through

ese settlements accords with e developmental pressure on

ready benefit from significant enabling transit orientated Appendix 19) to establish a nsive range of variables the f supporting regeneration-led availability of amenities and

e has been assessed against onsulted upon (See Appendix ssment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed

I be subject to site-specific les (See Deposit Policy PLA1 ill enable the delivery of other sure, enhanced active travel

erfront to incorporate Green cordance with Policy COM10 Planning Guidance.

prated as an intrinsic element of potential options for green within the regeneration area

roughout development wildlife designed around

d cycling for utility, recreation

caping appropriate to local

ectivity between habitats for

species within the area;

outes linking them to homes

h the provision of verges of

			 priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces.
			In terms of the proposed food store, evidence confirms (See Appendix 16 – Retail S its function as a town centre and performs well against most indicators of vitality and vi has a limited convenience offer which is significantly below the UK average. Although of smaller food stores suitable for top-up shopping, there is only one large superma shopping. This provides limited consumer choice and means that most residents mu meet their needs.
			Marketing for a new foodstore was carried out in autumn 2020 whereby numerous received and appraised. A robust selection process in which each bid was carefully a development brief resulted in Aldi Stores Ltd being identified as the preferred bidder. brief required bidders to submit high-quality, bespoke designs for premises that could as well as incorporating appropriate access and active travel arrangements. The devisore site does not prescribe a particular architectural approach, but it does requir making", taking in account the historic urban form and scale of the surrounding development designed for human interaction and enjoyment whilst responding to ar setting, cultural and heritage of Porthcawl. Cabinet members approved the disposal or and delegated authority to officers to approve the terms of the disposal agreement.
			The food store site forms a key element of the wider masterplan that has been we Waterfront Regeneration Scheme and is intended to act as a precursor to, and ca development across the wider site. Subject to a planning application, the foodstore w all-new residential, leisure, retail development at Salt Lake as well as new areas terminus, active travel facilities and more.
			As well as providing residents with greater choice and more flexibility, the develop funds that will be reinvested into local infrastructure improvements within Porthcaw regeneration plans. However, it is important to note that the proposed foodstore planning application.
112	No	No changes	Comments noted.
8 114 1	The plan to build over a thousand dwellings in Porthcawl seems contrary to SOBJ1 as	proposed Concerns relating to Strategic	Comments noted. The Deposit Plan has been underpinned through the identification scale of economic growth and housing provision, all of which have been based upon
	the number of dwelling will likely mean that will no Key Issues, drivers, vision and objectives A range of national, regional and local key issues and drivers have been identified as part of the Replacement Local Development Plan (LDP) process. These have directly informed development of the Deposit Replacement LDP vision and	Allocation PLA1: Porthcawl Waterfront	based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across th period have been analysed and discussed within the Strategic Growth Options Ba considered how the County Borough's demographic situation is likely to change from the most appropriate response for the Replacement LDP. As such the Replacement LI plan requirement to enable a balanced level of housing and employment provision th patterns of growth, support existing settlements and maximise viable affordable hous
	objectives: vision for 2033, council priorities and spatial vision. The LDP vision will be delivered through the achievement of four strategic objectives: SOBJ1: To create high quality sustainable places (placemaking)		The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the developme periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, I and the Llynfi Valley are still denoted as regeneration priorities through their designation

er places of shelter for

il Study) that the centre fulfils I viability. However, the centre gh the centre contains a range market suitable for main food nust travel to other centres to

rous bids (five in total) were assessed against a planning er. The planning development uld act as 'gateway buildings' evelopment brief for the food uire clear attention to "placeng area. This will enable a and celebrating the maritime I of the site to Aldi Stores Ltd,

worked up for the Porthcawl catalyst for, future phases of will be constructed alongside s of green open space, bus

opment is intended to unlock awl and further stages of the re will be subject to a future

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed LDP identifies an appropriate that will achieve sustainable using delivery.

 Options Background Paper nent of land within or on the sites. It continues to focus on b, hence, Porthcawl, Maesteg attion as Regeneration Growth

	· · · · ·
SOBJ2: To create active, healthy, cohesive	Areas. The ongoing commitment to brownfield development opportunities within these settlements accords with
and social communities SOBJ3: To create	the site-search sequence outlined in Planning Policy Wales and seeks to minimise developmental pressure on
productive and enterprising places SOBJ4:	Best and Most Versatile (BMV) agricultural land.
To protect and enhance distinctive and	
natural places The strategic objectives have	The Replacement LDP apportions sustainable growth towards settlements that already benefit from significant
been defined to reflect identified key issues,	services, facilities and employment opportunities and are most conducive to enabling transit orientated
align with national policy and ensure an	development. As such, a Settlement Assessment has been undertaken (See Appendix 19) to establish a
appropriate balance between the different	sustainable settlement hierarchy. Based upon the consideration of a comprehensive range of variables the
elements of sustainability. They are cross-	Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of supporting regeneration-led
cutting in their nature and also cross-	growth, demonstrating capacity for sustainable growth based on its accessibility, availability of amenities and
reference the goals and objectives of the	employment provision in the context of its existing population base.
Well-being of Future Generations (Wales)	
Act 2015 and Bridgend Local Well-being	The plan preparation has involved the assessment of 171 sites. Each candidate site has been assessed against
Plan. In turn, the vision and four strategic	the criteria in the Candidate Site Assessment Methodology which was previously consulted upon (See Appendix
objectives are supported by 35 specific	13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessment, sites were examined
objectives. The objectives will also form part	based on any specific issues they raised in terms of their deliverability, general location, neighbouring land uses,
of the basis for monitoring the	existing use(s), accessibility, physical character, environmental constraints and opportunities. Site promoters
implementation of the plan, once adopted	were asked to prepare and submit a number of technical supporting studies to demonstrate the site's
and operational. The key issues and drivers	deliverability, sustainability and suitability. Proceeding this detailed assessment, only those sites deemed
identified through the Deposit Replacement	appropriate were included for allocation in the Deposit Plan.
LDP preparation process have directly	
informed the development of the LDP vision	As part of the proposed allocation of Porthcawl Waterfront, development will be subject to site-specific
and objectives. Do you have any comments	requirements including masterplan development principles and placemaking principles (See Deposit Policy PLA1
to make on the key issues and drivers,	– Page 63). The provision of new residential units, including affordable dwellings, will enable the delivery of other
vision and objectives of the Deposit	vital regeneration requirements comprising flood defences, public open space, leisure, enhanced active travel
Replacement Local Development Plan? t be	
•	links plus education, retail and community facility provision.
high quality, if they are, they will not	In terms of efferdable beveing a Dien Wide Vishility Assessment (2024) (Cas Annendiy 22) was prepared to
represent affordable housing in Bridgend	In terms of affordable housing, a Plan-Wide Viability Assessment (2021) (See Appendix 32) was prepared to
County. They will likely be bought up as	determine the extent to which the LDP can contribute to the need identified for affordable housing across the
holiday lets which will not help to house	County Borough over the plan period. The Assessment considered the broad levels of development viability
local people. The plan to build so many	across the County Borough's seven Housing Market Areas as identified within the LHMA and was supplemented
dwellings also appears contrary to SOBJ2	with site specific viability testing for those sites key to delivery of the Plan. This process informed the contribution
as any land that could provide leisure	that sites (within different market areas) can make to the delivery of infrastructure, affordable housing and other
facilities will presumably be used for	policy requirements. These requirements are reflected in Development Management Policy COM3. As such,
housing, thus the space to keep healthy and	Porthcawl Waterfront will be required to provide 30% affordable housing.
active and to develop cohesive	
communities though leisure activities, will	In terms of leisure, an area north of the marina will be safeguarded for a leisure use, potentially a hotel. In the
be diminished. If the vast majority of land is	event that a hotel facility is not delivered then the site could provide an alternative form of leisure/tourism/
used for housing where is the space to	commercial, year round, wet-weather attraction. In terms of open space, Policy PLA1 requires development of
develop productive enterprises as per	Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation Facilities of which are to be
objective SOBJ3? How will the plan to	delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and New Housing Development
develop a housing estate on the land behind	Supplementary Planning Guidance.
New Road, adjacent to the Hi Tide, protect	
and enhance the sand dunes? This is a	Mixed-use development will be encouraged throughout the development. Commercial units will be considered
distinctive and natural place, but it is not	on the ground floor if there is market demand for such uses. Retail uses, restaurants and cafes will be particularly
clear how objective SOBJ4 will be fulfilled.	encouraged. This mix of uses will help bring life and vitality during the day and into the evening.
	In terms of the Delie Dunce, they are considered to provide a counterpoint to the generally hard where edges it
	In terms of the Relic Dunes, they are considered to provide a counterpoint to the generally hard urban edges. It
	provides a natural environment abutting the Bay to encourage ecosystem resilience. The dunes currently provide
	protection against coastal flooding. Therefore, the management of this habitat will create resilience in this natural

		coastal management asset. The Relic Dunes are a nationally protected habitat and the conserve and enhance this habitat, whilst also recognising that the dunes act management asset. No significant effects are deemed likely as a result of development
		Additionally, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhanced incorporated within the Replacement LDP to ensure the avoidance of likely significant development with its proposed range of land uses will likely produce a wide range of significant be
I cannot see any creation for the people of Porthcawl, young and old	No creation for people of Porthcawl, young and old	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and r underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW).
		The Replacement LDP has been prepared in line with the Well-Being of Future General duty on public bodies to carry out sustainable development. The LDP Vision has been account the 7 Well-being Goals and Bridgend's Local Well-being Plan with the species sues affecting the County Borough. Background Paper 10 (See Appendix Breplacement LDP assists in the delivery of the 7 Well-being Goals. The Replace prepared in line with Bridgend Public Service Board Well-being Plan objectives. The outlines the things that Bridgend Public Service Board will work together on over the nobjectives and steps, and how we want Bridgend to look in 10 years' time. Background 49), demonstrates that the Replacement LDP assists in the delivery of the delivery of the local well-
		As part of the proposed allocation of Porthcawl Waterfront, development will requirements including masterplan development principles and placemaking principle – Page 63). The provision of new residential units, including affordable dwellings, will vital regeneration requirements comprising flood defences, public open space, less links plus education, retail and community facility provision.
		A Placemaking Strategy has also been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the work, enhance the vibrancy of the Town Centre and deliver wider socio-economic be settlement of Porthcawl to thrive and prosper.
		In terms of leisure, an area north of the marina will be safeguarded for a leisure us event that a hotel facility is not delivered then the site could provide an alternat commercial, year round, wet-weather attraction. In terms of open space, Policy PL/ Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and Supplementary Planning Guidance.
		Porthcawl, young and old people of Porthcawl, young

I the council will to continue to ct as a natural coastal risk ment.

the Replacement LDP (See and wider sustainability effects ement measures should be ificant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

sh Government Development I revise a development plan, and contribute to placemaking,

enerations Act of which places s been developed to take into becific characteristics and key (50) demonstrates that the acement LDP has also been The Bridgend Well-being Plan e next five years; our wellbeing round Paper 9 (See Appendix ell-being plan.

Il be subject to site-specific bles (See Deposit Policy PLA1 vill enable the delivery of other isure, enhanced active travel

s the framework to deliver the jonal significance through the ole distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical le town as a place to live and penefits that allow the broader

use, potentially a hotel. In the ative form of leisure/tourism/ LA1 requires development of Facilities of which are to be d New Housing Development

			Mixed-use development will be encouraged throughout the development. Commerce on the ground floor if there is market demand for such uses. Retail uses, restaurants a encouraged. This mix of uses will help bring life and vitality during the day and into the
 117 7	unaffordable housing for the many built where there should be leisure facilities as provided to all major towns but not Porthcawl is the antithesis of providing the well being for future generations	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Additionally, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhancer incorporated within the Replacement LDP to ensure the avoidance of likely signific enhance the effectiveness of the plan. The findings of the SA indicate that developm with its proposed range of land uses will likely produce a wide range of significant be Comments noted. The Deposit Plan has been underpinned through the identification scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4) Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Ba considered how the County Borough's demographic situation is likely to change from the most appropriate response for the Replacement LDP. As such the Replacement LDP.
			plan requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable house
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land.
			The Replacement LDP apportions sustainable growth towards settlements that alresservices, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Apsustainable settlement hierarchy. Based upon the consideration of a comprehens Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of s growth, demonstrating capacity for sustainable growth based on its accessibility, a employment provision in the context of its existing population base.
			The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general locatic existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
			As part of the proposed allocation of Porthcawl Waterfront, development will requirements including masterplan development principles and placemaking principle – Page 63). The provision of new residential units, including affordable dwellings, will

ercial units will be considered s and cafes will be particularly the evening.

the Replacement LDP (See and wider sustainability effects ement measures should be ificant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed LDP identifies an appropriate in that will achieve sustainable busing delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on

ready benefit from significant enabling transit orientated Appendix 19) to establish a nsive range of variables the f supporting regeneration-led availability of amenities and

te has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters is to demonstrate the site's nt, only those sites deemed

I be subject to site-specific les (See Deposit Policy PLA1 ill enable the delivery of other

			vital regeneration requirements comprising flood defences, public open space, leise links plus education, retail and community facility provision.
			In terms of affordable housing, a Plan-Wide Viability Assessment (2021) (See App determine the extent to which the LDP can contribute to the need identified for aff County Borough over the plan period. The Assessment considered the broad leve across the County Borough's seven Housing Market Areas as identified within the LH with site specific viability testing for those sites key to delivery of the Plan. This proce that sites (within different market areas) can make to the delivery of infrastructure, a policy requirements. These requirements are reflected in Development Management Porthcawl Waterfront will be required to provide 30% affordable housing.
			In terms of leisure, an area north of the marina will be safeguarded for a leisure us event that a hotel facility is not delivered then the site could provide an alternat commercial, year round, wet-weather attraction. In terms of open space, Policy PL/ Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation I delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and Supplementary Planning Guidance.
125 5	No if these are followed	No changes proposed	Support noted.
126 0	To ensure it benefits Porthcawl longevity. Taking into account sustainable spaces which are environmentally aware. Discuss progress and plans more thoroughly, making people aware of intentions.	Make people more aware of plans and intentions	Comments noted. It is the view of the Council that the overall objectives of the Comm (CIS) as originally set out in with the approved Delivery Agreement, including the CI considered that the LDP has been prepared in accordance with the LDP 'Preparation the Development Plans Manual (Edition 3).
			The Council previously consulted the public on the Preferred Strategy of which was to 8th November 2019. Following the public consultation period the Council was representations made in accordance with LDP Regulation 16(2) before determining LDP. As such the Council drafted an initial Consultation Report (See Appendix 8 – Consultation Report) for publishing. This report was subsequently signed off by men
			As part of Stage 4 of the Delivery Agreement, the Council was required to undertake for a statutory period of 6 weeks, however the Council made an allowance for 8 v public participation. This was to ensure a range of views could be considered as pa
			wide consensus on the Replacement LDP's strategy and policies. A number of cons to ensure efficient and effective consultation and participation, in accordance with include de
			 included: A Legal Notice was placed within the Glamorgan Gazette on 3rd June 2021 The package of consultation documents were been made available online via Council's Website (www.bridgend.gov.uk/ldpconsultation). Respondents we electronic survey online to make a formal representation.
			 Printed reference copies were placed within public facing Council buildings, in County Borough (fixed and mobile), subject to social distancing guidelines. also available to view at the Council's Civic Offices in Angel Street, Bridgen only as the offices had not re-opened to the public due to the pandemic. Har were also been made available at these locations for members of the public to Dissemination of hard copies of information to individuals. Members of the public
			of the survey by post to complete by hand (free of charge). There was a £25 c whole Deposit Plan to cover printing and postage costs for such a large docu

isure, enhanced active travel

ppendix 32) was prepared to affordable housing across the evels of development viability LHMA and was supplemented cess informed the contribution affordable housing and other ment Policy COM3. As such,

use, potentially a hotel. In the ative form of leisure/tourism/ LA1 requires development of a Facilities of which are to be d New Housing Development

nmunity Involvement Scheme CIS have been met. It is also ation Requirements' set out in

as held from 30th September was required to consider all ng the content of the deposit – Preferred Strategy & Initial embers of Council.

ke Deposit public consultation b weeks in order to maximise part of a process of building a nsultation methods were used with the CIS. These methods

via Bridgend County Borough were able to complete an

, including every library in the s. The reference copies were end, although by appointment ard copies of the survey form to complete by hand.

ublic were able request a copy charge for a hard copy of the cument.

126 6	Lack of parking. No residential parking provision of park and ride and residents only in the town.	Concerns relating to parking in Porthcawl	 Every individual and organisation on the LDP Consultation Database was (depending on their preference) to inform them of the availability of Approximately 500 representors were contacted, provided with details of how consultation documents and how to respond. As the consultation progressed, a been informed of and added to the database upon request. Planning Aid Wales were commissioned by the Council to run remote engaging and Community Councils in Bridgend County Borough. A comprehensive social media plan was devised. A series of social media post on Facebook, LinkedIn and Twitter. They drew attention to different thematic Borough throughout the consultation period. Planning Officers have presented the consultation remotely to established we Bridgend Community Cohesion and Equalities Forum and Youth Forum. In place of face to face public drop in sessions, representors were able to appointments with planning officers to discuss any queries/concerns they may to do this by emailing ldp@bridgend.gov.uk or telephoning 01656 643633. Posters were sent to all Town and Community Councils to display on their no Comments noted. In terms of car parking, it's acknowledged that a sound and rob critical to the success of the regeneration. As part of the strategy, the site will accorn car park on the existing Hillsboro car par enabling more ground floor space to be giv development. Consideration should be given to alternative future uses as, overtime, to Porthcawl Waterfront will be principally by public transport including park and ride the number of private vehicles requiring parking facilities. Consultations confirmed concept of a multi storey car park whilst recognising it will change the immediate outlo Place.
126 8	I find the wording confusing, as I imagine most people that are not town planners would. I don't feel this is the best way to consult with the residents of Porthcawl. Majority of whine do not even know about this survey!!! I don't understand how a consultation period for building a few houses can be longer than a massive build that will completely alter the face of this town forever. This town went backwards and it's stayed treading water for too long. But progress is not in over populating an already saturated town.we need facilities, we need bigger schools. We need to improve on what we already have. Building more cheap houses is NOT the solution.	Concerns relating to plan / consultation / Strategic Allocation PLA1: Porthcawl Waterfront	Comments noted. It is the view of the Council that the overall objectives of the Comr (CIS) as originally set out in with the approved Delivery Agreement, including the C considered that the LDP has been prepared in accordance with the LDP 'Preparati the Development Plans Manual (Edition 3). The Council previously consulted the public on the Preferred Strategy of which was to 8th November 2019. Following the public consultation period the Council was representations made in accordance with LDP Regulation 16(2) before determining LDP. As such the Council drafted an initial Consultation Report (See Appendix 8 – Consultation Report) for publishing. This report was subsequently signed off by men As part of Stage 4 of the Delivery Agreement, the Council was required to undertake for a statutory period of 6 weeks, however the Council made an allowance for 8 v public participation. This was to ensure a range of views could be considered as pa wide consensus on the Replacement LDP's strategy and policies. A number of cons to ensure efficient and effective consultation and participation, in accordance wit included:

as notified by letter or email of the Deposit Consultation. how to access the package of l, additional representors were

agement events for all Town

sts were released periodically ic areas / parts of the County

working groups, including the

o book one to one telephone hay have had. They were able

otice boards.

obust parking strategy will be ommodate a new multi storey given over to public realm and ne, the aspiration is that travel de schemes, greatly reducing ed widespread support for the tlook of properties on Hillsboro

th will function as a boulevard d town centre. The location of centre. The Council has also Porthcawl regeneration area. ital Region Metro Plus project strong desire to facilitate and the provision of a new bus

nmunity Involvement Scheme CIS have been met. It is also ation Requirements' set out in

as held from 30th September was required to consider all ing the content of the deposit – Preferred Strategy & Initial embers of Council.

ke Deposit public consultation 8 weeks in order to maximise part of a process of building a nsultation methods were used with the CIS. These methods

That's just money in the councils pocket.	A Legal Notice was placed within the Glamorgan Gazette on 3rd June 2021
That's not how to plan a town.	 The package of consultation documents were been made available online via Council's Website (www.bridgend.gov.uk/ldpconsultation). Respondents w
	electronic survey online to make a formal representation.
	Printed reference copies were placed within public facing Council buildings, in County Percurpt (fixed and mobile), subject to assigl distancing guidelings.
	County Borough (fixed and mobile), subject to social distancing guidelines. also available to view at the Council's Civic Offices in Angel Street, Bridgend
	only as the offices had not re-opened to the public due to the pandemic. Hard
	were also been made available at these locations for members of the public to
	 Dissemination of hard copies of information to individuals. Members of the public
	of the survey by post to complete by hand (free of charge). There was a £25 ch
	whole Deposit Plan to cover printing and postage costs for such a large docun
	• Every individual and organisation on the LDP Consultation Database was
	(depending on their preference) to inform them of the availability of
	Approximately 500 representors were contacted, provided with details of how
	consultation documents and how to respond. As the consultation progressed, a
	been informed of and added to the database upon request.
	 Planning Aid Wales were commissioned by the Council to run remote engage and Community Councils in Bridgend County Borough.
	 A comprehensive social media plan was devised. A series of social media posts
	on Facebook, LinkedIn and Twitter. They drew attention to different thematic
	Borough throughout the consultation period.
	 Planning Officers have presented the consultation remotely to established work
	Bridgend Community Cohesion and Equalities Forum and Youth Forum.
	 In place of face to face public drop in sessions, representors were able to be
	appointments with planning officers to discuss any queries/concerns they may
	to do this by emailing ldp@bridgend.gov.uk or telephoning 01656 643633.
	 Posters were sent to all Town and Community Councils to display on their not
	As set out by Policy PLA1 (See Page 63), Porthcawl Waterfront is an underutilised
	prominent seafront position. The regeneration site is allocated for a residential-led, i
	deliver up to 1,115 dwellings with associated facilities, including tourism, open sp
	terminus and community provision. Policy PLA1 details the site-specific requirem
	development principles and development requirements to enable its implementation
	Growth (See Appendix 42) and Spatial Strategy (See Appendix 43) identified within S within SP2. Delivery of the site will prove fundamental in achieving the Replacement L
	for the County Borough.
	In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has been
	37). The IDP provides a single schedule of all necessary infrastructure without
	allocated sites for the anticipated quantum of proposed housing/employment uses v
	not proceed. They key enabling infrastructure required to facilitate the proposed following key requirements:
	Coastal defence improvements;
	 New public open space;
	Drainage infrastructure;
	New road and roundabout;
	Active travel improvements;
	Education provision; and
	Utility connections and upgrades

via Bridgend County Borough were able to complete an

, including every library in the s. The reference copies were end, although by appointment ard copies of the survey form to complete by hand.

ublic were able request a copy charge for a hard copy of the cument.

as notified by letter or email of the Deposit Consultation. how to access the package of l, additional representors were

agement events for all Town

osts were released periodically tic areas / parts of the County

working groups, including the

b book one to one telephone ay have had. They were able

otice boards.

ed brownfield site occupying a d, mixed use scheme that will space, leisure, retail, a bus ements including masterplan ation, in accordance with the n SP1 and allocation identified at LDP's Vision and Objectives

een produced (See Appendix ut which the development of s within the plan period could ed development includes the

126 9	Great principles. Need a decent cycle route in amend out of porthcawl	Need a cycle route in and out of Porthcawl	Comments noted. Please refer to Bridgend's Integrated No. (https://www.bridgend.gov.uk/residents/roads-transport-and-parking/active-travel-rou for a network of Active Travel routes and facilities over the next 15 years.
			As set out by Policy PLA1 (See Page 63), Porthcawl Waterfront details the site-spe masterplan development principles and development requirements to enable its imp with the Growth (See Appendix 42) and Spatial Strategy (See Appendix 43) identifie identified within SP2. One such requirement includes on-site and off-site measure attractive, legible, safe and accessible pedestrian and cycle linkages in accordance Improved linkages must be provided along the waterfront, to connect with the East Town Centre and Porthcawl Comprehensive School. Connections must be made route 4084 and new routes should be provided to accord with the proposed routes INM-POR-01, INM-POR-12, INM-POR-13, INM-POR-14, INM-POR-15, INM-POR-17 22, INM-POR-23, INM-POR-24, INM-POR-25, INM-POR-26 and INM-POR-28.
121 2	May I first say that this LDP Survey Consultation has been difficult to access and respond to , [due to the fact that not all residents, including myself are very limited in I.T.] I appreciate that we have restrictions and guidelines to follow due to Covid but I am very disappointed that residents have had very little information regarding this Survey and no time to digest the plans or complete the survey. I have therefore decided to respond in this email. Here is my response below relating to the LDP . Within your Survey you describe Porthcawl as being a tourist destination however SOBJ 2,3,4 do not appear to have a great deal of thought or imagination as placed on what appears to be your main focusSOBJ1 To create high quality sustainable places. My first concern is the High Density of housing in Salt Lake and Sandy Bay. I would strongly oppose any plans for high rise structures within our town, it would not be in keeping with our community. Returning to Tourism, which we will all agree brings in financial income to BCBC especially our car parks, the plan has no insight as to where all these additional homes and future visitors will park when our main Car park [Salt Lake] has been taken away. Park and Ride has been mentioned and will not work. , The planners who set up the ideas do not live in the town and residents or PTC have not been party to these plans. If we had we would have explained the current problems	Concerns relating to consultation / Strategic Allocation PLA1: Porthcawl Waterfront	 Comments noted. It is the view of the Council that the overall objectives of the Comm (CIS) as originally set out in with the approved Delivery Agreement, including the C considered that the LDP has been prepared in accordance with the LDP 'Preparation the Development Plans Manual (Edition 3). The Council previously consulted the public on the Preferred Strategy of which was to 8th November 2019. Following the public consultation period the Council was representations made in accordance with LDP Regulation 16(2) before determining LDP. As such the Council drafted an initial Consultation Report (See Appendix 8 – Consultation Report) for publishing. This report was subsequently signed off by merr As part of Stage 4 of the Delivery Agreement, the Council was required to undertake for a statutory period of 6 weeks, however the Council was required to undertake for a statutory period of 6 weeks, however the Council made an allowance for 8 w public participation. This was to ensure a range of views could be considered as pa wide consensus on the Replacement LDP's strategy and policies. A number of const to ensure efficient and effective consultation and participation, in accordance with included: A Legal Notice was placed within the Glamorgan Gazette on 3rd June 2021 The package of consultation documents were been made available online via Council's Website (www.bridgend.gov.uk/ldpconsultation). Respondents we electronic survey online to make a formal representation. Printed reference copies were placed within public facing Council buildings, in County Borough (fixed and mobile), subject to social distancing guidelines. also available to view at the Council's Civic Offices in Angel Street, Bridgem only as the offices had not re-opened to the public due to the pandemic. Har were also been made available at these locations for members of the public of the survey by post to complete by hand (free of charge). There was a £25 c whole Deposit Pla
	we have with parking and traffic. Additional houses with no infrastructure , ie roads,		 Planning Aid Wales were commissioned by the Council to run remote enga and Community Councils in Bridgend County Borough.

Network Maps (INMs) outes/) of which details plans

becific requirements including nplementation, in accordance fied within SP1 and allocation ures to provide good quality, ace with Active Travel design. astern Promenade, Porthcawl e to the existing active travel es within the Council's ATNM: -17, INM-POR-18, INM-POR-

nmunity Involvement Scheme CIS have been met. It is also ation Requirements' set out in

as held from 30th September was required to consider all ing the content of the deposit – Preferred Strategy & Initial embers of Council.

ke Deposit public consultation by weeks in order to maximise part of a process of building a insultation methods were used with the CIS. These methods

via Bridgend County Borough were able to complete an

, including every library in the s. The reference copies were end, although by appointment ard copies of the survey form to complete by hand.

ublic were able request a copy charge for a hard copy of the cument.

as notified by letter or email of the Deposit Consultation. how to access the package of l, additional representors were

agement events for all Town

doctors, car parks and, consideration with	A comprehensive social media plan was devised. A series of social media posts
supporting our current retail outlets has not	on Facebook, LinkedIn and Twitter. They drew attention to different thematic a
been identified. These plans have not	Borough throughout the consultation period.
highlighted how they will upgrade old	 Planning Officers have presented the consultation remotely to established wo
structures. I strongly oppose these plans to	Bridgend Community Cohesion and Equalities Forum and Youth Forum.
go ahead without Consultation with the	 In place of face to face public drop in sessions, representors were able to b
residents, let them have their say. This will	appointments with planning officers to discuss any queries/concerns they may
change our future and you have little	to do this by emailing ldp@bridgend.gov.uk or telephoning 01656 643633.
understanding as to what are the current	 Posters were sent to all Town and Community Councils to display on their noti
issues that we have in the town. We have	Tosters were sent to air rown and community councils to display on their not
had flats and homes built in Porthcawl and	The Deposit Plan has been underpinned through the identification of the most appl
often find that developers and 2 nd home	growth and housing provision, all of which have been based upon well informed, ev
buyers will buy these properties for financial	regarding need, demand and supply factors (See Appendix 42 – Background Pa
gain only. Green areas are being taken	Strategic Growth Options). A range of growth scenarios across the whole Replacem
away [Cosy corner and now possibility of	analysed and discussed within the Strategic Growth Options Background Paper. Th
Sandy Bay.] Plans for Cosy corner mention	County Borough's demographic situation is likely to change from 2018-2033 and info
a social area however this will restrict some	response for the Replacement LDP. As such the Replacement LDP identifies an appro-
of previous events, Truck shows, Bike	enable a balanced level of housing and employment provision that will achieve sust
racers, Athletics and Elvis Not only will we	support existing settlements and maximise viable affordable housing delivery.
not have these larger areas but where will	support existing settlements and maximise viable anordable nousing derivery.
everyone park. We would have used Sandy	The distribution of growth is further evaluated and justified in the Spatial Strategy C
Bay a lot more but PTC have to request a	(See Appendix 43 – Background Paper 3). The strategy prioritises the development
licence from BCBC which has restrictions	periphery of sustainable urban areas, primarily on previously developed brownfield sit
for use and a time scale Green areas , ie	
	the delivery of the brownfield regeneration allocations identified in the existing LDP, h
common are already being damaged due to	and the Llynfi Valley are still denoted as regeneration priorities through their designation
current traffis increase and we find people	Areas. The ongoing commitment to brownfield development opportunities within thes
will now park on any track, across drives ,	the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Rest and Mast Verastila (RMV) agricultural land
grass verges I strongly oppose our green	Best and Most Versatile (BMV) agricultural land.
spaces being taken away. Planting a few	The Replacement LDP apportions sustainable growth towards settlements that alread
trees, doesn't cover the legistation as set	
out in the environmental act. The previous tourism report high lighted the lack of	services, facilities and employment opportunities and are most conducive to e
	development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehension
amenities, PTC are in the process of	
developing tourism strategy, without leisure/	Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of s
green spaces this will be difficult. Sandy bay	growth, demonstrating capacity for sustainable growth based on its accessibility, av employment provision in the context of its existing population base.
is very much part of our history and gifted to	employment provision in the context of its existing population base.
the town many years ago. Building vast	The plan propagation has involved the approximent of 171 sites. Each condidate site h
amount of housing on this site will kill the wildlife. Has that been assessed and	The plan preparation has involved the assessment of 171 sites. Each candidate site h
	the criteria in the Candidate Site Assessment Methodology which was previously cons
evaluated under the environmental act ?. It	13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessment have a provide the state of their deliverability general least
is concerning to see the Map of BCBC	based on any specific issues they raised in terms of their deliverability, general location
especially the links into Porthcawl, ie two	existing use(s), accessibility, physical character, environmental constraints and opp
roads only. How can this seriously be considered before the infrastructure	were asked to prepare and submit a number of technical supporting studies
	deliverability, sustainability and suitability. Proceeding this detailed assessment,
development is completed. Major concern	appropriate were included for allocation in the Deposit Plan.
as it appears that the Spatial Strategy has	As part of the proposed allocation of Darthaswil Materfront development will b
not been fully considered. Housing is	As part of the proposed allocation of Porthcawl Waterfront, development will be
required, social housing disabled properties	requirements including masterplan development principles and placemaking principles
all plans required to follow Renewable	– Page 63). The provision of new residential units, including affordable dwellings, will e
energy, solar panels, energy conservation	

sts were released periodically c areas / parts of the County

vorking groups, including the

book one to one telephone ay have had. They were able

otice boards.

propriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the formed the most appropriate propriate plan requirement to stainable patterns of growth,

P Options Background Paper nent of land within or on the sites. It continues to focus on , hence, Porthcawl, Maesteg tion as Regeneration Growth ese settlements accords with e developmental pressure on

ready benefit from significant enabling transit orientated Appendix 19) to establish a nsive range of variables the supporting regeneration-led availability of amenities and

e has been assessed against onsulted upon (See Appendix ssment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed

be subject to site-specific les (See Deposit Policy PLA1 ill enable the delivery of other

	etc. I have spoken to many residents who are not aware of this LDP, have no idea	vital regeneration requirements comprising flood defences, public open space, leisu links plus education, retail and community facility provision.
	how to find it and as mentioned at the beginning of this email, cannot understand the format, questions and how to complete. I am very disappointed that this has been sent out without following correct procedures, Residents have not had the opportunity to comment and be heard. We the residents of Porthcawl should have been party to these discussions and plans. We request an extention. Decisions are being made without the residents , and for our future generations. I strongly Oppose this plan and request community imput , to take this plan forward.	A Placemaking Strategy has been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along t with high quality active travel routes that traverse the entire site between the harbou development of the waterfront in this manner will improve the attractiveness of the t work, enhance the vibrancy of the Town Centre and deliver wider socio-economic ber settlement of Porthcawl to thrive and prosper.
		In terms of density, the Council have commissioned consultants to undertake a Lands Appraisal of the proposed regeneration. The appraisal assesses the proposed land us parameters. The assessment concludes that the development would not have a Landscape/Seascape of Porthcawl, subject to appropriate design responses bein design stage. The assessment recognises that the development offers to impose a dra across an extensive area, replacing areas of dereliction with new or enhanced access quality buildings and facilities. Further detailed assessments and considerations will influence the design of the development, including a detailed landscape and visual as identifying detailed mitigation of adverse effects.
		In terms of car parking, it's acknowledged that a sound and robust parking strategy w of the regeneration. As part of the strategy, the site will accommodate a new multi sto Hillsboro car par enabling more ground floor space to be given over to public Consideration should be given to alternative future uses as, overtime, the aspiration Waterfront will be principally by public transport including park and ride schemes, great private vehicles requiring parking facilities. Consultations confirmed widespread support storey car park whilst recognising it will change the immediate outlook of properties of
		Furthermore, a new 'bus terminus' may also be located along the Portway of which where visitors and locals could arrive at, and depart from the regeneration site and to the bus terminus will enable access towards the waterfront and also the town cer undertaken feasibility work to explore proposals to deliver a bus terminus within the Porthe bus terminus project is being brought forward in connection with Cardiff Capital and is seen as a key element of the wider regeneration plans. The authority has a stractively encourage a modal shift towards increased use of public transport and the terminus is integral to this as well as being part of the wider Future Wales Plan.
		In terms of transport infrastructure, Policy PLA1 ensures that development of the roundabout and link road to enable access to the Sandy Bay development parcels. It also be required to ensure that the principal point of vehicular access for a foor roundabout. Off-site highway improvements will also be required of which they requirements arising from the Transport Assessment and as identified in the Tr Schedule.
		In terms of other supporting infrastructure, an Infrastructure Delivery Plan (IDP) Appendix 37). The IDP provides a single schedule of all necessary infrastructure with of allocated sites for the anticipated quantum of proposed housing/employment uses

sure, enhanced active travel

the framework to deliver the onal significance through the le distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical e town as a place to live and enefits that allow the broader

dscape/Seascape and Visual use, storey height and density an adverse impact on the sing incorporated at detailed dramatic and positive change ssible open spaces and highvill be undertaken, in order to assessment that will assist in

will be critical to the success torey car park on the existing lic realm and development. on is that travel to Porthcawl reatly reducing the number of port for the concept of a multi s on Hillsboro Place.

n will function as a boulevard I town centre. The location of centre. The Council has also Porthcawl regeneration area. al Region Metro Plus project strong desire to facilitate and the provision of a new bus

the site will require a new b. Highway improvements will oodstore is off the Portway ey must has regard to the Transport Measures Priority

P) has been produced (See thout which the development s within the plan period could

	 not proceed. They key enabling infrastructure required to facilitate the proposed following key requirements: Coastal defence improvements; New public open space; Drainage infrastructure; New road and roundabout; Active travel improvements; Education provision; and Utility connections and upgrades In terms of leisure, an area north of the marina will be safeguarded for a leisure use event that a hotel facility is not delivered then the site could provide an alternatic commercial, year round, wet-weather attraction. In terms of open space, Policy PLA Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and f Supplementary Planning Guidance.
	Furthermore, the land-use plan will ensure that green infrastructure can be incorpora of future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development wi including the following:
	 Create an extensive viable network of green corridors and natural habitat thro which connects larger or more expansive open spaces for both people and wi existing site assets;
	 Provide pleasant, safe and linear routes for active travel such as walking and and health promotion;
	 Ensure where possible streets and roads are tree-lined or contain soft landsca character, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance connection.
	 enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the s
	 Harvest, store and re-use rainwater in low carbon systems; Create natural green spaces and wild or free play areas in the urban setting; Create a network of streets, open spaces and parks, with safe and legible rou and schools;
	 and schools; Enhance the transport system and help reduce effects of air pollution through priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and
	 Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces.
	In terms of the potential environmental impact, a Phase 1 Habitat Survey has been un determines what ecology constraints may exist within the site. The findings in development would not have any adverse impact. Whilst further surveys will be development of the site is not unacceptably constrained by biodiversity and nature co
	In terms of affordable housing, a Plan-Wide Viability Assessment (2021) (See App determine the extent to which the LDP can contribute to the need identified for affor County Borough over the plan period. The Assessment considered the broad leve across the County Borough's seven Housing Market Areas as identified within the LH

d development includes the

ise, potentially a hotel. In the ative form of leisure/tourism/ LA1 requires development of Facilities of which are to be d New Housing Development

prated as an intrinsic element of potential options for green within the regeneration area

roughout development wildlife designed around

d cycling for utility, recreation

caping appropriate to local

ectivity between habitats for

species within the area;

outes linking them to homes

h the provision of verges of

er places of shelter for

undertaken, of which robustly indicate that the proposed e undertaken, the proposed conservation issues.

ppendix 32) was prepared to ffordable housing across the vels of development viability .HMA and was supplemented

149 0	The ultimate test of the soundness of the LDP rests with it's compatibility with it's visions and objectives. Below are excerpts of the visions and objectives for the future of Porthcawl. C.Cavill is of the opinion that BCBC's intention to build in excess of 1,1115 dwellings within Porthcawl will not encourage tourism neither will it achieve the overarching aspiration to create a premier seasisde resort of significance. Most tourists to Porthcawl arrive by cars via junction 37 off rhe M4 and use Salt Lake as a car park which currently holds over 1000 cars. The loss of Salt Lake as a car park which currently holds over 1000 cars. The loss of Salt Lake as a car park which currently holds over 1000 cars to the next M4 junction and enjoy Aberavon. The concept of using the lack of car parking as a deterrent for people using cars to travel is admirable, but ill conceived and does not take into consideration the rapid move away from using fossil fuels to power cars, the future will see electric and hydrogen cells powering cars which will still need a place to park. The majority of employment in Porthcawl is tourism related, the draft LDP will only provide 40 jobs at the proposed Aldi store. Urbanisation by building in excess of 1,115 dwellings will not increase tourism and therefore not increase employment. Vision and Objectives relating to Porthcawl NR3 Porthcawl, in it's pivotal position on the Swansea Bay waterfront,	to Strategic Allocation PLA1: Porthcawl Waterfront	with site specific viability testing for those sites key to delivery of the Plan. This proces that sites (within different market areas) can make to the delivery of infrastructure, af policy requirements. These requirements are reflected in Development Manageme Porthcawl Waterfront will be required to provide 30% affordable housing. Residential regard to the level, types and size of affordable dwellings needed, as detailed in Assessment (2021) (See Appendix 24) to ensure that appropriate forms of affordable In terms of renewable energy, Policy PLA1 sets out that a future planning appl accompanied by an "Energy Masterplan' that demonstrates that the most sustai systems have been selected. The Renewable Energy Assessment (See Appendix 17 the installation of a new District Heat Network on this site. If this development re financially or technically unviable then development proposals must follow the sequen carbon heating technologies in accordance with ENT10. Comments noted. The Deposit Plan has been underpinned through the identificati- scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Ba considered how the County Borough's demographic situation is likely to change from the most appropriate response for the Replacement LDP. As such the Replacement LD plan requirement to enable a balanced level of housing and employment provision the patterns of growth is further evaluated and justified in the Spatial Strategy O (See Appendix 43 – Background Paper 3). The strategy prioritises the developme periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration priorities through their designati- Areas. The ongoing commitment to brownfield development opportunities within thes the site-search sequ
	building in excess of 1,115 dwellings will not increase tourism and therefore not increase employment. Vision and Objectives relating to Porthcawl NR3 Porthcawl, in it's pivotal		the criteria in the Candidate Site Assessment Methodology which was previously co 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed asses based on any specific issues they raised in terms of their deliverability, general locat existing use(s), accessibility, physical character, environmental constraints and o

cess informed the contribution affordable housing and other ment Policy COM3. As such, al proposals will need to have in the Local Housing Market ble housing are delivered.

oplication will be required to ainable heating and cooling 17) recommends considering requirement is proven to be ential approach to identify low

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed LDP identifies an appropriate that will achieve sustainable using delivery.

Options Background Paper nent of land within or on the sites. It continues to focus on b, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on

ready benefit from significant enabling transit orientated Appendix 19) to establish a nsive range of variables the f supporting regeneration-led availability of amenities and

e has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters is to demonstrate the site's at, only those sites deemed

be delivered to revitalise the town as a premier seaside resort. OBJ 1d - To realise the potential of Porthcawl as a premier seaside and tourist destination by prioritising the regeneration of it's waterfront and investing in key infrastructure. This will also improve the attractiveness of the town as a place to live and work, whilst enhancing the vibrancy of the Town Centre. Porthcawl 4.3.13 The key to the areas success is to balance the nature of the development proposed with the interests of tourism and that of the environment. PLA1: Porthcawl Waterfront, 1,115 residential units. Porthcawl Town Centre 5.4.50 Porthcawl has been the focus of long-established plans for tourism-led regeneration focused along the waterfront. Tourism - 5.4.127 Future Wales emphasises the importance of tourism as part of the foundational economy. A key objective of the Welsh National Marine Plan is to 'recognise the significant value of coastal tourism and recreation to the Welsh economy and wellbeing and ensure activity and potential for future growth are appropriately safeguarded.' 1. To produce high quality sustainable places. 1c. To realise the potential of Porthcawl as a premier seaside and tourist destination which capitalises on the regeneration of the waterfront. 1.19 Porthcawl Regeneration Area COM 1(25) -This 48 hectare brownfield waterfront site provides a significant opportunity through comprehensive regeneration to transform Porthcawl into a premier seaside resort. 4.16 Porthcawl has been the focus of longestablished plans for tourism-led regeneration focused along the waterfront. Porthcawl benefits from primary road connections to the wider strategic road network (M4). 3. Vision and Objectives -Regeneration led growth will also be channelled towards Porthcawl through redevelopment of its waterfront to capitalise on the town's role as a premier seaside and tourist destination.

As part of the proposed allocation of Porthcawl Waterfront, development will be subject to site-specific requirements including masterplan development principles and placemaking principles (See Deposit Policy PLA1 – Page 63). The provision of new residential units, including affordable dwellings, will enable the delivery of other vital regeneration requirements comprising flood defences, public open space, leisure, enhanced active travel links plus education, retail and community facility provision.

A Placemaking Strategy has also been developed and produced of which provides the framework to deliver the broader vision for Porthcawl; which aims to create a premier seaside resort of regional significance through the comprehensive regeneration of this key waterfront site. It proposes a sustainable distribution and variety of complementary land uses across the area. It also proposed to retain and improve upon areas of attractive open space within Griffin Park, whilst creating significant new areas of open space along the seafront, supplemented with high quality active travel routes that traverse the entire site between the harbour and Trecco Bay. Physical development of the waterfront in this manner will improve the attractiveness of the town as a place to live and work, enhance the vibrancy of the Town Centre and deliver wider socio-economic benefits that allow the broader settlement of Porthcawl to thrive and prosper.

In terms of leisure, an area north of the marina will be safeguarded for a leisure use, potentially a hotel. In the event that a hotel facility is not delivered then the site could provide an alternative form of leisure/tourism/ commercial, year round, wet-weather attraction. In terms of open space, Policy PLA1 requires development of Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation Facilities of which are to be delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and New Housing Development Supplementary Planning Guidance.

In terms of car parking, it's acknowledged that a sound and robust parking strategy will be critical to the success of the regeneration. As part of the strategy, the site will accommodate a new multi storey car park on the existing Hillsboro car par enabling more ground floor space to be given over to public realm and development. Consideration should be given to alternative future uses as, overtime, the aspiration is that travel to Porthcawl Waterfront will be principally by public transport including park and ride schemes, greatly reducing the number of private vehicles requiring parking facilities. Consultations confirmed widespread support for the concept of a multi storey car park whilst recognising it will change the immediate outlook of properties on Hillsboro Place.

Furthermore, a new 'bus terminus' may also be located along the Portway of which will function as a boulevard where visitors and locals could arrive at, and depart from the regeneration site and town centre. The location of the bus terminus will enable access towards the waterfront and also the town centre. The Council has also undertaken feasibility work to explore proposals to deliver a bus terminus within the Porthcawl regeneration area. The bus terminus project is being brought forward in connection with Cardiff Capital Region Metro Plus project and is seen as a key element of the wider regeneration plans. The authority has a strong desire to facilitate and actively encourage a modal shift towards increased use of public transport and the provision of a new bus terminus is integral to this as well as being part of the wider Future Wales Plan.

In terms of employment, the imbalance and shortage of employment land in Porthcawl is acknowledged, although it is likely that the majority of employment in the town will continue to be provided through planned growth in the commercial, leisure and tourism sectors.

Mixed-use development will be encouraged throughout the development. Commercial units will be considered on the ground floor if there is market demand for such uses. Retail uses, restaurants and cafes will be particularly encouraged. This mix of uses will help bring life and vitality during the day and into the evening.

Furthermore, Strategic Policy 16: Tourism and supporting development management policies will promote tourism development. The LDP will also provide the framework for the provision and protection of well-located,

			good quality, tourism, sport, recreation and leisure facilities and to diversify touris
			Porthcawl, thereby contributing to the Aims and Priorities of the Bridgend County De (2018-2022) (See Appendix 30).
149	Whilst everyone has the right to somewhere to live, this does not need to be attained by the blighting of existing communities and greenspace by what amounts to the creation of a new-build dormitory town-on- sea	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Comments noted. The Deposit Plan has been underpinned through the identificat scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across th period have been analysed and discussed within the Strategic Growth Options B considered how the County Borough's demographic situation is likely to change fro the most appropriate response for the Replacement LDP. As such the Replacement L plan requirement to enable a balanced level of housing and employment provision to patterns of growth, support existing settlements and maximise viable affordable house
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield s the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designate Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land.
			The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See A sustainable settlement hierarchy. Based upon the consideration of a comprehen- Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of growth, demonstrating capacity for sustainable growth based on its accessibility, a employment provision in the context of its existing population base.
			The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously cor 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general locati existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
			As part of the proposed allocation of Porthcawl Waterfront, development will requirements including masterplan development principles and placemaking principle – Page 63). The provision of new residential units, including affordable dwellings, will vital regeneration requirements comprising flood defences, public open space, leis links plus education, retail and community facility provision.
			Additionally, the Council have prepared a Sustainability Appraisal (SA) to inform t Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhanced incorporated within the Replacement LDP to ensure the avoidance of likely significant

rism in the County including Destination Management Plan

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed t LDP identifies an appropriate that will achieve sustainable busing delivery.

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth hese settlements accords with e developmental pressure on

ready benefit from significant o enabling transit orientated Appendix 19) to establish a ensive range of variables the f supporting regeneration-led availability of amenities and

te has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters es to demonstrate the site's nt, only those sites deemed

Il be subject to site-specific bles (See Deposit Policy PLA1 vill enable the delivery of other isure, enhanced active travel

the Replacement LDP (See and wider sustainability effects ement measures should be ificant adverse effects and to

			enhance the effectiveness of the plan. The findings of the SA indicate that development
4.40			with its proposed range of land uses will likely produce a wide range of significant be
149 9	1. The pandemic has highlighted the need for open space close to where people live - irrespective of whether that space is greenfield or brownfield. 2. Climate change is causing a rapid rise in sea level, and development close to the sea will have to be more carefully considered. 3. Wildlife loss in the UK has been massive and there is a desperate need for more active	to open space, climate change and wildlife loss	Comments noted. As set out by Policy PLA1 (See Page 63), Porthcawl Waterfront is site occupying a prominent seafront position. The regeneration site is allocated for a scheme that will deliver up to 1,115 dwellings with associated facilities, including to retail, a bus terminus and community provision. Policy PLA1 details the site-spec masterplan development principles and development requirements to enable its imp with the Growth (See Appendix 42) and Spatial Strategy (See Appendix 43) identified identified within SP2. Delivery of the site will prove fundamental in achieving the Rep Objectives for the County Borough.
	conservation measures including provision for broad green corridors and a comprehensive nature recovery network.		In terms of open space, Policy PLA1 requires development of Porthcawl Water Infrastructure and Outdoor Recreation Facilities of which are to be delivered in acco and Outdoor Recreation Facilities and New Housing Development Supplementary PI
			The coastal setting of this site makes it particularly important to consider the impacts flood risk as the majority of the site is susceptible to tidal flooding. The draft of the f acknowledges that there are some large urban communities already located in an investment in flood defence infrastructure will be required to keep such existing p dialogue with Welsh Government, Coastal Risk Management Programme funding w defence works at Porthcawl. Phase 1 (Eastern Promenade) is designed to protect the development to the north. Phase 2 (Coney Beach) encompasses flood and coastal e Coney Beach frontage to safeguard and enhance the existing flood protection to th existing ad-hoc revetment. Implementation of these works will better protect the existin and the effects of flooding. However, they also have significant potential to achieve of environmental benefits to contribute towards the statutory well-being goals of Generations (Wales) Act 2015. The greatest overall value can be achieved by comb flood defence infrastructure with other investment in active travel infrastructure, public regeneration-led development.
			The existing flood defences combined with completion of the new flood defence word Defended Zone and will provide a coincidental opportunity to realise wider regeneration for the area through the delivery of Porthcawl Waterfront. On this basis, it is con- Waterfront site can be developed in full compliance with the requirements of the fi- defences are expected to provide a high standard of protection; significantly reducing within Zone 3 and respective areas in Zone 2. Nevertheless, all development in the accompanied by a Flood Consequence Assessment to ensure the new development remain dry and safe as per the tolerable conditions set out in the future revised TAN1 housing trajectory has factored in appropriate timescales for the completion of coastal forecasting dwelling completions. This presents a practical example of how to deliver regeneration scheme in a Defended Zone in the context of the forthcoming revised T
			In terms of the potential environmental impact, a Phase 1 Habitat Survey has been un determines what ecology constraints may exist within the site. The findings in development would not have any adverse impact. Whilst further surveys will be development of the site is not unacceptably constrained by biodiversity and nature co
			The land-use plan will ensure that green infrastructure can be incorporated as an detailed proposals across the regeneration area. There are a number of potential opti

ment of Porthcawl Waterfront peneficial effects.

is an underutilised brownfield r a residential-led, mixed use tourism, open space, leisure, ecific requirements including plementation, in accordance ied within SP1 and allocation eplacement LDP's Vision and

erfront to incorporate Green cordance with Policy COM10 Planning Guidance.

cts of climate change on tidal e forthcoming revised TAN15 areas at risk of flooding and populations safe. Following was secured for major flood he Salt Lake area and existing l erosion measures along the the frontage provided by the sting community from flooding e wider social, economic and of the Well-being of Future mbining these investments in blic realm improvements and

vorks has rendered the site a ion and placemaking benefits onsidered that the Porthcawl e future revised TAN15. The ing the risk of flooding in areas the area will necessarily be ent incorporates resilience to N15. The Replacement LDP's al flood defence works before iver a high priority brownfield TAN15.

undertaken, of which robustly indicate that the proposed e undertaken, the proposed conservation issues.

an intrinsic element of future ptions for green infrastructure

150 1	We do not see how your 'strategic objectives' are met and will expand on this on additional sheets. Do we take it that objective 1 in bold is more important than 4? Surely these go hand in hand?	Concerns relating strategic objectives	 design that could be incorporated as part of future development within the regent following: Create an extensive viable network of green corridors and natural habitat throw which connects larger or more expansive open spaces for both people and with existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landsconcharacter, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance connect enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the set Harvest, store and re-use rainwater in low carbon systems; Create a network of streets, open spaces and parks, with safe and legible rou and schools; Enhance the transport system and help reduce effects of air pollution through priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces. Comments noted. The four strategic objectives are all of equal importance, all of issues, align with national policy and ensure an appropriate balance between sustainability. They are cross-cutting in their nature and also cross-reference the goal being of Future Generations (Wales) Act 2015 and Bridgend Local Well-Being Plan Appendix 49), demonstrates that the Replacement LDP assists in the delivery o Background Paper 10 (See Appendix 50) demonstrates that the Replacement LDP
150 2	Since this plan is to "regenerate" Porthcawl i do not understand why the building of an additional 1115 homes meets this objective. A new superstore? What effect on local businesses? A new Welsh medium school? What is the effect on existing facilities - sewerage, parking - both local & visitors? It appears this plan is to help the developers bottom line and has little to do with Porthcawl's Regeneration	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	 7 Well-being Goals. Comments noted. As set out by Policy PLA1 (See Page 63), Porthcawl Waterfront is site occupying a prominent seafront position. The regeneration site is allocated for scheme that will deliver up to 1,115 dwellings with associated facilities, including to retail, a bus terminus and community provision. Policy PLA1 details the site-spectmasterplan development principles and development requirements to enable its implicit with the Growth (See Appendix 42) and Spatial Strategy (See Appendix 43) identified identified within SP2. Delivery of the site will prove fundamental in achieving the Rep Objectives for the County Borough. A Placemaking Strategy has been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of regio comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the work, enhance the vibrancy of the Town Centre and deliver wider socio-economic be settlement of Porthcawl to thrive and prosper. In terms of car parking, it's acknowledged that a sound and robust parking strategy of the regeneration. As part of the strategy, the site will accommodate a new multi state Hillsboro car par enabling more ground floor space to be given over to public space.

generation area including the

roughout development wildlife designed around

nd cycling for utility, recreation

scaping appropriate to local

nectivity between habitats for

species within the area;

outes linking them to homes

gh the provision of verges of

er places of shelter for

of which reflect identified key en the different elements of bals and objectives of the Wellan. Background Paper 9 (See of the local well-being plan. P assists in the delivery of the

is an underutilised brownfield or a residential-led, mixed use tourism, open space, leisure, becific requirements including mplementation, in accordance fied within SP1 and allocation eplacement LDP's Vision and

the framework to deliver the jonal significance through the ole distribution and variety of upon areas of attractive open og the seafront, supplemented our and Trecco Bay. Physical to town as a place to live and benefits that allow the broader

y will be critical to the success storey car park on the existing plic realm and development.

387	1 am challenging the proposals for	Challenging the	Consideration should be given to alternative future uses as, overtime, the aspiration Waterfront will be principally by public transport including park and ride schemes, greprivate vehicles requiring parking facilities. Consultations confirmed widespread supports or a park whilst recognising it will change the immediate outlook of properties of Furthermore, a new 'bus terminus' may also be located along the Portway of which a where visitors and locals could arrive at, and depart from the regeneration site and the bus terminus will enable access towards the waterfront and also the town cer undertaken feasibility work to explore proposals to deliver a bus terminus within the Port The bus terminus project is being brought forward in connection with Cardff Capital and is seen as a key element of the wider regeneration plans. The authority has a stactively encourage a modal shift towards increased use of public transport and the terminus is integral to this as well as being part of the wider Future Wales Plan. In terms of transport infrastructure, Policy PLA1 ensures that development of the roundabout and link road to enable access to the Sandy Bay development parcels. I also be required to ensure that the principal point of vehicular access for a for roundabout. Off-site highway improvements will also be required of which they requirements arising from the Transport Assessment and as identified in the Tr Schedule. In terms of other supporting infrastructure, an Infrastructure Delivery Plan (IDP) Appendix 37). The IDP provides a single schedule of all necessary infrastructure with of allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. They key enabling infrastructure required to facilitate the proposed following key requirements: • Coastal defence improvements; • New public open space; • Drainage infrastructure; • New road and roundabout; • Active travel improvements; • Education provision; and • Utility connections and upgrades Additionally, the Council have prepared
	Porthcawl	proposals for Porthcawl	
150 7	No consultation with local residents on what is being proposed. How much has already been spent on surveys/reports etc. Who has authority given the significant impact to residents already living in the proposed areas	Concerns relating to consultation	Comments noted. It is the view of the Council that the overall objectives of the Comm (CIS) as originally set out in with the approved Delivery Agreement, including the CI considered that the LDP has been prepared in accordance with the LDP 'Preparation the Development Plans Manual (Edition 3). The Council previously consulted the public on the Preferred Strategy of which was to 8th November 2019. Following the public consultation period the Council wa

on is that travel to Porthcawl reatly reducing the number of port for the concept of a multi on Hillsboro Place.

will function as a boulevard town centre. The location of entre. The Council has also Porthcawl regeneration area. tal Region Metro Plus project strong desire to facilitate and the provision of a new bus

the site will require a new . Highway improvements will oodstore is off the Portway ey must has regard to the Transport Measures Priority

P) has been produced (See thout which the development s within the plan period could ed development includes the

the Replacement LDP (See nd wider sustainability effects ement measures should be ficant adverse effects and to ment of Porthcawl Waterfront eneficial effects.

propriate response.

nmunity Involvement Scheme CIS have been met. It is also tion Requirements' set out in

as held from 30th September vas required to consider all

			 representations made in accordance with LDP Regulation 16(2) before determining LDP. As such the Council drafted an initial Consultation Report (See Appendix 8 – Consultation Report) for publishing. This report was subsequently signed off by ment As part of Stage 4 of the Delivery Agreement, the Council was required to undertake for a statutory period of 6 weeks, however the Council made an allowance for 8 w public participation. This was to ensure a range of views could be considered as pa wide consensus on the Replacement LDP's strategy and policies. A number of const to ensure efficient and effective consultation and participation, in accordance with included: A Legal Notice was placed within the Glamorgan Gazette on 3rd June 2021 The package of consultation documents were been made available online via Council's Website (www.bridgend.gov.uk/ldpconsultation). Respondents we electronic survey online to make a formal representation. Printed reference copies were placed within public facing Council buildings, i County Borough (fixed and mobile), subject to social distancing guidelines. also available to view at the Council's Civic Offices in Angel Street, Bridgen only as the offices had not re-opened to the public due to the pandemic. Har were also been made available at these locations for members of the public of the survey by post to complete by hand (free of charge). There was a £25 c whole Deposit Plan to cover printing and postage costs for such a large docu. Every individual and organisation on the LDP Consultation progressed, a been informed of and added to the database upon request. Planning Aid Wales were commissioned by the Council to run remote engating and Community Councils in Bridgend County Borough. A comprehensive social media plan was devised. A series of social media post on Facebook, LinkedIn and Twitter. They drew attention to different thematic Borough throughout the consultation period. <li< th=""></li<>
150	Without a plan I have no idea what these	Unsure of	 Posters were sent to all Town and Community Councils to display on their not The Plan has to be prepared in the context of national legislation and guidance and
8	are. We need to be brought up to date not replaced.	proposals	evidence base comprising of background papers and other technical documents. The written with the aim of being understandable and not too technical or jargonistic but fact that it is a land use plan. The Plan has been accompanied by an easy read opportunity for telephone calls on an appointment basis where Officers were on h persons through the Plan, its policies and proposals and how to comment. Al documents were available in main libraries throughout the County Borough in addit appointment. Guides on how to comment and register were available online. Addition manned between the hours of 9am-5pm weekdays to provide assistance. The Locar be written in a particular style to meet the guidance set out in the LDP regulations mathematical operations.

ing the content of the deposit – Preferred Strategy & Initial embers of Council.

ke Deposit public consultation 8 weeks in order to maximise part of a process of building a nsultation methods were used with the CIS. These methods

via Bridgend County Borough were able to complete an

including every library in the
 The reference copies were
 and, although by appointment
 ard copies of the survey form
 to complete by hand.

ublic were able request a copy charge for a hard copy of the cument.

as notified by letter or email of the Deposit Consultation. how to access the package of l, additional representors were

agement events for all Town

osts were released periodically tic areas / parts of the County

working groups, including the

b book one to one telephone ay have had. They were able

notice boards.

and has to be informed by an he written statement has been out its content must reflect the ead summary leaflet, and the h hand to help talk interested All Local Development Plan ddition to the Civic Offices via itionally, the phone lines were ocal Development Plan has to manual.

r			
438	a better understanding of unseen disabilities within society and benefits system.	A better understanding of unseen disabilities within	Comments noted. A wide range of technical evidence and background papers have the Deposit Plan. The Council have prepared a Sustainability Appraisal to inform the Replacement LDF
		society and benefits system	was carried out to identify the likely significant environmental and wider sustainability Plan. It also considers whether any mitigation and enhancement measures should Replacement LDP to ensure the avoidance of likely significant adverse effects and to of the plan. One particular objective of the Sustainability Appraisal seeks to provide e for all residents living within the County Borough. Policies within the Deposit Plan are effects on aspects of this Sustainability Appraisal objective.
l			Due consideration has also been given to the Well-Being of Future Generations Act key piece of legislation which aims to further improve the social, economic, environme of Wales. The Act has a major influence on all aspects of the Replacement LDP, we each well-being goal and provide a policy context that allows them to be met.
			Furthermore, an Equality Impact Assessment has been prepared (See Appendix 3) of tool ensuring the appropriate steps are taken to comply with the Public Sector Eq Assessment legislation and to demonstrate that we have shown due regard to the ne outcome resulting from socio-economic disadvantage when taking strategic decisions Duty.
441	I personally object to the proposed travellers community planned for Bryncethin. Our community seems to be in agreement that this would be an unwelcome addition to our local area. Our area is busy enough without additional residents. We are also concerned that the proposed land is extremely small and does not suit the purpose of a travellers camp.	Objection to proposed Gypsy, Traveller and Showpeople allocation SP7(2) Land adjacent to Bryncethin Depot	The Council has a statutory duty to carry out an assessment of the accommodal Travellers under Part 3 of the Housing (Wales) Act 2014 and to meet any identified under section 56 of the Mobile Homes (Wales) Act 2013. PPW also clarifies that "w Accommodation Assessment (GTAA) identifies an unmet need, a planning authorisities in their development plan to ensure that the identified pitch requirements for recan be met" (para 4.2.35). When the GTAA was completed, the total estimated pitch p and Travellers was 7 pitches up until 2033. Since then, one family has met their activity existing authorised site, leaving a remaining need for six pitches over the Plan period families (i.e., three pitches per family). One of these families has recently received p their existing site and meet their accommodation needs (planning application P/21/6 a remaining need for 3 pitches, which the Council considers can be appropriately act proposed allocation at Court Colman (SP7(1)), which is already in the family's own proposed allocation at Bryncethin (SP7(2)) is no longer considered necessary and h Replacement LDP. Refer to the Gypsy and Traveller Site Options Background Paper
444	Travelers coming to Bryncethin	Concerns relating to Gypsy, Traveller and Showpeople allocation SP7(2) Land adjacent to Bryncethin Depot	The Council has a statutory duty to carry out an assessment of the accommodal Travellers under Part 3 of the Housing (Wales) Act 2014 and to meet any identified under section 56 of the Mobile Homes (Wales) Act 2013. PPW also clarifies that "w Accommodation Assessment (GTAA) identifies an unmet need, a planning authorit sites in their development plan to ensure that the identified pitch requirements for recan be met" (para 4.2.35). When the GTAA was completed, the total estimated pitch p and Travellers was 7 pitches up until 2033. Since then, one family has met their activity existing authorised site, leaving a remaining need for six pitches over the Plan period families (i.e., three pitches per family). One of these families has recently received p their existing site and meet their accommodation needs (planning application P/21/6 a remaining need for 3 pitches, which the Council considers can be appropriately act proposed allocation at Bryncethin (SP7(2)) is no longer considered necessary and h Replacement LDP. Refer to the Gypsy and Traveller Site Options Background Paper

ave been prepared to support

DP (See Appendix 9) of which bility effects from the Deposit uld be incorporated within the to enhance the effectiveness e equality and social inclusion re predicted to have a positive

ct (Wales) 2015 of which is a mental and cultural well-being , which will integrally link with

b) of which is a multi-purposes Equality Duty Equality Impact need to reduce inequalities of ons under the Socio-economic

dation needs of Gypsies and ed need for additional pitches 'where a Gypsy and Traveller prity should allocate sufficient residential and/or transit use provision needed for Gypsies accommodation needs on an od. This need stems from two I planning consent to intensify /677/FUL refers). This leaves accommodated by the original whership. As such, the other d has been removed from the per.

dation needs of Gypsies and ed need for additional pitches 'where a Gypsy and Traveller prity should allocate sufficient residential and/or transit use provision needed for Gypsies accommodation needs on an od. This need stems from two I planning consent to intensify /677/FUL refers). This leaves accommodated by the original whership. As such, the other d has been removed from the per. While the representor has

			referred to another site in Aberkenfig, this is privately owned and cannot be used t from another family.
446	Less jargon would be helpful as your documents are long, complicated - perhaps with the intention that members of the public will not have the time or inclination to read them, perhaps intentional.	Concerns regarding readability of documents No changes	Comments noted. The Plan has to be prepared in the context of national legislation a informed by an evidence base comprising of background papers and other technic statement has been written with the aim of being understandable and not too tech content must reflect the fact that it is a land use plan. The Plan has been accompanied leaflet, and the opportunity for telephone calls on an appointment basis where Officer interested persons through the Plan, its policies and proposals and how to comment. documents were available in main libraries throughout the County Borough in addit appointment. Guides on how to comment and register were available online. Addition manned between the hours of 9am-5pm weekdays to provide assistance. The Loca be written in a particular style to meet the guidance set out in the LDP regulations manned Support noted.
/		proposed	
448	How can this project protect and enhance natural places when this is going to destroy completely this natural buffer in an already extremely populated area?	Concerns relating to Strategic Allocation PLA3: Land West of Bridgend / buffer	Comments noted. The Deposit Plan has been underpinned by the identification of th economic growth and housing provision, all of which have been based upon well judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whole have been analysed and discussed within the Strategic Growth Options Background how the County Borough's demographic situation is likely to change from 2018-20 appropriate response for the Replacement LDP. As such the Replacement LDP ide requirement to enable a balanced level of housing and employment provision th patterns of growth, support existing settlements and maximise viable affordable house
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield sitte delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation. Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LI development on brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable I and ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alre services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and optimised on the second

to offset the identified need

n and guidance and has to be nical documents. The written echnical or jargonistic but its nied by an easy read summary cers were on hand to help talk at. All Local Development Plan Idition to the Civic Offices via itionally, the phone lines were ocal Development Plan has to manual.

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period ad Paper. This has considered 2033 and informed the most identifies an appropriate plan that will achieve sustainable ousing delivery.

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

te has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters

			were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
			As part of the proposed allocation of Land West of Bridgend, any development wi Policy PLA3 – Page 71) to provide 4.1 hectares of retained green infrastructure an space as well as exploring the provision of enabling sensitive public access to part and woodland. Furthermore, the proposed allocation will be required to maintain between the site and Laleston to retain the separate identities and character of
			preventing coalescence.
449	not enough provision for safe cycling, and too many homes on salt lake	Not enough provision for safe cycling, and too many homes on	Comments noted. Please refer to Bridgend's Integrated Net (https://www.bridgend.gov.uk/residents/roads-transport-and-parking/active-travel-rou for a network of Active Travel routes and facilities over the next 15 years.
		salt lake	As set out by Policy PLA1 (See Page 63), Porthcawl Waterfront details the site-spe masterplan development principles and development requirements to enable its imp with the Growth (See Appendix 42) and Spatial Strategy (See Appendix 43) identified identified within SP2. One such requirement includes on-site and off-site measur- attractive, legible, safe and accessible pedestrian and cycle linkages in accordance Improved linkages must be provided along the waterfront, to connect with the Eas Town Centre and Porthcawl Comprehensive School. Connections must be made route 4084 and new routes should be provided to accord with the proposed routes INM-POR-01, INM-POR-12, INM-POR-13, INM-POR-14, INM-POR-15, INM-POR-1 22, INM-POR-23, INM-POR-24, INM-POR-25, INM-POR-26 and INM-POR-28.
			Additionally, the Replacement LDP primarily through Policy PLA12 will ensure that ne to Active Travel routes and proposals to ensure that new development delivers sus everyday activities.
			An appropriate level of housing is envisaged for the Porthcawl Waterfront allocation Lake area. The following factors have also been considered in determining the appri- site:
			 the capacity of existing and proposed roads and junctions; the provision of parking in the area and in the town as a whole; the impact upon local services and schools, especially the changes that properties would have on the character of the town; and the key Government objective to optimise housing densities on brownfil
			This careful examination of all relevant factors suggests that some 1240 units theregeneration area, while ensuring that appropriate and useful areas of open space is comprehensive regeneration involving numerous other activities and uses within the density of the site has and will continue to be informed by a Landscape/Seascape and in order to ensure an appropriate level of housing is provided to maximise the place site. Further assessments will be undertaken to inform such matters.
396	Had the Deposit Replacement LDP been placed on Deposit (ie made public) in Oct 2019 it would have been , in my view , a first class effort to provide a structure (albeit in my view with one or two minor changes /adjustments)to control and move forward	Plan needs to take the impacts of the Covid-19 pandemic into account	Comments noted. In light of the current Covid-19 pandemic a report has been undert review on the preparation of the Replacement LDP (See Appendix 51 – Backgrou evaluated the foundations of the plan's strategic direction to determine whether the Strategic Policies and supporting technical studies remain appropriate given the pandemic. It also considered whether any updates and/or modifications were ne Replacement LDP remained sufficiently flexible to accommodate any potential even

es to demonstrate the site's nt, only those sites deemed

will be required (See Deposit and new areas of public open rt of Laleston Meadows SINC ain a strategic green corridor of these settlements whilst

Network Maps (INMs) outes/) of which details plans

pecific requirements including mplementation, in accordance fied within SP1 and allocation ures to provide good quality, nce with Active Travel design. astern Promenade, Porthcawl le to the existing active travel es within the Council's ATNM: -17, INM-POR-18, INM-POR-

new development has regard ustainable means of travel for

tion (PLA1) including the Salt propriate density level for the

nat any increased numbers of

nfield sites.

its could be provided within ace are established; and there the waterfrontarea. Proposed and Visual Impact Assessment cemaking opportunities of the

ertaken in order to update and round Paper 11). The report e Vision, Strategic Objectives, the emerging impacts of the necessary to ensure that the rentualities. The report overall

	development within the County during the		demonstrates that the overall direction of the Replacement LDP still holds true,
	then forthcoming 5/6 years in the light of the then likely circumstances during the then		amendments to ensure the Replacement LDP Policies can respond to changing ciperiod.
	forthcoming 5/6 years. What we now know		
	as Covid first effected people (whatever it's		
	source) in Nov 2019 ; we are now and for the forseeable future- especially during the		
	next 5/6 years - in a completely different		
	position to that of Oct 2019 . As a result		
	every assumption upon which the Deposit		
	Replacement LDP is based requires to be		
	changed in the light Covid , with a different		
	outcome(in terms of projected future		
	requirements) to that as at Oct 2019. By		
	way of example(but not limited to) the		
	demand for housing is different, the		
	demand for retail is different, the demand		
	for warehousing/factory/office is different ,		
	the demand for UK holiday provision is		
	different , the demand for usable public		
	open space and outdoor recreational areas is different etc etc . Some of these are		
	changes that might have taken place over a		
	longer period but have happened much		
	more quickly(eg retail) some changes that		
	were never envisaged in Oct 2019(eg the		
	huge increase in demand for UK holiday		
	accommodation) etc etc . The overall result		
	is that the now published Deposit		
	Replacement LDP is in June 2021		
	fundamentally flawed and should be		
	rejected to be reworked . A shame as it is a		
	document that if published in Oct 2019, in		
	the then circumstances, would have been		
	first class ; the country has however moved		
450	on and a reworked version is required Am very concerned that there appears no	No mention of	Comments noted. It is considered that the existing highway network experiences traf
430	mention of the congestion in Park street	congestion and	main routes and junctions, which can have a negative impact on amenity, health ar
	Bridgend which is the most polluted street in	pollution on Park	competitiveness. Poor air quality is a key issue in some parts of the County, with Air
	Bridgend.	Street	(AQMA) having been designated, one of which covers Park Street.
			As such, developers will be advised to engage in early consultation with the Council
			confirm where an Air Quality Assessment (AQA) is required to support an applic
			mitigation is identified, the AQA will need to demonstrate that appropriate m
			implemented to ensure that the development does not cause significant risk to air qu
			from the development itself of the additional new traffic movements it would generate
			As part of allocation PLA3: Land West of Bridgend, the site promoter commissioned
			undertake an Air Quality Assessment to assess the impact of the proposed dev
			increased traffic emissions arising from the additional traffic on the Air Quality Manage

e, subject to minor flexibility circumstances over the plan

raffic congestion along certain and well-being and economic Air Quality Management Areas

cil's Pollution Control Team to blication. Where the need for mitigation measures will be quality by virtue of emissions ate.

ned Air Quality Consultants to development and subsequent agement Area (AQMA) of Park

Street. Concentrations have been modelled for a number of worst-case recept properties where impacts are expected to be greatest. In addition, the impacts of t roads on the air quality for future residents on the proposed development have been
The assessment has demonstrated that concentrations of PM10 and PM2.5 will rem all existing receptors in 2022, with or without the proposed development, and that all i will be negligible.
In the case of annual mean nitrogen dioxide, concentrations will remain below the objereceptor (representative of 6-8 homes) in 2022, with or without the proposed develor considered unlikely that any new homes within the development will be occupied be would be reasonable to expect concentrations at these 8 homes to be below the objet demonstrated that the impacts in terms of annual mean nitrogen dioxide concentration traffic being on the roads in 2022 will be negligible everywhere other than at this one under this scenario would be moderate adverse. However, bearing in mind that no n before 2024, and the development is unlikely to be complete and thus generating its 2030s, this scenario is unrealistically worst-case. Applying professional judgement, that the actual impact of the development at these 8 homes will also be negligible occupation in 2024.
The effects of local traffic on the air quality for future residents living in the propose shown to be acceptable at the worst-case locations assessed, with concentrations bei objectives. As such, the overall operational air quality effects of the development are
The proposed allocation is supported by detailed masterplanning work, including a identify a realistic dwelling yield on the site's net developable area. The Transponumber of dwellings the site is expected to deliver. This identifies the various transproposed development, and, in combination with the Strategic Transport Assessment taken to deal with the anticipated transport impacts of the scheme. Proposed P appropriate development requirements in relation to all forms of travel. The density a considered appropriate to support a diverse community and vibrant public realm, whils of people to support services such as public transport, local shops and schools. Ir planning policy, higher densities should be encouraged in urban centres and near m or interchanges. Given the site's location within the Primary Key Settlement of the proximity to Bridgend Town Centre, this density level is therefore considered appropriate to real by the proposed enhancements to the active travel near the store of the scheme of the sche
The Replacement LDP aims to reduce private car reliance and help the County Bord set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and a active travel routes as identified in the Existing Route Maps. Consideration of active the master planning of strategic sites in the County Borough. Reference to the Activ PLA3 in conjunction with Policy PLA12 should be considered essential in the delivery proposal, ensuring that development is contributing to the promotion of a sustainable
The Active Travel Network Maps aim to improve access to key services and facilit employment sites, retail areas and transport hubs, improved access to education fac colleges and improvements to, and expansion of, the existing strategic cycle networ Opportunities will be maximised to further improve upon these routes, providing wall allow integration between new developments and existing communities.

ptors, representing existing f traffic emissions from local en assessed.

main below the objectives at II impacts for these pollutants

bjective at all but one existing elopment. However, it is now before 2024, by which time it bjective. The assessment has ations of the full development he receptor, where the impact new homes will be occupied ts full traffic volumes until the t, it is considered most likely ble in all years from the first

sed development have been eing well below the air quality e judged to be 'not significant

an illustrative block plan to bort Assessment reflects the ansport issues relating to the ment, what measures will be Policy PLA3 prescribes the and mix of uses proposed is hilst generating a critical mass In accordance with national major public transport nodes the County Borough and the ropriate to foster sustainable network.

brough achieve the principles d expanding upon the current ve travel has been key during tive Routes detailed in Policy ery of any strategic site or any ble and healthy lifestyle.

lities including town centres, acilities such as schools and work in the County Borough. alking connections which will

		Whilst developments should be encouraged in locations which reduce the need to tra sustainable transport, the Council recognises that any development growth will life demand, and that increased traffic levels and congestion is likely to occur if appri- measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and info land allocations by means of modelling and quantifying the transport impact of these notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigation
		Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces dependent enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend L Bridgend Integrated Network Plan (See Appendix 29).
		Proposed Policy PLA3 prescribes a number of placemaking principles for Land W considered instrumental to achieving sustainable places, delivering socially in promoting cohesive communities. Such requirements include pursuing transit-or prioritises walking, cycling and public transport use, whilst reducing private motor designed, safe walking and cycling routes must be incorporated throughout the orientated, healthy walkable neighbourhoods. There will be a clear emphasis on procycling linkages along the A473, with Bryntirion Comprehensive School and Bridge the bus station and train station). New connections will be provided to accord with the Council's ATNM: INM-BR-52, INM-BR-55, INM-BR-57, INM-BR-58, INM-BR-127 and
		Policy PLA3 will require on-site highway improvements to ensure the principal p achieved from a new signalised junction with the A473 at the southern boundary; the a new-shared use crossing to connect the internal cycleway/footway with the existing southern side of the A473.
		The site promoter's Transport Assessment confirms that the traffic effect of 850 dwe order of 269 and 243two-way movements in the AM and PM peak hours respectively worst case as attitudinal change towards travel progresses. This quantum of trips ec- per minute two-way, diluted across the local highway network. The assessment concl provides opportunities to create a new western edge to Bridgend in a self-sustain facilities suitable for day to-day living. In this way, the transport case for mobility pro- to promote sustainable travel modes before the private vehicle. The design of planning and the locational advantages, together with the Mobility Strategy means for existing and new residents, significantly improving travel choice, for com- journeys and hence social inclusion. Working from home and from a third-place s will be encouraged from the outset, in line with Welsh Government's aspirations.
Should not go ahead. Bridgend cannot cope with its current population. 3 days to get hold of a gp as too many patients. Roads around lidl tesco mcdonalds abbismal. The green fields separate the village from town and it should remain as is. Too many mistakes have been made in the past	Concerns regarding proposed housing developments / infrastructure	Comments noted. The Deposit Plan has been underpinned by the identification of the economic growth and housing provision, all of which have been based upon well judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whole have been analysed and discussed within the Strategic Growth Options Background how the County Borough's demographic situation is likely to change from 2018-20 appropriate response for the Replacement LDP. As such the Replacement LDP id
	with its current population. 3 days to get hold of a gp as too many patients. Roads around lidl tesco mcdonalds abbismal. The green fields separate the village from town	with its current population.3 days to get hold of a gp as too many patients.regarding proposed housing developments / infrastructure

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering bese proposals. The technical velopment detailed within the ation.

re that development must be dency on the private car and hity facilities. Development will e, public transport measures, Local Transport Plan and the

West of Bridgend, which are inclusive developments and orientated development that or vehicle dependency. Wellthe site to foster community providing safe pedestrian and gend Town Centre (including the proposed routes within the and 2120.

point of vehicular access is he junction will accommodate ng active route BRC9b on the

vellings is forecast to be in the ly, although this is considered equates to just over 4vehicles icludes that the development aining site offering community rovides the options necessary of the environment, the travel as there is a major benefit nmuting, leisure and social such as a non-site Workhub

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period ad Paper. This has considered 2033 and informed the most identifies an appropriate plan

regarding Bridgend planning please stop this madness going any further	requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable hous
	The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the developmer periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, H and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LD development on brownfield land in other settlements (notably Bridgend and the Va limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable h and ensure the County Borough's future housing requirements can be realised.
	The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to e development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehe sustainable growth will be appropriately directed towards the Main Settlements of Bri with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
	The plan preparation has involved the assessment of 171 sites. Each candidate site is the criteria in the Candidate Site Assessment Methodology which was previously constant 3 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessment based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
	Policy PLA1-5 (See Deposit Plan – Page 62) detail the site-specific requirements for Development Sites in Regeneration Growth Areas and Sustainable Growth Areas. Su a wide range of land uses including affordable housing, education, recreation facilities travel plus appropriate community facilities and commercial uses. Delivery of these fundamental in achieving the Replacement LDP's Vision and Objectives for the Count
	In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has been 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses w not proceed. Such infrastructure includes transport, education, health, environment additional to community and cultural infrastructure.
	In terms of health, the Council has also been engaging with Cwm Taf Morgannwg Ur the outset of the Replacement LDP process. Early meetings were held to ensure the le of growth proposed was clarified to help facilitate alignment of service provision. Candidate Site Assessment, the health board amongst other consultation bodie comments in respect of those sites identified as suitable for future development and Deposit LDP.

hat will achieve sustainable using delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed

s for the mixed-use Strategic Such development will deliver es, public open space, active se Strategic Sites will prove unty Borough.

en produced (See Appendix t which the development of within the plan period could ental management, utilities in

University Health Board from e level and spatial distribution n.As part of Stage 3 of the lies were invited to provide and possible allocation in the

		•	
			Whilst the Council cannot ultimately control provision of primary healthcare services, will continue and be maintained with Cwm Taf Morgannwg University Health Board provision planning as site allocations with the Deposit Plan progress. In terms of road infrastructure, the Council recognises that any development growt travel demand, and that increased traffic levels and congestion is likely to occur if app measures and infrastructure are not delivered. Therefore a Strategic Transport Asses to consider the impact of plan proposals and help guide and inform the process of d means of modelling and quantifying the transport impact of these proposals. The terms assessment demonstrate that the proposed level of development detailed
454	If they were written in plain English we might be in a position to comment.	Concerns regarding readability of documents	 accommodated within the BCBC Highway Network with suitable mitigation. Comments noted. The Plan has to be prepared in the context of national legislation a informed by an evidence base comprising of background papers and other technic statement has been written with the aim of being understandable and not too tech content must reflect the fact that it is a land use plan. The Plan has been accompanie leaflet, and the opportunity for telephone calls on an appointment basis where Office interested persons through the Plan, its policies and proposals and how to comment. documents were available in main libraries throughout the County Borough in addit appointment. Guides on how to comment and register were available online. Addition manned between the hours of 9am-5pm weekdays to provide assistance. The Locard be written in a particular style to meet the guidance set out in the LDP regulations manned between the comment.
455	I have lived in this area for 50+ years , from when the estates were being built. I personally think that to develop the said fields have no benefit to an already over populated area. The schools in the vicinity are already at comfortable capacity, the traffic is already to much for the area to take adding more would make matters worse, the green area meantime's for development should stay as it is , a place that people can visit and enjoy the scenery and its history. I like many in the are would definitely oppose the sale , or any building on the said area . Leave our green spaces alone .	Concerns regarding Strategic Allocation PLA3: Land West of Bridgend	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background P Strategic Growth Options). A range of growth scenarios across the whole Replacem analysed and discussed within the Strategic Growth Options Background Paper. Th County Borough's demographic situation is likely to change from 2018-2033 and infor response for the Replacement LDP. As such the Replacement LDP identifies an app enable a balanced level of housing and employment provision that will achieve sus support existing settlements and maximise viable affordable housing delivery. The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designati Areas. The ongoing commitment to brownfield development opportunities within the the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing L development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable and ensure the County Borough's future housing requirements can be realised. The Replacement LDP apportions sustainable growth towards settlements that alres services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Aj sustainable settlement hierarchy. Based upon the consideration of a compreting

s, close working relationships rd. This will be key to service

wth will likely result in greater opropriate mitigating transport essment has been undertaken delivering land allocations by echnical notes accompanying led within the LDP can be

n and guidance and has to be nical documents. The written echnical or jargonistic but its nied by an easy read summary cers were on hand to help talk at. All Local Development Plan Idition to the Civic Offices via itionally, the phone lines were ocal Development Plan has to manual.

ppropriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the nformed the most appropriate ppropriate plan requirement to ustainable patterns of growth,

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables

				sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
				The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessment previously consulted upon (See Appendix 13 – Candidate Sites Assessment Report detailed assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physical constraints and opportunities. Site promoters were asked to prepare and submit a nur studies to demonstrate the site's deliverability, sustainability and suitability. Proceeding only those sites deemed appropriate were included for allocation in the Deposit Plan
				As part of the proposed allocation of Land West of Bridgend, any development will Policy PLA3 – Page 71) to provide 4.1 hectares of retained green infrastructure and space as well as exploring the provision of enabling sensitive public access to part and woodland. Furthermore, the proposed allocation will be required to maintain between the site and Laleston to retain the separate identities and character of preventing coalescence.
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4	156	This will be destructive to the lives of many living in this community	Concerns regarding Strategic Allocation PLA3: Land West of Bridgend	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background Pa Strategic Growth Options). A range of growth scenarios across the whole Replacem analysed and discussed within the Strategic Growth Options Background Paper. Th County Borough's demographic situation is likely to change from 2018-2033 and info response for the Replacement LDP. As such the Replacement LDP identifies an appl enable a balanced level of housing and employment provision that will achieve sust support existing settlements and maximise viable affordable housing delivery.
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Bridgend and Pencoed along

of which are greenfield. Each ment Methodology which was port (2020)). During Stage 2 I in terms of their deliverability, cal character, environmental number of technical supporting ding this detailed assessment, an.

will be required (See Deposit and new areas of public open rt of Laleston Meadows SINC in a strategic green corridor of these settlements whilst

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

wth will likely result in greater opropriate mitigating transport essment has been undertaken delivering land allocations by echnical notes accompanying led within the LDP can be

ppropriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the nformed the most appropriate ppropriate plan requirement to ustainable patterns of growth,

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth sese settlements accords with e developmental pressure on LDP's success in delivering

			development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable and ensure the County Borough's future housing requirements can be realised. The Replacement LDP apportions sustainable growth towards settlements that alres services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See A sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of Bi with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly. The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessm previously consulted upon (See Appendix 13 – Candidate Sites Assessment Repo detailed assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physica constraints and opportunities. Site promoters were asked to prepare and submit a nur studies to demonstrate the site's deliverability, sustainability and suitability. Proceedir only those sites deemed appropriate were included for allocation in the Deposit Plan As part of the proposed allocation of Land West of Bridgend, development or requirements including placemaking principles and masterplan development principle – Page 71). Green Infrastructure and Outdoor Recreation Facilities will be required to with Policy COM10 and Outdoor Recreation Facilities and New Housing Development
			Guidance'. Furthermore, the proposed allocation will be required to maintain a strate the site and Laleston to retain the separate identities and character of these se coalescence.
			In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. Such infrastructure includes transport, education, health, environmen additional to community and cultural infrastructure.
459	It will destroy local landscape, diminish wildlife, cause even more chaos in schools and surgeries.	Concerns regarding Strategic Allocation PLA3: Land West of Bridgend	Comments noted. The Deposit Plan has been underpinned through the identification scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Based is appropriate response for the Replacement LDP. As such the Replacement L plan requirement to enable a balanced level of housing and employment provision to patterns of growth, support existing settlements and maximise viable affordable housing the matrix of growth and the settlements and maximise viable affordable housing and employment provision to patterns of growth, support existing settlements and maximise viable affordable housing housing and employment provision to patterns of growth, support existing settlements and maximise viable affordable housing housing housing and employment provision to patterns of growth, support existing settlements and maximise viable affordable housing housing housing and employment provision to patterns of growth, support existing settlements and maximise viable affordable housing housi
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within the stee-search sequence outlined in Planning Policy Wales and seeks to minimise

Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

of which are greenfield. Each ment Methodology which was port (2020)). During Stage 2 I in terms of their deliverability, cal character, environmental number of technical supporting ding this detailed assessment, an.

will subject to site-specific oles (See Deposit Policy PLA3 to be delivered in accordance nent Supplementary Planning ategic green corridor between settlements whilst preventing

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed LDP identifies an appropriate in that will achieve sustainable pusing delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on

Best and Most Versatile (BMV) agricultural land. However, given the existing LI development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable h and ensure the County Borough's future housing requirements can be realised.
The Replacement LDP apportions sustainable growth towards settlements that already services, facilities and employment opportunities and are most conducive to endevelopment. As such, a Settlement Assessment has been undertaken (See Approximately Sustainable settlement hierarchy. Based upon the consideration of a comprehencement sustainable growth will be appropriately directed towards the Main Settlements of Briwith the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessment previously consulted upon (See Appendix 13 – Candidate Sites Assessment Report detailed assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physical constraints and opportunities. Site promoters were asked to prepare and submit a num studies to demonstrate the site's deliverability, sustainability and suitability. Proceeding only those sites deemed appropriate were included for allocation in the Deposit Plan.
As part of the proposed allocation of Land West of Bridgend, development will requirements including placemaking principles and masterplan development principle – Page 71). The site will be required to provide 4.1 hectares of retained green infra public open space as well as exploring the provision of enabling sensitive public Meadows SINC and woodland. The proposed allocation will also be required to maintabetween the site and Laleston to retain the separate identities and character or preventing coalescence.
In terms of education, 2.3 hectares of land will safeguarded to accommodate a 1.5 for co-located nursery facility. The school will need to be made accessible to new and ex modes, enabled by the development.
In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has been 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses who not proceed. Such infrastructure includes transport, education, health, environment additional to community and cultural infrastructure.
In terms of health, the Council has also been engaging with Cwm Taf Morgannwg Up the outset of the Replacement LDP process. Early meetings were held to ensure the l of growth proposed was clarified to help facilitate alignment of service provision. As part of Stage 3 of the Candidate Site Assessment, the health board amongst othe invited to provide comments in respect of those sites identified as suitable for future allocation in the Deposit LDP.
Whilst the Council cannot ultimately control provision of primary healthcare services, will continue and be maintained with Cwm Taf Morgannwg University Health Board. provision planning as site allocations with the Deposit Plan progress.

LDP's success in delivering Valleys Gateway), there are ad deliverable sites (including be housing in high need areas

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of which are greenfield. Each ment Methodology which was port (2020)). During Stage 2 in terms of their deliverability, cal character, environmental umber of technical supporting ling this detailed assessment, in.

Il be subject to site-specific les (See Deposit Policy PLA3 rastructure and new areas of c access to part of Laleston tain a strategic green corridor of these settlements whilst

orm entry primary school with existing residents by all travel

en produced (See Appendix t which the development of within the plan period could ental management, utilities in

University Health Board from e level and spatial distribution

her consultation bodies were re development and possible

s, close working relationships d. This will be key to service

r			
460	There needs to be areas without houses between Bryntirion and Laleston as these fields and country lanes are used by local people for exercise and lots of wildlife would be displaced if this ridiculous development were to be approved. Need to keep a balance between green spaces and development especially on these historical areas dating back hundreds of years such as the old pilgrims way of llangewydd lanes.	Concerns regarding Strategic Allocation PLA3: Land West of Bridgend	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background Pa Strategic Growth Options). A range of growth scenarios across the whole Replacern analysed and discussed within the Strategic Growth Options Background Paper. Th County Borough's demographic situation is likely to change from 2018-2033 and infor response for the Replacement LDP. As such the Replacement LDP identifies an appr enable a balanced level of housing and employment provision that will achieve sust support existing settlements and maximise viable affordable housing delivery. The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designati Areas. The ongoing commitment to brownfield development opportunities within thes the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing LD development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable I and ensure the County Borough's future housing requirements can be realised.
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			As part of the proposed allocation of Land West of Bridgend, development will requirements including placemaking principles and masterplan development principle – Page 71). Green Infrastructure and Outdoor Recreation Facilities to be delivered COM10 and Outdoor Recreation Facilities and New Housing Development Supplem The proposed allocation will also be required to maintain a strategic green corridor be to retain the separate identities and character of these settlements whilst preventing
461	the development does not meet the drivers etc and is very tenuous	Concerns regarding Strategic Allocation PLA3:	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, en regarding need, demand and supply factors (See Appendix 42 – Background Pa Strategic Growth Options). A range of growth scenarios across the whole Replacem analysed and discussed within the Strategic Growth Options Background Paper. The

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y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

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II be subject to site-specific les (See Deposit Policy PLA3 ed in accordance with Policy ementary Planning Guidance. between the site and Laleston g coalescence.

propriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the

		Land West of Bridgend	County Borough's demographic situation is likely to change from 2018-2033 and information response for the Replacement LDP. As such the Replacement LDP identifies an apprenable a balanced level of housing and employment provision that will achieve sust support existing settlements and maximise viable affordable housing delivery.
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			As part of the proposed allocation of Land West of Bridgend, development will requirements including a range of placemaking principles and masterplan developm Policy PLA3 – Page 71), all of which seek to contribute and address the identified key through the Replacement LDP preparation process. This will be facilitated through housing, on-site education provision, public open space and active travel provision.
			Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhancer incorporated within the Replacement LDP to ensure the avoidance of likely significant environmental the proposed range of land uses will likely produce a wide range of significant beneficial
463	This would be a disgraceful use of this greenfield land. The recent pandemic had demonstrated how important such land is - for many it was the only place to escape	Concerns regarding Strategic Allocation PLA3:	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background Pa Strategic Growth Options). A range of growth scenarios across the whole Replacem

nformed the most appropriate ppropriate plan requirement to ustainable patterns of growth,

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ill be subject to site-specific oment principles (See Deposit by issues and drivers identified gh the provision of affordable

a the Replacement LDP (See and wider sustainability effects sement measures should be ificant adverse effects and to roposed development with its al effects.

opropriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been

	their homes during the lockdowns. Please do not allow one of the last fee pieces of natural beauty around Laleston to be lost.	Land West of Bridgend	 analysed and discussed within the Strategic Growth Options Background Paper. The County Borough's demographic situation is likely to change from 2018-2033 and information in the Replacement LDP. As such the Replacement LDP identifies an appenable a balanced level of housing and employment provision that will achieve sussis support existing settlements and maximise viable affordable housing delivery. The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation.
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			The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessment previously consulted upon (See Appendix 13 – Candidate Sites Assessment Reper detailed assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physical constraints and opportunities. Site promoters were asked to prepare and submit a nur studies to demonstrate the site's deliverability, sustainability and suitability. Proceeding only those sites deemed appropriate were included for allocation in the Deposit Plane.
			As part of the proposed allocation of Land West of Bridgend, development will requirements including a range of placemaking principles and masterplan developm Policy PLA3 – Page 71). Green Infrastructure and Outdoor Recreation Facilities to with Policy COM10 and Outdoor Recreation Facilities and New Housing Developme Guidance. The proposed allocation will also be required to maintain a strategic gree and Laleston to retain the separate identities and character of these settlements whi
465	There are far too many houses in this surrounding area, and not enough infastructure in place to cope	Concerns regarding Strategic Allocation PLA3: Land West of Bridgend	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background P Strategic Growth Options). A range of growth scenarios across the whole Replacen analysed and discussed within the Strategic Growth Options Background Paper. Th County Borough's demographic situation is likely to change from 2018-2033 and info response for the Replacement LDP. As such the Replacement LDP identifies an app enable a balanced level of housing and employment provision that will achieve sus support existing settlements and maximise viable affordable housing delivery.

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y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth bese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

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			(See Appendix 43 – Background Paper 3). The strategy prioritises the developme periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designati Areas. The ongoing commitment to brownfield development opportunities within thes the site-search sequence outlined in Planning Policy Wales and seeks to minimise. Best and Most Versatile (BMV) agricultural land. However, given the existing LD development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable I and ensure the County Borough's future housing requirements can be realised. The Replacement LDP apportions sustainable growth towards settlements that alre services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Apsustainable growth will be appropriately directed towards the Main Settlements of Brwith the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly. The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessmpreviously consulted upon (See Appendix 13 – Candidate Sites Assessment Reported assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physica constraints and opportunities. Site promoters were asked to prepare and submit a nur studies to demonstrate the site's deliverability, sustainability and suitability. Proceedir only those sites deemed appropriate were included for allocation in the Deposit Plan As part of the proposed allocation of Land West of Bridge
466	The housing has to be sustainable	Housing has to be sustainable	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background Pa Strategic Growth Options). A range of growth scenarios across the whole Replacem analysed and discussed within the Strategic Growth Options Background Paper. The County Borough's demographic situation is likely to change from 2018-2033 and infor response for the Replacement LDP. As such the Replacement LDP identifies an apple enable a balanced level of housing and employment provision that will achieve sust support existing settlements and maximise viable affordable housing delivery.

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			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield stepenetation allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designat Areas. The ongoing commitment to brownfield development opportunities within the the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing L development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable and ensure the County Borough's future housing requirements can be realised. The Replacement LDP apportions sustainable growth towards settlements that alre services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See A sustainable growth will be appropriately directed towards the Main Settlements of B with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly. The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessm previously consulted upon (See Appendix 13 – Candidate Site Assessment Rep detailed assessment, sites were examined based on any specific issues they raised ir general location, neighbouring land uses, existing use(s), accessibility, physica constraints and opportunities. Site promoters were asked to prepare and submit a nu studies to demonstrate the site's deliverability, sustainability and suitability. Proceedir only those sites deemed appropriate were included for allocation in the Deposit Plan - Page 62) detail the
468	Yes. The proposed gypsy traveller site in	Concerns	additional to community and cultural infrastructure. The Council has a statutory duty to carry out an assessment of the accommoda
	bryncethin. I think this is going to have a significant affect on my newly build house resulting in the deflation in the cost of our home that we have worked hard for.	regarding proposed Gyspsy, Traveller and Showperson allocation SP7 (2) Land adjacent to Bryncethin Depot	Travellers under Part 3 of the Housing (Wales) Act 2014 and to meet any identified under section 56 of the Mobile Homes (Wales) Act 2013. PPW also clarifies that "w Accommodation Assessment (GTAA) identifies an unmet need, a planning authoritisites in their development plan to ensure that the identified pitch requirements for recan be met" (para 4.2.35). When the GTAA was completed, the total estimated pitch pland Travellers was 7 pitches up until 2033. Since then, one family has met their activity authorised site, leaving a remaining need for six pitches over the Plan period families (i.e., three pitches per family). One of these families has recently received p their existing site and meet their accommodation needs (planning application P/21/6).

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

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s for the mixed-use Strategic Such development will deliver ties, public open space, active ese Strategic Sites will prove bunty Borough.

een produced (See Appendix at which the development of s within the plan period could ental management, utilities in

dation needs of Gypsies and ed need for additional pitches 'where a Gypsy and Traveller prity should allocate sufficient residential and/or transit use provision needed for Gypsies accommodation needs on an od. This need stems from two I planning consent to intensify /677/FUL refers). This leaves

			a remaining need for 3 pitches, which the Council considers can be appropriately acc proposed allocation at Court Colman (SP7(1)), which is already in the family's owr proposed allocation at Bryncethin (SP7(2)) is no longer considered necessary and h Replacement LDP. Refer to the Gypsy and Traveller Site Options Background Paper
469	All very worthy but what do they actually mean for the area.	All very worthy but what do they actually mean for the area	In order to achieve the Vision and Objectives of the LDP, the Council will follow a Reg Growth Strategy. The Deposit Plan has been underpinned through the identification of of economic growth and housing provision, all of which have been based upon well judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whole have been analysed and discussed within the Strategic Growth Options Background how the County Borough's demographic situation is likely to change from 2018-20 appropriate response for the Replacement LDP. As such the Replacement LDP ide requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable house
			The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LI development on brownfield land in other settlements (notably Bridgend and the Va- limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable f and ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alre services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
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			The location and scale of these allocated sites (See Deposit Policy SP2: Regen Sustainable Growth Area Strategic Allocations) present opportunities for significant place over the plan period to help meet the LDP Vision and Objectives and ens Regeneration and Sustainable Growth Strategy. The combined development of the provision of comprehensive residential, employment and commercial development

accommodated by the original wnership. As such, the other d has been removed from the per.

Regeneration and Sustainable of the most appropriate scale vell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period ad Paper. This has considered 2033 and informed the most identifies an appropriate plan that will achieve sustainable pusing delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

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generation Growth Area and ant new development to take ensure implementation of the these sites will result in the pment whilst providing new

			transportation, affordable housing, community, education and recreation facilities to and existing communities.
470	The objection is the destruction of ancient woodland, endangered species In the area. There no infrastructure to cope with over 800 new house. There no extra school spaces, no extra doctors surgery's or extra space in the hospital. There over 1500 empty houses in Bridgend. The council should look at doing up these houses and selling them on at a profit.	Concerns regarding Strategic Allocation PLA3: Land West of Bridgend	and existing communities. Objection noted. The Deposit Plan has been underpinned through the identification of of economic growth and housing provision, all of which have been based upon well judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whole have been analysed and discussed within the Strategic Growth Options Background how the County Borough's demographic situation is likely to change from 2018-20 appropriate response for the Replacement LDP. As such the Replacement LDP ide requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable house The distribution of growth is further evaluated and justified in the Spatial Strategy 0 (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LD
			limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable h and ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to a development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehe sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessment previously consulted upon (See Appendix 13 – Candidate Sites Assessment Report detailed assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physical constraints and opportunities. Site promoters were asked to prepare and submit a nun studies to demonstrate the site's deliverability, sustainability and suitability. Proceeding only those sites deemed appropriate were included for allocation in the Deposit Plan.
			As part of the proposed allocation of Land West of Bridgend, development will requirements including masterplan development principles and development requirements Policy PLA3 – Page 71). Green Infrastructure and Outdoor Recreation F accordance with Policy COM10 and Outdoor Recreation Facilities and Ne Supplementary Planning Guidance. The proposed allocation will also be required buffers to habitats, particularly hedgerows, trees (including Ancient and/or Semi-Ancien Meadows SINC, which includes the green space bordering the northern and north-site.

to serve the respective sites

of the most appropriate scale vell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period ad Paper. This has considered 2033 and informed the most identifies an appropriate plan that will achieve sustainable pusing delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a thensive range of variables Bridgend and Pencoed along

of which are greenfield. Each ment Methodology which was port (2020)). During Stage 2 in terms of their deliverability, cal character, environmental umber of technical supporting ling this detailed assessment, an.

III be subject to site-specific equirements principles (See Facilities to be delivered in New Housing Development d retain and provide suitable cient Woodland) and Laleston th-western boundaries of the

			In terms of education, 2.3 hectares of land will safeguarded to accommodate a 1.5 for co-located nursery facility. The school will need to be made accessible to new and exmodes, enabled by the development.
			In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. Such infrastructure includes transport, education, health, environmen additional to community and cultural infrastructure.
			In terms of health, the Council has also been engaging with Cwm Taf Morgannwg U the outset of the Replacement LDP process. Early meetings were held to ensure the of growth proposed was clarified to help facilitate alignment of service provision. Candidate Site Assessment, the health board amongst other consultation bodie comments in respect of those sites identified as suitable for future development ar Deposit LDP.
			Whilst the Council cannot ultimately control provision of primary healthcare services, will continue and be maintained with Cwm Taf Morgannwg University Health Board provision planning as site allocations with the Deposit Plan progress.
			In terms of empty properties, the Council has identified empty homes as a potential s in an Urban Capacity Study 2020 (See Appendix 29). Its recognised that such contribution to the overall housing land supply, as such, have contributed to windfal Deposit Plan (See Table 7).
473	We already have a healthy cohesive community. Introducing 850 new houses will.put a massive strain on services and infrastructure. The community want green spaces that are safe and accessible, do not fill them with houses.	Concerns regarding Strategic Allocation PLA3: Land West of Bridgend	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, a regarding need, demand and supply factors (See Appendix 42 – Background P Strategic Growth Options). A range of growth scenarios across the whole Replacen analysed and discussed within the Strategic Growth Options Background Paper. The County Borough's demographic situation is likely to change from 2018-2033 and inform response for the Replacement LDP. As such the Replacement LDP identifies an app enable a balanced level of housing and employment provision that will achieve sus support existing settlements and maximise viable affordable housing delivery.
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation. The site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing LI development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable and ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alre services, facilities and employment opportunities and are most conducive to

form entry primary school with existing residents by all travel

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

University Health Board from le level and spatial distribution n. As part of Stage 3 of the dies were invited to provide and possible allocation in the

es, close working relationships rd. This will be key to service

I source of capacity as set out ch sites make an important all provision as set out in the

ppropriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the nformed the most appropriate ppropriate plan requirement to ustainable patterns of growth,

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth bese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated

			development. As such, a Settlement Assessment has been undertaken (See A sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessment previously consulted upon (See Appendix 13 – Candidate Sites Assessment Reperdetailed assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physical constraints and opportunities. Site promoters were asked to prepare and submit a nur studies to demonstrate the site's deliverability, sustainability and suitability. Proceedir only those sites deemed appropriate were included for allocation in the Deposit Plan
			As part of the proposed allocation of Land West of Bridgend, development will be requirements including a range of masterplan development principles and development Policy PLA3 – Page 71), all of which seek to contribute and address the iden identified through the Replacement LDP preparation process. This will be facilitate affordable housing, on-site education provision, public open space and active travel
			In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. Such infrastructure includes transport, education, health, environmen additional to community and cultural infrastructure.
474	Should be kept as a green area for walking and wildlife	Concerns regarding Strategic Allocation PLA3: Land West of Bridgend / wildlife	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, a regarding need, demand and supply factors (See Appendix 42 – Background P Strategic Growth Options). A range of growth scenarios across the whole Replacen analysed and discussed within the Strategic Growth Options Background Paper. The County Borough's demographic situation is likely to change from 2018-2033 and infor response for the Replacement LDP. As such the Replacement LDP identifies an app enable a balanced level of housing and employment provision that will achieve sus support existing settlements and maximise viable affordable housing delivery.
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Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

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een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

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As part of the proposed allocation of Land West of Bridgend, development will requirements including masterplan development principles and placemaking principle – Page 71). The provision of new residential dwellings, including affordable units, will a new one and a half form entry Primary School, recreation facilities, public oper community facilities all set within distinct character areas.
In terms of biodiversity/ecology, an ecological desk study and Extended Phase 1 so by EDP. The desk study has noted that within the Study Site's zone of influence there and non-statutory designated sites present, most notably Laleston Meadows SI site itself.
Given the combination of designated sites, it is concluded that any future plat to consider the potential for direct and indirect impacts to arise upon qualifying feature Meadows SINC. However, it is inherent within the emerging masterplan that the Lal its associated designated features will be retained. Furthermore, such retained feature from potential harm, damage and disturbance through the sensitive design of built de boundaries and inclusion of suitable buffers.
The desk study confirms that the inclusion of Laleston Meadows SINC within the provide substantial potential for a balanced provision of areas of informal public open When linked with proposed POS and play areas across the developable site this benefit to both visual and recreational amenity, conservation and biodiversity enh latter, the SINC provides a potential space to accommodate ecological mitigation and and thus offset ecological impacts that may arise during the development of adjacent
An Extended Phase 1 survey was undertaken in February 2020, supplemented by f March 2020. The Phase 1 survey concluded that the site is dominated by agricultur limited botanical interest and thus of low inherent ecological value. Habitats of gree include the native hedgerows delineating the northern boundary and internal field woodland habitat and marshy grassland associated with Laleston Meadows SINC. identified several trees with low to high potential to support a bat roost whilst onsite p for their potential to support great crested newt.
The results of the desk study and Extended Phase 1 survey have influenced the ma to locate development across those habitats of predominantly limited ecolor boundary habitats as far as possible. Where retained, such features have been acco

Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

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e Study's Site boundary will n space and wildlife zones. his will provide a significant hancement. In respect of the hold biodiversity enhancements ent land.

r further roosting bat works in urally improved grassland of reatest ecological importance d boundaries in addition to C. The roosting bats surveys ponds have been considered

asterplan which has sought logical value whilst retaining commodated within proposed

			informal green space and sustainable transport links, which ultimately enhances conr and contributes to the wider green infrastructure resource.
			Where avoidance is not possible, however, and will result in the loss of inter predominantly species-poor or defunct), the site is considered to be of sufficient size development proposals to flexibly avoid and/or mitigate for any significant ecological of where necessary. This will be in addition to the sensitive positioning of built retained boundary features to minimise damage.
			The report also highlights further detailed habitat and species surveys which inform a planning application and ensure proposed mitigation is appropriation include a Dormouse survey, which was raised in comments received from NRW. development to retain and provide suitable buffers to habitats, particularly hedgerow and/or Semi-Ancient Woodland) and Laleston Meadows SINC, which includes the northern and north-western boundaries of the site. PLA3 will also require the developical management plans including proposals for mitigation, enhancement an habitats and protected species (including for bats and dormouse) and provide and replacement habitat.
			Policy PLA3 will require development to incorporate the Laleston Trail within the centraccess to the Bridgend Circular Walk and realigned Public Right of Way. Addition Infrastructure and Outdoor Recreation Facilities to be delivered in accordance with Recreation Facilities and New Housing Development Supplementary Planning Guida
476	We live not far from the greens and forest between bryntirion and laleston these are areas we often walk with our children and dogs. Building more houses there is rediculous! So much wildlife there you can not remove the habitats they live in and the hundreds of years old trees!	Concerns regarding Strategic Allocation PLA3: Land West of Bridgend / wildlife	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background Pa Strategic Growth Options). A range of growth scenarios across the whole Replacem analysed and discussed within the Strategic Growth Options Background Paper. Th County Borough's demographic situation is likely to change from 2018-2033 and info response for the Replacement LDP. As such the Replacement LDP identifies an appr enable a balanced level of housing and employment provision that will achieve sust support existing settlements and maximise viable affordable housing delivery.
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nnectivity throughout the Site

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which are recommended to iate and proportional. These /. Policy PLA3 will require the ows, trees (including Ancient the green space bordering eveloper to submit and agree and maintenance for retained e appropriate compensatory

ntral part of the site, providing onally, PLA3 requires Green Policy COM10 and Outdoor dance'

propriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the nformed the most appropriate propriate plan requirement to ustainable patterns of growth,

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	sustainable growth will be appropriately directed towards the Main Settlements of Briwith the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
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			Where avoidance is not possible, however, and will result in the loss of interpredominantly species-poor or defunct), the site is considered to be of sufficient size development proposals to flexibly avoid and/or mitigate for any significant ecological or where necessary. This will be in addition to the sensitive positioning of built retained boundary features to minimise damage.
			The report also highlights further detailed habitat and species surveys which inform a planning application and ensure proposed mitigation is appropriate include a Dormouse survey, which was raised in comments received from NRW. development to retain and provide suitable buffers to habitats, particularly hedgerow and/or Semi-Ancient Woodland) and Laleston Meadows SINC, which includes the northern and north-western boundaries of the site. PLA3 will also require the developical management plans including proposals for mitigation, enhancement and habitats and protected species (including for bats and dormouse) and provide and replacement habitat.
			Policy PLA3 will require development to incorporate the Laleston Trail within the centra access to the Bridgend Circular Walk and realigned Public Right of Way. Additionally, of retained green infrastructure and new areas of public open space across the key areas of formal open space (including 0.5ha of equipped play provision linkages.
			Policy PLA3 will require development to to maintain a strategic green corridor betwee retain the separate identities and character of these settlements whilst preventing co
477	Can you please explain this in understandable English	Concerns regarding readability of plan	Comments noted. The Plan has to be prepared in the context of national legislation a informed by an evidence base comprising of background papers and other technic statement has been written with the aim of being understandable and not too tec content must reflect the fact that it is a land use plan. The Plan has been accompanies leaflet, and the opportunity for telephone calls on an appointment basis where Officer interested persons through the Plan, its policies and proposals and how to comment. A documents were available in main libraries throughout the County Borough in addition manned between the hours of 9am-5pm weekdays to provide assistance. The Locar be written in a particular style to meet the guidance set out in the LDP regulations mathematical statements.
479	This will impact Laleston hugely, with its increased traffic and footfall. The road is already busy enough during peak times and creates busy and loud environment for its residents. With the new plots it would be 10x worse. I would hate to see the new builds, ruin such a beautiful village. At the best of times the noise of the traffic affects my sleep and therefore my well-being, so adding thousands of more houses down the road	Concerns regarding Strategic Allocation PLA3: Land West of Bridgend / traffic / Laleston	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background Pa Strategic Growth Options). A range of growth scenarios across the whole Replacem analysed and discussed within the Strategic Growth Options Background Paper. Th County Borough's demographic situation is likely to change from 2018-2033 and info response for the Replacement LDP. As such the Replacement LDP identifies an appr enable a balanced level of housing and employment provision that will achieve sust support existing settlements and maximise viable affordable housing delivery.
	would significantly add to it!		The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation.

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ntral part of the site, providing y, PLA3 requires 4.1 hectares the site comprising seven sion), informal spaces and

veen the site and Laleston to coalescence.

and guidance and has to be nical documents. The written echnical or jargonistic but its ied by an easy read summary ers were on hand to help talk t. All Local Development Plan dition to the Civic Offices via cionally, the phone lines were cal Development Plan has to manual.

propriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the nformed the most appropriate propriate plan requirement to istainable patterns of growth,

v Options Background Paper nent of land within or on the sites. It continues to focus on v, hence, Porthcawl, Maesteg ation as Regeneration Growth

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As part of the proposed allocation of Land West of Bridgend, development will requirements including masterplan development principles and development require PLA3 – Page 71), all of which seek to contribute and address the identified key is through the Replacement LDP preparation process. This will be facilitated through housing, on-site education provision, public open space and active travel provision.
The proposed allocation is supported by detailed masterplanning work, including a identify a realistic dwelling yield on the site's net developable area. The Transpornumber of dwellings the site is expected to deliver. This identifies the various transproposed development, and, in combination with the Strategic Transport Assessment taken to deal with the anticipated transport impacts of the scheme. Proposed P appropriate development requirements in relation to all forms of travel. The density a considered appropriate to support a diverse community and vibrant public realm, whils of people to support services such as public transport, local shops and schools. In planning policy, higher densities should be encouraged in urban centres and near m or interchanges. Given the site's location within the Primary Key Settlement of the proximity to Bridgend Town Centre, this density level is therefore considered approvide to travel to be the proposed enhancements to the active travel near the proposed enhancements to the active travel near the proposed enhancements is the proposed enhancements to the active travel near the proposed enhancement of the proposed enhancement to the active travel near the proposed enhancements to the active travel near the proposed enhancement to the active travel near the proposed en
The Replacement LDP aims to reduce private car reliance and help the County Bord set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and e active travel routes as identified in the Existing Route Maps. Consideration of active the master planning of strategic sites in the County Borough. Reference to the Activ PLA3 in conjunction with Policy PLA12 should be considered essential in the delivery proposal, ensuring that development is contributing to the promotion of a sustainable

ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are id deliverable sites (including housing in high need areas

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Il be subject to site-specific rements (See Deposit Policy issues and drivers identified h the provision of affordable

an illustrative block plan to port Assessment reflects the nsport issues relating to the nent, what measures will be Policy PLA3 prescribes the and mix of uses proposed is ilst generating a critical mass In accordance with national major public transport nodes he County Borough and the ropriate to foster sustainable network.

brough achieve the principles d expanding upon the current re travel has been key during tive Routes detailed in Policy rry of any strategic site or any le and healthy lifestyle.

The Active Travel Network Maps aim to improve access to key services and faciliti
employment sites, retail areas and transport hubs, improved access to education fac colleges and improvements to, and expansion of, the existing strategic cycle netwo Opportunities will be maximised to further improve upon these routes, providing walk allow integration between new developments and existing communities.
Whilst developments should be encouraged in locations which reduce the need to tra- sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appro- measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and infor land allocations by means of modelling and quantifying the transport impact of thes notes accompanying this assessment demonstrate that the proposed level of devel LDP can be accommodated within the BCBC Highway Network with suitable mitigation
Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces depende enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
Proposed Policy PLA3 prescribes a number of placemaking principles for Land We considered instrumental to achieving sustainable places, delivering socially incomposition promoting cohesive communities. Such requirements include pursuing transit-oring prioritises walking, cycling and public transport use, whilst reducing private motor we designed, safe walking and cycling routes must be incorporated throughout the orientated, healthy walkable neighbourhoods. There will be a clear emphasis on procycling linkages along the A473, with Bryntirion Comprehensive School and Bridge the bus station and train station). New connections will be provided to accord with the Council's ATNM: INM-BR-52, INM-BR-55, INM-BR-57, INM-BR-58, INM-BR-127 and
Policy PLA3 will require on-site highway improvements to ensure the principal policy achieved from a new signalised junction with the A473 at the southern boundary; the a new-shared use crossing to connect the internal cycleway/footway with the existing southern side of the A473.
The site promoter's Transport Assessment confirms that the traffic effect of 850 dwell order of 269 and 243two-way movements in the AM and PM peak hours respectively, worst case as attitudinal change towards travel progresses. This quantum of trips equ per minute two-way, diluted across the local highway network. The assessme development provides opportunities to create a new western edge to Bridgend in a community facilities suitable for day to-day living. In this way, the transport case for m necessary to promote sustainable travel modes before the private vehicle. The d the travel planning and the locational advantages, together with the Mobility Strategy benefit for existing and new residents, significantly improving travel choice, for social journeys and hence social inclusion. Working from home and from a third Workhub will be encouraged from the outset, in line with Welsh Government's aspirate

lities including town centres, acilities such as schools and work in the County Borough. alking connections which will

ravel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical elopment detailed within the tion.

e that development must be dency on the private car and ty facilities. Development will e, public transport measures, Local Transport Plan and the

Nest of Bridgend, which are nclusive developments and prientated development that r vehicle dependency. Wellne site to foster community roviding safe pedestrian and gend Town Centre (including ne proposed routes within the nd 2120.

point of vehicular access is ne junction will accommodate ng active route BRC9b on the

ellings is forecast to be in the y, although this is considered quates to just over 4vehicles nent concludes that the a self-sustaining site offering mobility provides the options design of the environment, gy means there is a major or commuting, leisure and ird-place such as a non-site rations.

			Policy PLA3 will require development to to maintain a strategic green corridor betwee retain the separate identities and character of these settlements whilst preventing co
			In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. Such infrastructure includes transport, education, health, environmen additional to community and cultural infrastructure.
	Please do not destroy what green land we have left in the area	Concerns regarding greenfield development	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background P Strategic Growth Options). A range of growth scenarios across the whole Replacen analysed and discussed within the Strategic Growth Options Background Paper. The County Borough's demographic situation is likely to change from 2018-2033 and infor response for the Replacement LDP. As such the Replacement LDP identifies an app enable a balanced level of housing and employment provision that will achieve sus support existing settlements and maximise viable affordable housing delivery.
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield site delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing LD development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable and ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See A sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of B with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessment previously consulted upon (See Appendix 13 – Candidate Sites Assessment Reper detailed assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physical constraints and opportunities. Site promoters were asked to prepare and submit a nur studies to demonstrate the site's deliverability, sustainability and suitability. Proceeding only those sites deemed appropriate were included for allocation in the Deposit Plan
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spectrum masterplan development principles and development requirements. Such requirements retain and provide suitable buffers to habitats, particularly hedgerows, trees (inclu

ween the site and Laleston to coalescence.

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

ppropriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the nformed the most appropriate ppropriate plan requirement to ustainable patterns of growth,

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

of which are greenfield. Each ment Methodology which was port (2020)). During Stage 2 I in terms of their deliverability, cal character, environmental number of technical supporting ding this detailed assessment, an.

ecific requirements including ements will ensure that sites cluding Ancient and/or Semi-

			Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreat to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance.
484	I wish to opposose any future development on the land that was Bryncethin Rudby Foot Club, This land was designated for recreational purposes in the passed and therefore should any future development should be for that reason .	Objection to Gyspsy, Traveller and Showperson allocation SP7 (2) Land adjacent to Bryncethin Depot	The Council has a statutory duty to carry out an assessment of the accommon Travellers under Part 3 of the Housing (Wales) Act 2014 and to meet any identifi under section 56 of the Mobile Homes (Wales) Act 2013. PPW also clarifies that Accommodation Assessment (GTAA) identifies an unmet need, a planning auth sites in their development plan to ensure that the identified pitch requirements fo can be met" (para 4.2.35). When the GTAA was completed, the total estimated pitch and Travellers was 7 pitches up until 2033. Since then, one family has met their existing authorised site, leaving a remaining need for six pitches over the Plan per families (i.e., three pitches per family). One of these families has recently received their existing site and meet their accommodation needs (planning application P/2 a remaining need for 3 pitches, which the Council considers can be appropriately proposed allocation at Court Colman (SP7(1)), which is already in the family's of proposed allocation at Bryncethin (SP7(2)) is no longer considered necessary an Replacement LDP. Refer to the Gypsy and Traveller Site Options Background Pa
485	There is already a strain on the roads is our area. We do not need any more traffic as we have been impacted on enough already by buildings in the area.	Concerns regarding traffic	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background Pa Strategic Growth Options). A range of growth scenarios across the whole Replacem analysed and discussed within the Strategic Growth Options Background Paper. Th County Borough's demographic situation is likely to change from 2018-2033 and infor response for the Replacement LDP. As such the Replacement LDP identifies an appl enable a balanced level of housing and employment provision that will achieve sust support existing settlements and maximise viable affordable housing delivery. The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designati. Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise the est and Most Versatile (BMV) agricultural land. However, given the existing LI development on brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable f and ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alresservices, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Ag sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of Brwith the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessment previously consulted upon (See Appendix 13 – Candidate Sites Assessment Repo

ation facilities will be required Facilities and New Housing

dation needs of Gypsies and ed need for additional pitches 'where a Gypsy and Traveller prity should allocate sufficient residential and/or transit use provision needed for Gypsies accommodation needs on an od. This need stems from two I planning consent to intensify /677/FUL refers). This leaves accommodated by the original whership. As such, the other d has been removed from the per.

ppropriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the nformed the most appropriate ppropriate plan requirement to ustainable patterns of growth,

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

of which are greenfield. Each ment Methodology which was port (2020)). During Stage 2

			detailed assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physica constraints and opportunities. Site promoters were asked to prepare and submit a nur studies to demonstrate the site's deliverability, sustainability and suitability. Proceedir only those sites deemed appropriate were included for allocation in the Deposit Plan
			The Replacement LDP aims to reduce private car reliance and help the County Bor set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and active travel routes as identified in the Existing Route Maps. Consideration of active the master planning of strategic sites in the County Borough. Reference to the Active PLA3 in conjunction with Policy PLA12 should be considered essential in the delivery proposal, ensuring that development is contributing to the promotion of a sustainable
			The Active Travel Network Maps aim to improve access to key services and facili employment sites, retail areas and transport hubs, improved access to education fa colleges and improvements to, and expansion of, the existing strategic cycle netw Opportunities will be maximised to further improve upon these routes, providing wa allow integration between new developments and existing communities.
			Whilst developments should be encouraged in locations which reduce the need to tra- sustainable transport, the Council recognises that any development growth will li- demand, and that increased traffic levels and congestion is likely to occur if appr measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and info land allocations by means of modelling and quantifying the transport impact of the notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigat
			Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces dependent enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend L Bridgend Integrated Network Plan (See Appendix 29).
489	The housing development will be built directly behind my home. I strongly object to houses being built on the land. I see wildlife of all kinds, plants and beautiful trees that will be destroyed. I can't walk far but enjoy taking my scooter and enjoying what little countryside we have left. I can't drive so its the only pleasure I have left. As do a lot of my neighbours in the street. I do hope you reconsider and leave the land alone.	Concerns regarding Strategic Allocation PLA3: West of Bridgend	Comments noted. The Deposit Plan has been underpinned through the identification scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Baconsidered how the County Borough's demographic situation is likely to change from the most appropriate response for the Replacement LDP. As such the Replacement L plan requirement to enable a balanced level of housing and employment provision to patterns of growth, support existing settlements and maximise viable affordable housing and employment provision to patterns of growth.
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield s the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designat Areas. The ongoing commitment to brownfield development opportunities within the

in terms of their deliverability, cal character, environmental umber of technical supporting ding this detailed assessment, an.

orough achieve the principles ad expanding upon the current ve travel has been key during ctive Routes detailed in Policy ery of any strategic site or any ble and healthy lifestyle.

ilities including town centres, facilities such as schools and work in the County Borough. valking connections which will

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering nese proposals. The technical velopment detailed within the ation.

re that development must be dency on the private car and hity facilities. Development will e, public transport measures, Local Transport Plan and the

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed LDP identifies an appropriate in that will achieve sustainable busing delivery.

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with

	the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LE development on brownfield land in other settlements (notably Bridgend and the Va limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable h and ensure the County Borough's future housing requirements can be realised.
	The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to a development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehe sustainable growth will be appropriately directed towards the Main Settlements of Bri with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
	The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessment previously consulted upon (See Appendix 13 – Candidate Sites Assessment Reporterial detailed assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physical constraints and opportunities. Site promoters were asked to prepare and submit a num studies to demonstrate the site's deliverability, sustainability and suitability. Proceeding only those sites deemed appropriate were included for allocation in the Deposit Plan.
	As part of the proposed allocation of Land West of Bridgend, development will requirements including masterplan development principles and development require PLA3 – Page 71), all of which seek to contribute and address the identified key is through the Replacement LDP preparation process. This will be facilitated through housing, on-site education provision, public open space and active travel provision.
	In terms of biodiversity/ecology, an ecological desk study and Extended Phase 1 suby EDP. The desk study has noted that within the Study Site's zone of influence there and non-statutory designated sites present, most notably Laleston Meadows SII site itself.
	Given the combination of designated sites, it is concluded that any future plat to consider the potential for direct and indirect impacts to arise upon qualifying feature Meadows SINC. However, it is inherent within the emerging masterplan that the Lale its associated designated features will be retained. Furthermore, such retained feature from potential harm, damage and disturbance through the sensitive design of built devi- boundaries and inclusion of suitable buffers.
	The desk study confirms that the inclusion of Laleston Meadows SINC within the provide substantial potential for a balanced provision of areas of informal public open. When linked with proposed POS and play areas across the developable site this benefit to both visual and recreational amenity, conservation and biodiversity enhallatter, the SINC provides a potential space to accommodate ecological mitigation and and thus offset ecological impacts that may arise during the development of adjacent
	An Extended Phase 1 survey was undertaken in February 2020, supplemented by further March 2020. The Phase 1 survey concluded that the site is dominated by agriculturation of the second structure of

e developmental pressure on LDP's success in delivering Valleys Gateway), there are ad deliverable sites (including a housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a hensive range of variables Bridgend and Pencoed along

of which are greenfield. Each ment Methodology which was port (2020)). During Stage 2 in terms of their deliverability, cal character, environmental umber of technical supporting ling this detailed assessment, in.

Il be subject to site-specific rements (See Deposit Policy issues and drivers identified h the provision of affordable

survey has been undertaken are are a number of statutorily SINC which overlaps with the

lanning submission will need atures, including the Laleston aleston Meadows SINC and tures will be further protected levelopment away from SINC

e Study's Site boundary will n space and wildlife zones. his will provide a significant hancement. In respect of the hd biodiversity enhancements ent land.

further roosting bat works in urally improved grassland of

			limited botanical interest and thus of low inherent ecological value. Habitats of gre
			include the native hedgerows delineating the northern boundary and internal field woodland habitat and marshy grassland associated with Laleston Meadows SINC. identified several trees with low to high potential to support a bat roost whilst onsite p for their potential to support great crested newt.
			The results of the desk study and Extended Phase 1 survey have influenced the matter to locate development across those habitats of predominantly limited ecolor boundary habitats as far as possible. Where retained, such features have been accor- informal green space and sustainable transport links, which ultimately enhances con- and contributes to the wider green infrastructure resource.
			Where avoidance is not possible, however, and will result in the loss of interpredominantly species-poor or defunct), the site is considered to be of sufficient size development proposals to flexibly avoid and/or mitigate for any significant ecological or where necessary. This will be in addition to the sensitive positioning of built retained boundary features to minimise damage.
			The report also highlights further detailed habitat and species surveys which many application and ensure proposed mitigation is appropriation include a Dormouse survey, which was raised in comments received from NRW. development to retain and provide suitable buffers to habitats, particularly hedgerow and/or Semi-Ancient Woodland) and Laleston Meadows SINC, which includes the northern and north-western boundaries of the site. PLA3 will also require the de ecological management plans including proposals for mitigation, enhancement are habitats and protected species (including for bats and dormouse) and provide and replacement habitat.
			Policy PLA3 will require development to incorporate the Laleston Trail within the cent access to the Bridgend Circular Walk and realigned Public Right of Way. Addition Infrastructure and Outdoor Recreation Facilities to be delivered in accordance with Recreation Facilities and New Housing Development Supplementary Planning Go provision of enabling sensitive public access to part of Laleston Meadows SINC and
			In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. Such infrastructure includes transport, education, health, environment additional to community and cultural infrastructure.
492	The priority needs to be housing. As someone who has been waiting rehousing for 3 years there is a desperate lack of what is needed regarding housing and more needs to be built, ignore the pleas from people who are already housed saying not to build more homes, it's easy to say that when your home is safe and secure and you aren't in need	Priority needs to be given to housing	Support noted.
493	probably if objectives had been described in simple english	Concerns regarding	Comments noted. The Plan has to be prepared in the context of national legislation a informed by an evidence base comprising of background papers and other techni

reatest ecological importance Id boundaries in addition to C. The roosting bats surveys ponds have been considered

nasterplan which has sought blogical value whilst retaining commodated within proposed pnnectivity throughout the Site

ternal field boundaries (albeit ze and extent to enable future al constraints and compensate iilt development away from

which are recommended to riate and proportional. These V. Policy PLA3 will require the ows, trees (including Ancient the green space bordering developer to submit and agree and maintenance for retained de appropriate compensatory

entral part of the site, providing ionally, PLA3 requires Green h Policy COM10 and Outdoor Guidance and to explore the nd woodland.

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

n and guidance and has to be nical documents. The written

		readability of objectives	statement has been written with the aim of being understandable and not too tec content must reflect the fact that it is a land use plan. The Plan has been accompanie leaflet, and the opportunity for telephone calls on an appointment basis where Office interested persons through the Plan, its policies and proposals and how to comment. documents were available in main libraries throughout the County Borough in addi appointment. Guides on how to comment and register were available online. Addition manned between the hours of 9am-5pm weekdays to provide assistance. The Loca be written in a particular style to meet the guidance set out in the LDP regulations manned
	In what possible way does an Aldi comply with the above objectives?	How does an Aldi comply with the above objectives	Comments noted. Marketing for a new foodstore was carried out in autumn 2020 w in total) were received and appraised. A robust selection process in which each the against a planning development brief resulted in Aldi Stores Ltd being identified as planning development brief required bidders to submit high-quality, bespoke designs as 'gateway buildings' as well as incorporating appropriate access and active development brief for the food store site does not prescribe a particular architectural a clear attention to "place-making", taking in account the historic urban form and sca This will enable a development designed for human interaction and enjoyment celebrating the maritime setting, cultural and heritage of Porthcawl. Cabinet membe the site to Aldi Stores Ltd, and delegated authority to officers to approve the terms of The food store site forms a key element of the wider masterplan that has been w
			Waterfront Regeneration Scheme and is intended to act as a precursor to, and car development across the wider site. Subject to a planning application, the foodstore we all-new residential, leisure, retail development at Salt Lake as well as new areas terminus, active travel facilities and more. As well as providing residents with greater choice and more flexibility, the develop funds that will be reinvested into local infrastructure improvements within Porthcaw
501	There is not acceptable parking areas at present and illegal parking on pavements , grass verges and even in front of the emergency service bays is not monitored in the slighter. How with the loss of this main car park will this affect the surrounding neighbourhoods.	Concerns regarding loss of car parking in Porthcawl	regeneration plans. In terms of car parking, it's acknowledged that a sound and robust parking strategy we of the regeneration. As part of the strategy, the site will accommodate a new multi store Hillsboro car par enabling more ground floor space to be given over to public Consideration should be given to alternative future uses as, overtime, the aspiration Waterfront will be principally by public transport including park and ride schemes, gree private vehicles requiring parking facilities. Consultations confirmed widespread supp storey car park whilst recognising it will change the immediate outlook of properties of the authority has a strang desire to facilitate and actively ensuring a model shift.
			The authority has a strong desire to facilitate and actively encourage a modal shif public transport and the provision of a new bus terminus is integral to this as well as be Wales Plan. As such, a new 'bus terminus' may also be located along the Portway boulevard where visitors and locals could arrive at, and depart from the regeneration location of the bus terminus will enable access towards the waterfront and also the to also undertaken feasibility work to explore proposals to deliver a bus terminus within area. The bus terminus project is being brought forward in connection with Cardiff project and is seen as a key element of the wider regeneration plans.
502	Hi, there has been discussion, originating from Porthcawl Town Council Councilors stating that there is record of the area known as Sandy Bay was Compulary Purchased in 1946 by Porthcawl Urban District Council using the Physical Training	Concerns regarding Strategic Allocation PLA1: Porthcawl Waterfront	The Deposit Plan has been prepared in accordance with Welsh Government Develop 3). It contains guidance on how to prepare, monitor and revise a development pl evidence to ensure that plans are effective and deliverable and contribute to placema policy set out in Planning Policy Wales (PPW).

echnical or jargonistic but its nied by an easy read summary cers were on hand to help talk at. All Local Development Plan Idition to the Civic Offices via itionally, the phone lines were ocal Development Plan has to manual.

whereby numerous bids (five n bid was carefully assessed as the preferred bidder. The ns for premises that could act ve travel arrangements. The l approach, but it does require cale of the surrounding area. ent whilst responding to and bers approved the disposal of of the disposal agreement.

worked up for the Porthcawl catalyst for, future phases of will be constructed alongside as of green open space, bus

opment is intended to unlock awl and further stages of the

y will be critical to the success storey car park on the existing plic realm and development. ion is that travel to Porthcawl greatly reducing the number of pport for the concept of a multi s on Hillsboro Place.

hift towards increased use of being part of the wider Future ay of which will function as a ion site and town centre. The town centre. The Council has in the Porthcawl regeneration iff Capital Region Metro Plus

opment Plans Manual (Edition plan, underpinned by robust making, as defined in national

and Recreation act of 1937 to restric its use The Deposit Plan has been underpinned through the identification of the most appropriate scale of economic growth and housing provision, all of which have been based upon well informed, evidence based judgements to just that. What is your understanding of the legitimacy of this statement? I strongly regarding need, demand and supply factors (See Appendix 42 - Background Paper 2: Preferred Strategy believe that the foreshore of the Strategic Growth Options). A range of growth scenarios across the whole Replacement LDP period have been regeneration areas should remain analysed and discussed within the Strategic Growth Options Background Paper. This has considered how the expansive providing attractive areas for County Borough's demographic situation is likely to change from 2018-2033 and informed the most appropriate recreation, relaxation and fitness/health. response for the Replacement LDP. As such the Replacement LDP identifies an appropriate plan requirement to We must keep any housing as far back from enable a balanced level of housing and employment provision that will achieve sustainable patterns of growth, the waterside as possible for the following support existing settlements and maximise viable affordable housing delivery. reason. Once housing is built on these currently open foreshore spaces there can The distribution of growth is further evaluated and justified in the Spatial Strategy Options Background Paper be no return to open space. This removes (See Appendix 43 – Background Paper 3). The strategy prioritises the development of land within or on the any opportunity for future generations (and periphery of sustainable urban areas, primarily on previously developed brownfield sites. It continues to focus on this generation) to use the space as desired the delivery of the brownfield regeneration allocations identified in the existing LDP, hence, Porthcawl, Maesteg by the community (whatever that might be)! and the Llynfi Valley are still denoted as regeneration priorities through their designation as Regeneration Growth Any other building or use can be Areas. The ongoing commitment to brownfield development opportunities within these settlements accords with the site-search sequence outlined in Planning Policy Wales and seeks to minimise developmental pressure on demolished, replaced and/or remediated. This can not happen with housing! Some Best and Most Versatile (BMV) agricultural land. may say that everywhere needs to do its bit to ensure that there is sufficient housing to The Replacement LDP apportions sustainable growth towards settlements that already benefit from significant accommodate a growing population. This is services, facilities and employment opportunities and are most conducive to enabling transit orientated development. As such, a Settlement Assessment has been undertaken (See Appendix 19) to establish a true to an extent, however there will come a time that a council has to decide that there sustainable settlement hierarchy. Based upon the consideration of a comprehensive range of variables the can be no further extension of a town as Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of supporting regeneration-led further urbanisation will be detrimental to its growth, demonstrating capacity for sustainable growth based on its accessibility, availability of amenities and appeal. I don't believe Porthcawl has quite employment provision in the context of its existing population base. reached this point but I do believe that, The plan preparation has involved the assessment of 171 sites. Each candidate site has been assessed against should these regeneration areas be developed in that way then this would be the criteria in the Candidate Site Assessment Methodology which was previously consulted upon (See Appendix both detrimental to the towns appeal and 13 - Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessment, sites were examined also it would be a crime against future based on any specific issues they raised in terms of their deliverability, general location, neighbouring land uses, generations (many of whom would not find existing use(s), accessibility, physical character, environmental constraints and opportunities. Site promoters themselves in a position to be able to afford were asked to prepare and submit a number of technical supporting studies to demonstrate the site's a property in Porthcawl/such areas of deliverability, sustainability and suitability. Proceeding this detailed assessment, only those sites deemed Porthcawl anyhow). I truly believe that appropriate were included for allocation in the Deposit Plan. Porthcawls potential to provide highly desirable recreation space, if realised, As part of the proposed allocation of Porthcawl Waterfront, development will be subject to site-specific would ensure that people would be drawn to requirements including masterplan development principles and placemaking principles (See Deposit Policy PLA1 the area and rather than snapping up - Page 63). The provision of new residential units, including affordable dwellings, will enable the delivery of other expensive, new coastal properties, the vital regeneration requirements comprising flood defences, public open space, leisure, enhanced active travel existing housing stock within both Porthcawl links plus education, retail and community facility provision. and neighboring towns will be individually refurbished/ redeveloped/ regenerated. A Placemaking Strategy has been developed and produced of which provides the framework to deliver the This would be much more benificial to the broader vision for Porthcawl; which aims to create a premier seaside resort of regional significance through the comprehensive regeneration of this key waterfront site. It proposes a sustainable distribution and variety of local area. New housing should also play its part but maybe this should connect complementary land uses across the area. It also proposed to retain and improve upon areas of attractive open towns in some way? Hypothetically, space within Griffin Park, whilst creating significant new areas of open space along the seafront, supplemented concider utilising one of the three golf with high quality active travel routes that traverse the entire site between the harbour and Trecco Bay. Physical courses that are adjoined to Porthcawl for development of the waterfront in this manner will improve the attractiveness of the town as a place to live and housing development. Why would in not be

	considered fir this land when there would still be two courses to satisfy the golfing	work, enhance the vibrancy of the Town Centre and deliver wider so settlement of Porthcawl to thrive and prosper.	cio-economic ben
	community? Why then is it acceptable to remove the relatively small areas of land that remain in Porthcawl from use by future generations by building irreversible	In terms of Salt Lake, development will include a new food store supporting commercial uses and leisure. With regards to leisure, a will be safeguarded for a leisure use, potentially a hotel. In the even	n area north of the
	residential units over it. Please, please ensure that there is substantial and most adequate amounts of land available in the Porthcawl regen eratiin area for future generations to enjoy and use as they see fit.	site could provide an alternative form of leisure/tourism/comme Furthermore, the comprehensive enhancement of the Eastern Prome landscaping provides an exciting opportunity to create an area that act, with others, to set a quality benchmark which will also need to b	enade with new bu t will not only enh
	And what ever buildings recieve planning, please ensure that there are stringent conditions regarding the durability of materials selected and assurance that	Mixed-use development will be encouraged throughout the develop on the ground floor if there is market demand for such uses. Retail us encouraged. This mix of uses will help bring life and vitality during the	ses, restaurants a
	maintenance regimes are somehow adeared to!	Sandy Bay will accommodate public open space, residential, educ open space and recreation, it's acknowledged that such provision being, therefore the development should aim for standards in exce Policy PLA1 requires development of Porthcawl Waterfront to inc Recreation Facilities of which are to be delivered in accordance w Facilities and New Housing Development Supplementary Planning	is considered imp ess of the minimum corporate Green In with Policy COM10
		Additionally, there are plans for creating new facilities at Cosy Corner creating employment opportunities. The plans for Cosy Corner inclus which will feature new premises suitable for retail and start-up enter meeting space for community use, a parade square for the Sea Carwell as changing facilities for users of the nearby marina. If funding enhance the scheme with new landscaping, public seating, a children of providing comfortable outdoor shelter from rain and the sun.	ude an all-new sto prises. The counc dets and an office ng allows, plans a
		Strategic Policy 16: Tourism and supporting development madevelopment. The LDP will also provide the framework for the proquality, tourism, sport, recreation and leisure facilities and to diversit thereby contributing to the Aims and Priorities of the Bridgend County (See Appendix 30).	ovision and protect fy tourism in the C
		In terms of the proposed development, site specific plans have not be masterplan envisages development is envisaged to be higher (and (particularly toward the west) with lower/less dense development peripheries of the site. Proposed density has and will continue to be Visual Impact Assessment. Further assessments will be undertain development is of appropriate scale to local setting.	nd therefore dens t toward the mide be informed by a
		It's important to note that the Relic Dunes of which front the pro- development. The Relic Dunes are a nationally protected habitat and enhance this habitat, whilst also recognising that the dunes act as a significant effects are deemed likely as a result of development.	d the council will to
		All future development will be subject to a land-use framework of building materials whereby developers will need to adhere to and ag	

enefits that allow the broader

cluding affordable housing), the harbour within Salt Lake cility is not delivered then the und, wet-weather attraction. buildings, facilities and better nhance the frontage but also ewhere.

rcial units will be considered and cafes will be particularly the evening.

and commercial. In terms of nportant for health and wellum. In terms of open space, n Infrastructure and Outdoor 110 and Outdoor Recreation

ommunity facilities whilst also stone and glass-clad building ncil also wants to create new ice for the harbour master as are in place that will further id a canopy structure capable

licies will promote tourism tection of well-located, good County including Porthcawl, anagement Plan (2018-2022)

s of yet, however a high level enser) closer to the seafront hiddle, northern and eastern a Landscape/Seascape and such matters to ensure that

oment will not be subject to I to continue to conserve and I risk management asset. No

e design principles including

		1	
			The Council is the freehold owner of most of the land to be used in the development occupied and derelict. The local authority has entered into an Agreement with the or areas of land to be used in the development. The Agreement requires the joint mark the larger area of land to be used for the development to either a single or to multip therefore aims to work jointly with those developers to improve the quality of life otherwise involved in the community life of their area.
			The former Sandy Bay Caravan Park which forms the majority of the land owned intended for development was acquired by the Council for the purposes of public was in section 164 of the Public Health Act 1875, and section 4 of the Physical Training The acquisition took place following the confirmation of the Porthcawl Urban (Ne Confirmation Order 1948 which authorised compulsory purchase acquisition of the land is accordingly held pursuant to a statutory trust imposed by section 10 of the allow, and with a view to, the enjoyment thereof by the public as an open space with Act.
			The Council wishes to transfer the land from its current use to a use for planning purper as land appropriation. Under Section 246 of the Town and Country Planning Act 1990 reference to any purposes for which land can be acquired under (in part) Section 2 Town and Country Planning Act.
			The Council has a general power to appropriate land under the provisions of Section 1 Act 1972. Under this section a Council may appropriate land owned by the Council for the purpose for which it is held for any other purpose for which the Council is auth land. The Council is authorised to acquire land under Sections 226 (using compulsory 227 (by agreement) of the Town and Country Planning Act 1990.
			In reaching a decision to appropriate land the Council must decide that the land is purpose for which it is currently held and in making that decision the Council must con the area for the existing use. This report gives a detailed outline of the developm including the Council's land. The Council's land is required for purposes of develop improvement.
			Further detail can be found on Meeting of Cabinet Agenda item 692 (Tuesday, https://democratic.bridgend.gov.uk/ieListDocuments.aspx?Cld=141&Mld=4098&Ver
504	Firstly anything that's built on a coast area should be fitting to the area. Aldi is not the right thing to go there. Why couldn't it be a building with lots of different shops inside to actually give people a chance to set up their own business rather than corporate coming in and ruining the coastal area. No one wants to look out and see an Aldi!	Concerns regarding proposed foodstore in Porthcawl	Marketing for a new foodstore was carried out in autumn 2020 whereby numerous received and appraised. A robust selection process in which each bid was carefully a development brief resulted in Aldi Stores Ltd being identified as the preferred bidder. brief required bidders to submit high-quality, bespoke designs for premises that could as well as incorporating appropriate access and active travel arrangements. The development designed for human interaction and enjoyment whilst responding to an setting, cultural and heritage of Porthcawl. Cabinet members approved the disposal of and delegated authority to officers to approve the terms of the disposal agreement.
			The food store site forms a key element of the wider masterplan that has been w Waterfront Regeneration Scheme and is intended to act as a precursor to, and ca development across the wider site. Subject to a planning application, the foodstore w

nent. Much of the land is unowner of another substantial arketing and disposal of all of tiple developers. The Council fe of those living, working or

ed by the Council in the area walks, being purposes set out ing and Recreation Act 1937. (Newton) Recreation Ground a land for those purposes. The he Open Spaces Act 1906 to rithin the meaning of the 1906

poses. This process is known 90 planning purposes means 1 226 and Section 227 of the

122 of the Local Government il which is no longer required thorised by statute to acquire ory powers of acquisition) and

is no longer required for the onsider the public need within ment proposals for the area opment, re development and

y, 20th July, 2021, 14:30) er=4&LLL=0

rous bids (five in total) were assessed against a planning er. The planning development uld act as 'gateway buildings' levelopment brief for the food uire clear attention to "placeing area. This will enable a and celebrating the maritime I of the site to Aldi Stores Ltd,

worked up for the Porthcawl catalyst for, future phases of will be constructed alongside

			all-new residential, leisure, retail development at Salt Lake as well as new areas terminus, active travel facilities and more.
			As well as providing residents with greater choice and more flexibility, the develop funds that will be reinvested into local infrastructure improvements within Porthcaw regeneration plans.
			In terms of the proposed impact of development upon the coastal area, the Counc consultants to undertake a Landscape/Seascape and Visual Appraisal of the pr appraisal assesses the proposed land use, storey height and density parameters. that the development would not have an adverse impact on the Landscape/Seasca appropriate design responses being incorporated at detailed design stage. The asse development offers to impose a dramatic and positive change across an extensiv dereliction with new or enhanced accessible open spaces and high-quality build detailed assessments and considerations will be undertaken, in order to influence the including a detailed landscape and visual assessment that will assist in identifying de effects.
505	There is a lack of consultation with local residents about the strategic planning and development of the area.	Concerns regarding consultation	Comments noted. It is the view of the Council that the overall objectives of the Comm (CIS) as originally set out in with the approved Delivery Agreement, including the CI considered that the LDP has been prepared in accordance with the LDP 'Preparation the Development Plans Manual (Edition 3).
			The Council previously consulted the public on the Preferred Strategy of which was to 8th November 2019. Following the public consultation period the Council was representations made in accordance with LDP Regulation 16(2) before determining LDP. As such the Council drafted an initial Consultation Report (See Appendix 8 – Consultation Report) for publishing. This report was subsequently signed off by merr
			As part of Stage 4 of the Delivery Agreement, the Council was required to undertake for a statutory period of 6 weeks, however the Council made an allowance for 8 w public participation. This was to ensure a range of views could be considered as part wide consensus on the Replacement LDP's strategy and policies. A number of const to ensure efficient and effective consultation and participation, in accordance with included:
			 A Legal Notice was placed within the Glamorgan Gazette on 3rd June 2021 The package of consultation documents were been made available online via Council's Website (www.bridgend.gov.uk/ldpconsultation). Respondents we electronic survey online to make a formal representation. Printed reference copies were placed within public facing Council buildings, in County Borough (fixed and mobile), subject to social distancing guidelines.
			 only as the offices had not re-opened to the public due to the pandemic. Hard were also been made available at these locations for members of the public to Dissemination of hard copies of information to individuals. Members of the public of the survey by post to complete by hand (free of charge). There was a £25 cl whole Deposit Plan to cover printing and postage costs for such a large docur Every individual and organisation on the LDP Consultation Database was (depending on their preference) to inform them of the availability of Approximately 500 representors were contacted, provided with details of how

as of green open space, bus

opment is intended to unlock awl and further stages of the

ncil have also commissioned proposed regeneration. The s. The assessment concludes cape of Porthcawl, subject to sessment recognises that the sive area, replacing areas of ildings and facilities. Further he design of the development, detailed mitigation of adverse

nmunity Involvement Scheme CIS have been met. It is also ation Requirements' set out in

as held from 30th September was required to consider all ing the content of the deposit – Preferred Strategy & Initial embers of Council.

ke Deposit public consultation b weeks in order to maximise part of a process of building a nsultation methods were used with the CIS. These methods

via Bridgend County Borough were able to complete an

, including every library in the s. The reference copies were end, although by appointment ard copies of the survey form to complete by hand.

ublic were able request a copy charge for a hard copy of the cument.

as notified by letter or email of the Deposit Consultation. now to access the package of

506		Too complicated	 consultation documents and how to respond. As the consultation progressed, a been informed of and added to the database upon request. Planning Aid Wales were commissioned by the Council to run remote enga and Community Councils in Bridgend County Borough. A comprehensive social media plan was devised. A series of social media post on Facebook, LinkedIn and Twitter. They drew attention to different thematic Borough throughout the consultation period. Planning Officers have presented the consultation remotely to established w Bridgend Community Cohesion and Equalities Forum and Youth Forum. In place of face to face public drop in sessions, representors were able to appointments with planning officers to discuss any queries/concerns they ma to do this by emailing ldp@bridgend.gov.uk or telephoning 01656 643633. Posters were sent to all Town and Community Councils to display on their no
506	Too complcated	Too complicated	Comments noted. The Plan has to be prepared in the context of national legislation informed by an evidence base comprising of background papers and other techni statement has been written with the aim of being understandable and not too tect content must reflect the fact that it is a land use plan. The Plan has been accompanie leaflet, and the opportunity for telephone calls on an appointment basis where Office interested persons through the Plan, its policies and proposals and how to comment. documents were available in main libraries throughout the County Borough in add appointment. Guides on how to comment and register were available online. Addition manned between the hours of 9am-5pm weekdays to provide assistance. The Loca be written in a particular style to meet the guidance set out in the LDP regulations manned between the comment.
508	I do not want an Aldi built on salt lake. Should be good for environment not more traffic and ruining coastal roads and area	Concerns proposed foodstore in Porthcawl	Comments noted. Marketing for a new foodstore was carried out in autumn 2020 w in total) were received and appraised. A robust selection process in which each against a planning development brief resulted in Aldi Stores Ltd being identified a planning development brief required bidders to submit high-quality, bespoke designs as 'gateway buildings' as well as incorporating appropriate access and active development brief for the food store site does not prescribe a particular architectural a clear attention to "place-making", taking in account the historic urban form and sca This will enable a development designed for human interaction and enjoyment celebrating the maritime setting, cultural and heritage of Porthcawl. Cabinet member the site to Aldi Stores Ltd, and delegated authority to officers to approve the terms o The food store site forms a key element of the wider masterplan that has been w Waterfront Regeneration Scheme and is intended to act as a precursor to, and ca development across the wider site. Subject to a planning application, the foodstore w all-new residential, leisure, retail development at Salt Lake as well as new areas terminus, active travel facilities and more.
510	A supermarket will destroy the main shopping street. It is not in keeping with a holiday town to give a supermarket a sea view, why not build on the outskirts. Where will visitors park? Have you seen the existing parking on a nice day ?	Concerns proposed foodstore in Porthcawl	Marketing for a new foodstore was carried out in autumn 2020 whereby numeror received and appraised. A robust selection process in which each bid was carefully a development brief resulted in Aldi Stores Ltd being identified as the preferred bidder brief required bidders to submit high-quality, bespoke designs for premises that coul as well as incorporating appropriate access and active travel arrangements. Cabi disposal of the site to Aldi Stores Ltd, and delegated authority to officers to approvagreement.
			Waterfront Regeneration Scheme and is intended to act as a precursor to, and or development across the wider site. Subject to a planning application, the foodstore

, additional representors were

agement events for all Town

ests were released periodically tic areas / parts of the County

working groups, including the

b book one to one telephone ay have had. They were able

otice boards.

n and guidance and has to be nical documents. The written echnical or jargonistic but its nied by an easy read summary cers were on hand to help talk at. All Local Development Plan Idition to the Civic Offices via tionally, the phone lines were ocal Development Plan has to manual.

whereby numerous bids (five h bid was carefully assessed as the preferred bidder. The ins for premises that could act ve travel arrangements. The al approach, but it does require scale of the surrounding area. ent whilst responding to and bers approved the disposal of of the disposal agreement.

worked up for the Porthcawl catalyst for, future phases of will be constructed alongside as of green open space, bus

rous bids (five in total) were assessed against a planning er. The planning development ould act as 'gateway buildings' binet members approved the ove the terms of the disposal

worked up for the Porthcawl catalyst for, future phases of will be constructed alongside

			all-new residential, leisure, retail development at Salt Lake as well as new areas terminus, active travel facilities and more.
			In terms of car parking, it's acknowledged that a sound and robust parking strategy of the regeneration. As part of the strategy, the site will accommodate a new multi state Hillsboro car par enabling more ground floor space to be given over to public Consideration should be given to alternative future uses as, overtime, the aspiration Waterfront will be principally by public transport including park and ride schemes, gree private vehicles requiring parking facilities. Consultations confirmed widespread support storey car park whilst recognising it will change the immediate outlook of properties of the strategy.
			The authority has a strong desire to facilitate and actively encourage a modal shift public transport and the provision of a new bus terminus is integral to this as well as b Wales Plan. As such, a new 'bus terminus' may also be located along the Portway boulevard where visitors and locals could arrive at, and depart from the regeneration location of the bus terminus will enable access towards the waterfront and also the to also undertaken feasibility work to explore proposals to deliver a bus terminus within area. The bus terminus project is being brought forward in connection with Cardiff project and is seen as a key element of the wider regeneration plans.
512	Sometimes sustains what you have and producing Quality enhancements in these are a far outway what appears to be this authorities only focus of increasing revenue without vision	Concerns regarding the intentions of the plan	Comments noted. All revenue created by the Council is reinvested back into the Council The Deposit Plan has been prepared in accordance with Welsh Government Develop 3). It contains guidance on how to prepare, monitor and revise a development periodence to ensure that plans are effective and deliverable and contribute to placement policy set out in Planning Policy Wales (PPW).
			In order to achieve the Vision and Objectives of the LDP, the Council will follow a Re Growth Strategy. The Deposit Plan has been underpinned through the identification of of economic growth and housing provision, all of which have been based upon we judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whole have been analysed and discussed within the Strategic Growth Options Background how the County Borough's demographic situation is likely to change from 2018-20 appropriate response for the Replacement LDP. As such the Replacement LDP id requirement to enable a balanced level of housing and employment provision th patterns of growth, support existing settlements and maximise viable affordable house
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield s the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designat Areas. The ongoing commitment to brownfield development opportunities within the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing L development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable and ensure the County Borough's future housing requirements can be realised.

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y will be critical to the success storey car park on the existing olic realm and development. ion is that travel to Porthcawl greatly reducing the number of oport for the concept of a multi s on Hillsboro Place.

hift towards increased use of being part of the wider Future ay of which will function as a ion site and town centre. The town centre. The Council has in the Porthcawl regeneration iff Capital Region Metro Plus

ounty Borough.

opment Plans Manual (Edition plan, underpinned by robust making, as defined in national

Regeneration and Sustainable of the most appropriate scale vell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period ad Paper. This has considered 2033 and informed the most identifies an appropriate plan that will achieve sustainable ousing delivery.

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

			The Replacement LDP apportions sustainable growth towards settlements that alress services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Apsustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of Brwith the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			candidate site has been assessed against the criteria in the Candidate Site Assessment previously consulted upon (See Appendix 13 – Candidate Sites Assessment Report detailed assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physica constraints and opportunities. Site promoters were asked to prepare and submit a nur studies to demonstrate the site's deliverability, sustainability and suitability. Proceedin only those sites deemed appropriate were included for allocation in the Deposit Plan
			The location and scale of these allocated sites (See Deposit Policy SP2: Rege Sustainable Growth Area Strategic Allocations) present opportunities for significan place over the plan period to help meet the LDP Vision and Objectives and ens Regeneration and Sustainable Growth Strategy. The combined development of th provision of comprehensive residential, employment and commercial development transportation, affordable housing, community, education and recreation facilities to and existing communities.
			The Replacement LDP is also accompanied by a SA Report (incorporating SEA) to as and significant environmental effects of all substantive component within the Pl allocations, etc.) and any identified reasonable alternatives. This builds directly u including an SA Scoping Report (2018) and an Interim SA Scoping Report (201 Replacement LDP Preferred Strategy. The Deposit Plan SA Report demonstrates SEA, process has informed the development of the Deposit Plan, including the inco- changes within the document. As a result, the SA Report concludes that there is sustainability issues in Deposit Plan, with plan components performing well against identifies strong compatibility between the LDP Vision/Objectives and the SA Framew adverse effects (taking account of mitigation in all its forms).
513	BCBC's current plans to regenerate Porthcawl do not fulfil any of these strategic objectives. The plans are completely lacking any imagination and do not take in to account the needs of the town.	Concerns regarding Strategic Allocation PLA1: Porthcawl	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and r underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW).
		Waterfront	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background P Strategic Growth Options). A range of growth scenarios across the whole Replacen analysed and discussed within the Strategic Growth Options Background Paper. Th County Borough's demographic situation is likely to change from 2018-2033 and info response for the Replacement LDP. As such the Replacement LDP identifies an app enable a balanced level of housing and employment provision that will achieve sus support existing settlements and maximise viable affordable housing delivery.
		1	

ready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

of which are greenfield. Each ment Methodology which was port (2020)). During Stage 2 I in terms of their deliverability, cal character, environmental number of technical supporting ding this detailed assessment, an.

generation Growth Area and ant new development to take ensure implementation of the these sites will result in the pment whilst providing new to serve the respective sites

assess the likely sustainability Plan (strategy, policies, site upon previous SA reporting 019) which accompanied the es how the SA, incorporating neorporation of recommended is good coverage of all key not the SA Framework. It also ework, plus no likely significant

sh Government Development I revise a development plan, and contribute to placemaking,

ppropriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the nformed the most appropriate ppropriate plan requirement to ustainable patterns of growth,

The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the developme periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, I and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within thes the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land.
The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to a development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehens Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of s growth, demonstrating capacity for sustainable growth based on its accessibility, an employment provision in the context of its existing population base.
The plan preparation has involved the assessment of 171 sites. Each candidate site I the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
As part of the proposed allocation of Porthcawl Waterfront, development will a requirements including masterplan development principles and placemaking principles – Page 63). The provision of new residential units, including affordable dwellings, will vital regeneration requirements comprising flood defences, public open space, leist links plus education, retail and community facility provision.
A Placemaking Strategy has been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along t with high quality active travel routes that traverse the entire site between the harbou development of the waterfront in this manner will improve the attractiveness of the t work, enhance the vibrancy of the Town Centre and deliver wider socio-economic ber settlement of Porthcawl to thrive and prosper.
In terms of Salt Lake, development will include a new food store, residential (inclusion supporting commercial uses and leisure. With regards to leisure, an area north of the will be safeguarded for a leisure use, potentially a hotel. In the event that a hotel facil site could provide an alternative form of leisure/tourism/commercial, year roun Furthermore, the comprehensive enhancement of the Eastern Promenade with new be landscaping provides an exciting opportunity to create an area that will not only enhact, with others, to set a quality benchmark which will also need to be achieved elsew

v Options Background Paper nent of land within or on the sites. It continues to focus on b, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with be developmental pressure on

ready benefit from significant enabling transit orientated Appendix 19) to establish a nsive range of variables the supporting regeneration-led availability of amenities and

e has been assessed against onsulted upon (See Appendix ssment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed

be subject to site-specific les (See Deposit Policy PLA1 Il enable the delivery of other sure, enhanced active travel

the framework to deliver the onal significance through the le distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical e town as a place to live and enefits that allow the broader

Acluding affordable housing), the harbour within Salt Lake cility is not delivered then the und, wet-weather attraction. buildings, facilities and better nhance the frontage but also ewhere.

			 Mixed-use development will be encouraged throughout the development. Commerce on the ground floor if there is market demand for such uses. Retail uses, restaurants a encouraged. This mix of uses will help bring life and vitality during the day and into the Sandy Bay will accommodate public open space, residential, education provision a open space and recreation, it's acknowledged that such provision is considered im being, therefore the development should aim for standards in excess of the minimu Policy PLA1 requires development of Porthcawl Waterfront to incorporate Green Recreation Facilities of which are to be delivered in accordance with Policy COM Facilities and New Housing Development Supplementary Planning Guidance. Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhancer incorporated within the Replacement LDP to ensure the avoidance of likely significant be that development with its proposed range of land uses will likely produce a wide range of significant be the consultation provided the opportunity for members of the public to inform the pregeneration will take place on the Placemaking Strategy being prepared for Porthefurther public engagement and representations to be made in relation to the pregeneration site. Further information relating to the consultation will be made availal approxed.
514	I am concerned that there is no ACTIVE TRAVEL plans for Porthcawl were there is	Concerns regarding	 consultation will take place on the Placemaking Strategy being prepared for Porther further public engagement and representations to be made in relation to the pregeneration site. Further information relating to the consultation will be made availal once details have been finalised. Comments noted. Please refer to Bridgend's Integrated Nation (https://www.bridgend.gov.uk/residents/roads-transport-and-parking/active-travel-routed)
	a big development proceeding. Bridgend Public services Board - Local Wellbeing plan. point 4. The traffic problems are effecting the wellbeing of the residents in the area but nothing is planned to remedy it.	Porthcawl and active travel routes	for a network of Active Travel routes and facilities over the next 15 years. As set out by Policy PLA1 (See Page 63), Porthcawl Waterfront details the site-spe masterplan development principles and development requirements to enable its imp with the Growth (See Appendix 42) and Spatial Strategy (See Appendix 43) identifie identified within SP2. One such requirement includes on-site and off-site measure attractive, legible, safe and accessible pedestrian and cycle linkages in accordance Improved linkages must be provided along the waterfront, to connect with the East Town Centre and Porthcawl Comprehensive School. Connections must be made route 4084 and new routes should be provided to accord with the proposed routes INM-POR-01, INM-POR-12, INM-POR-13, INM-POR-14, INM-POR-15, INM-POR-1 22, INM-POR-23, INM-POR-24, INM-POR-25, INM-POR-26 and INM-POR-28.
			Furthermore, the authority has a strong desire to facilitate and actively encourage a m use of public transport and the provision of a new bus terminus is integral to this as w Future Wales Plan. As such, a new 'bus terminus' may also be located along the Po as a boulevard where visitors and locals could arrive at, and depart from the regene The location of the bus terminus will enable access towards the waterfront and also the has also undertaken feasibility work to explore proposals to deliver a bus term regeneration area. The bus terminus project is being brought forward in connection Metro Plus project and is seen as a key element of the wider regeneration plans.
515	I agree we should be improving the well- being and natural places in this beautiful part of the county. How is developing a shopping centre and housing going to do	Concerns regarding Strategic Allocation PLA1:	Comments noted. The Deposit Plan has been underpinned through the identification scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across the second strategy Strategic Growth Options.

ercial units will be considered s and cafes will be particularly the evening.

and commercial. In terms of important for health and wellnum. In terms of open space, n Infrastructure and Outdoor M10 and Outdoor Recreation

the Replacement LDP (See and wider sustainability effects cement measures should be ificant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

e Replacement LDP. Further thcawl, of which will allow for proposals intended for the lable on the Council's website

Network Maps (INMs) outes/) of which details plans

pecific requirements including mplementation, in accordance fied within SP1 and allocation ures to provide good quality, nce with Active Travel design. astern Promenade, Porthcawl le to the existing active travel es within the Council's ATNM: -17, INM-POR-18, INM-POR-

modal shift towards increased well as being part of the wider Portway of which will function neration site and town centre. the town centre. The Council erminus within the Porthcawl on with Cardiff Capital Region

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP

	thetO Disease sould say be shown in the	Denthan	needed have been enabled and discussed within the Oracle in Oracle in Oracle in D		
	that? Please could you be clearer with the idea of high quality sustainable places? There are so many AMAZING things that could be done with this space that really would create a WOW factor in Porthcawl. People already come here so you don't need to encourage tourists but why not make the space that is available even more inviting for potential new tourists and the residents of Porthcawl and the county.	Porthcawl Waterfront	period have been analysed and discussed within the Strategic Growth Options Ba considered how the County Borough's demographic situation is likely to change from the most appropriate response for the Replacement LDP. As such the Replacement LD plan requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable hous		
			The distribution of growth is further evaluated and justified in the Spatial Strategy C (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield sitt the delivery of the brownfield regeneration allocations identified in the existing LDP, h and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within thes the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land.		
					The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to en- development. As such, a Settlement Assessment has been undertaken (See Ap- sustainable settlement hierarchy. Based upon the consideration of a comprehens Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of s growth, demonstrating capacity for sustainable growth based on its accessibility, an employment provision in the context of its existing population base.
			The plan preparation has involved the assessment of 171 sites. Each candidate site h the criteria in the Candidate Site Assessment Methodology which was previously con- 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and opp were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan. As outlined by Stage Assessment, Porthcawl Waterfont is deemed appropriate for allocation.		
			As part of the proposed allocation of Porthcawl Waterfront, development will be requirements including masterplan development principles and placemaking principles – Page 63). The provision of new residential units, including affordable dwellings, will evital regeneration requirements comprising flood defences, public open space, leisure links plus education, retail and community facility provision.		
			A Placemaking Strategy has been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along the with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the twork, enhance the vibrancy of the Town Centre and deliver wider socio-economic bern settlement of Porthcawl to thrive and prosper.		

Background Paper. This has om 2018-2033 and informed LDP identifies an appropriate that will achieve sustainable using delivery.

Options Background Paper nent of land within or on the sites. It continues to focus on by hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with be developmental pressure on

ready benefit from significant enabling transit orientated Appendix 19) to establish a nsive range of variables the supporting regeneration-led availability of amenities and

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed age 2 of the Candidate Site

I be subject to site-specific les (See Deposit Policy PLA1 ill enable the delivery of other isure, enhanced active travel

the framework to deliver the onal significance through the le distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical e town as a place to live and enefits that allow the broader

In terms of Salt Lake, development will include a new food store, residential (inclusion supporting commercial uses and leisure. With regards to leisure, an area north of the will be safeguarded for a leisure use, potentially a hotel. In the event that a hotel facility site could provide an alternative form of leisure/tourism/commercial, year roun Furthermore, the comprehensive enhancement of the Eastern Promenade with new be landscaping provides an exciting opportunity to create an area that will not only enhact, with others, to set a quality benchmark which will also need to be achieved elseving entities.
Mixed-use development will be encouraged throughout the development. Commerce on the ground floor if there is market demand for such uses. Retail uses, restaurants a encouraged. This mix of uses will help bring life and vitality during the day and into the
In terms of the food store, Evidence confirms (See Appendix 16 – Retail Study) that as a town centre and performs well against most indicators of vitality and viability. limited convenience offer which is significantly below the UK average. Although the smaller food stores suitable for top-up shopping, there is only one large superma shopping. This provides limited consumer choice and means that most residents mu meet their needs.
Marketing for a new foodstore was carried out in autumn 2020 whereby numerous received and appraised. A robust selection process in which each bid was carefully a development brief resulted in Aldi Stores Ltd being identified as the preferred bidder. brief required bidders to submit high-quality, bespoke designs for premises that could as well as incorporating appropriate access and active travel arrangements. The development does not prescribe a particular architectural approach, but it does require making", taking in account the historic urban form and scale of the surrounding development designed for human interaction and enjoyment whilst responding to an setting, cultural and heritage of Porthcawl. Cabinet members approved the disposal of and delegated authority to officers to approve the terms of the disposal agreement.
The food store site forms a key element of the wider masterplan that has been we Waterfront Regeneration Scheme and is intended to act as a precursor to, and ca development across the wider site. Subject to a planning application, the foodstore w all-new residential, leisure, retail development at Salt Lake as well as new areas terminus, active travel facilities and more.
Town Centre and deliver wider socio-economic benefits that allow the broader settle and prosper.
Sandy Bay will accommodate public open space, residential, education provision a open space and recreation, it's acknowledged that such provision is considered impleing, therefore the development should aim for standards in excess of the minimum Policy PLA1 requires development of Porthcawl Waterfront to incorporate Green Recreation Facilities of which are to be delivered in accordance with Policy COM1 Facilities and New Housing Development Supplementary Planning Guidance.
Additionally, there are plans for creating new facilities at Cosy Corner, including com creating employment opportunities. The plans for Cosy Corner include an all-new sto which will feature new premises suitable for retail and start-up enterprises. The count meeting space for community use, a parade square for the Sea Cadets and an office

ncluding affordable housing), the harbour within Salt Lake cility is not delivered then the und, wet-weather attraction. buildings, facilities and better nhance the frontage but also ewhere.

rcial units will be considered and cafes will be particularly the evening.

t the centre fulfils its function v. However, the centre has a le centre contains a range of harket suitable for main food hust travel to other centres to

rous bids (five in total) were assessed against a planning er. The planning development uld act as 'gateway buildings' evelopment brief for the food uire clear attention to "placeng area. This will enable a and celebrating the maritime I of the site to Aldi Stores Ltd,

worked up for the Porthcawl catalyst for, future phases of will be constructed alongside s of green open space, bus

lement of Porthcawl to thrive

and commercial. In terms of mportant for health and wellnum. In terms of open space, n Infrastructure and Outdoor /10 and Outdoor Recreation

ommunity facilities whilst also stone and glass-clad building incil also wants to create new ice for the harbour master as

			well as changing facilities for users of the nearby marina. If funding allows, plans a enhance the scheme with new landscaping, public seating, a children's play area and of providing comfortable outdoor shelter from rain and the sun.
			Furthermore, Strategic Policy 16: Tourism and supporting development manage tourism development. The LDP will also provide the framework for the provision and good quality, tourism, sport, recreation and leisure facilities and to diversify touri contributing to the Aims and Priorities of the Bridgend County Destination Managem Appendix 30).
51	8 Given the changes in working and living patterns since the C-19 pandemic, I think the plan should reflect the increase in home working and the resultant risk of local people being priced out of local housing market.	reflect the increase in home	Comments noted. The Deposit Plan has been underpinned by the identification of th economic growth and housing provision, all of which have been based upon well judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whole have been analysed and discussed within the Strategic Growth Options Background how the County Borough's demographic situation is likely to change from 2018-20 appropriate response for the Replacement LDP. As such the Replacement LDP ide requirement to enable a balanced level of housing and employment provision th patterns of growth, support existing settlements and maximise viable affordable house
			In light of the current Covid-19 pandemic a report had been undertaken in order to preparation of the Replacement LDP (See Background Paper 11). The report evaluation of the Replacement to determine whether the Vision, Strategic Objectives, Strate technical studies remain appropriate given the emerging impacts of the pandemic. any updates and/or modifications were necessary to ensure that the Replacement flexible to accommodate any potential eventualities. The report overall demonstrates the Replacement LDP still holds true, subject to minor flexibility amendments to en Policies can respond to changing circumstances over the plan period.
			In terms of affordable housing, the Council has prepared an updated Local Housing N for the County Borough (See Appendix 23). This assessment has informed the Repl plan will provide an appropriate contribution to affordable housing provision, thro proportions.
			While additional affordable housing is needed throughout the County Borough, this Area in terms of quantity and type, with Bridgend having been identified as the higher evidence, combined with the Settlement Assessment (See Appendix 19) and Spa Appendix 43) Background Paper, informed the classification of Bridgend as the Print the Settlement Hierarchy and the primary focus for sustainable growth. Equally, the within and informed classification of the other Main Settlements in the Strategy (include and the grouped settlement of Pyle, Kenfig Hill and North Cornelly), along with mode Spatial Strategy has therefore been developed to maximise affordable housing def areas.
			The LDP is one significant means of addressing this shortfall, although it must be recallocations are not the only mechanism to deliver affordable housing. The Plan-Wide (See Appendix 32) was therefore prepared to determine the extent to which the LDP identified for affordable housing across the County Borough over the plan period. The broad levels of development viability across the County Borough's seven Housing within the LHMA and was supplemented with site specific viability testing for those Plan. This process informed the contribution that sites (within different market areas)

s are in place that will further nd a canopy structure capable

gement policies will promote and protection of well-located, urism in the County, thereby ement Plan (2018-2022) (See

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period ad Paper. This has considered 2033 and informed the most identifies an appropriate plan that will achieve sustainable ousing delivery.

to update and review on the aluated the foundations of the ategic Policies and supporting c. It also considered whether ent LDP remained sufficiently es that the overall direction of ensure the Replacement LDP

Market Assessment (LHMA) placement LDP to ensure the rough viable thresholds and

his varies by Housing Market hest housing need area. This patial Strategy Options (See Primary Key Settlement within he LHMA identified high need ncluding Pencoed, Porthcawl oderate need in Maesteg. The delivery in high housing need

ecognised that its policies and e Viability Assessment (2021) DP can contribute to the need The Assessment considered ing Market Areas as identified se sites key to delivery of the s) can make to the delivery of

			infrastructure, affordable housing and other policy requirements. These requirement Management Policy COM3.
519	We do not want an Aldi in porthcawl. Who wants an Aldi in their hometown let alone on the seafront of a seaside town? Stop trying to make porthcawl like Bridgend. we do not want to be like Bridgend.	Objection to proposed foodstore in Porthcawl	Marketing for a new foodstore was carried out in autumn 2020 whereby numerou received and appraised. A robust selection process in which each bid was carefully a development brief resulted in Aldi Stores Ltd being identified as the preferred bidder. brief required bidders to submit high-quality, bespoke designs for premises that could as well as incorporating appropriate access and active travel arrangements. The development designed for human interaction and enjoyment whilst responding to an setting, cultural and heritage of Porthcawl. Cabinet members approved the disposal of and delegated authority to officers to approve the terms of the disposal agreement. The food store site forms a key element of the wider masterplan that has been we Waterfront Regeneration Scheme and is intended to act as a precursor to, and ca development across the wider site. Subject to a planning application, the foodstore we all-new residential, leisure, retail development at Salt Lake as well as new areas terminus, active travel facilities and more.
521	should respect green spaces and ancient woodland	Should respect green spaces and ancient woodland	 regeneration plans. Comments noted. The Strategy acknowledges that the County Borough has a rich ar broad range of species, habitats and unique, rich landscapes. Policies within the refreshed and updated from the existing LDP and will continue to protect the county line with national planning policy and the Environment Act 2016. These policies countryside, special landscape areas, local / regional nature conservation site development, green infrastructure, nature conservation and natural resources protect. As part of the technical supporting evidence base accompanying the Deposit Plan, the an updated detailed audit of existing outdoor sports and children's playspace across. Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provision means of safeguarding and enhancing existing facilities as appropriate.
			Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County B summaries the findings of the detailed 'audit' of the provision of Outdoor Sports and within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur- an integral and significant part of development and wider infrastructure proposals.
			Development proposals including strategic site allocations will be expected to main Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spectra masterplan development principles and development requirements. Such requirements retain and provide suitable buffers to habitats, particularly hedgerows, tress (inclu

quirements are reflected in

rous bids (five in total) were assessed against a planning er. The planning development ould act as 'gateway buildings' development brief for the food uire clear attention to "placeing area. This will enable a and celebrating the maritime al of the site to Aldi Stores Ltd,

worked up for the Porthcawl catalyst for, future phases of will be constructed alongside as of green open space, bus

opment is intended to unlock awl and further stages of the

and varied biodiversity with a the Deposit Plan have been inty borough's environment in es cover development in the sites, trees, hedgerows and ection and public health.

h, the Council has undertaken oss the County Borough (See gs can be used as means of vision. It can also be used as

e Appendix 23) to guide and Borough. The assessment and Children's Playing Space b adopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

aintain, protect and enhance retained wherever possible

ecific requirements including ements will ensure that sites cluding Ancient and/or Semi-

			Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreat to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance.
523	im looking to do my english	No changes proposed	Comments noted.
524	Keep our green areas, protect the already overloaded road structure, GPs and schools. Don't urbanise all the green areas in Bridgend	Keep our green areas, protect the already overloaded road structure, GPs and schools. Don't urbanise all the green areas in Bridgend	The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence be need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferred Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate pl balanced level of housing and employment provision that will achieve sustainable p existing settlements and maximise viable affordable housing delivery.
			The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the developmer periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LI development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable h and ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alresservices, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Apsustainable settlement hierarchy. Based upon the consideration of a comprehesustainable growth will be appropriately directed towards the Main Settlements of Brwith the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites. Each candidate site is the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
			In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has been 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses who not proceed. Such infrastructure includes transport, education, health, environment additional to community and cultural infrastructure.

ation facilities will be required Facilities and New Housing

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth bese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

te has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters is to demonstrate the site's nt, only those sites deemed

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

526	Aldi, whils tnot the worst, is most definitely not the most sustainable store. It's position within the town will divert business from the smaller, independent shops and the more sustainable co-op. Whilst an Aldi store will provide minimal jobs, it will not encourage local enterprise and the design of the stores is most definitely not in keeping with the character of Porthcawl	Concerns regarding location of proposed foodstore in Porthcawl	In terms of road infrastructure, the Council recognises that any development growth travel demand, and that increased traffic levels and congestion is likely to occur if app measures and infrastructure are not delivered. Therefore a Strategic Transport Assees to consider the impact of plan proposals and help guide and inform the process of d means of modelling and quantifying the transport impact of these proposals. The text this assessment demonstrate that the proposed level of development detailed accommodated within the BCBC Highway Network with suitable mitigation. Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur an integral and significant part of development and wider infrastructure proposals. Development proposals including strategic site allocations will be expected to mai Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development. Comments noted. Evidence confirms (See Appendix 16 – Retail Study) that the contown entre and performs well against most indicators of vitality and viability. Howev convenience offer which is significantly below the UK average. Although the centre food stores suitable for top-up shopping, there is only one large supermarket suitad this provides limited consumer choice and means that most residents must travel to needs. Marketing for a new foodstore was carried out in autumn 2020 whereby numero received and appraised. A robust selection process in which each bid was carefully a development fier esuited in Aldi Stores Ltd being identified as the preferred bidder: brief requi
527		Objection to	funds that will be reinvested into local infrastructure improvements within Porthcav regeneration plans. Objection noted. The Deposit Plan has been underpinned by the identification of th
	development in between Laleston and Bryntirion, which I have to voice my opposition to. It is an area which defines	Strategic Allocation PLA3:	economic growth and housing provision, all of which have been based upon well judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whole

wth will likely result in greater ppropriate mitigating transport essment has been undertaken delivering land allocations by echnical notes accompanying led within the LDP can be

e Appendix 23) to guide and borough. The assessment and Children's Playing Space b adopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

naintain, protect and enhance are retained wherever possible

centre fulfils its function as a vever, the centre has a limited re contains a range of smaller table for main food shopping. to other centres to meet their

rous bids (five in total) were y assessed against a planning er. The planning development ould act as 'gateway buildings' development brief for the food uire clear attention to "placeling area. This will enable a and celebrating the maritime al of the site to Aldi Stores Ltd,

worked up for the Porthcawl catalyst for, future phases of will be constructed alongside as of green open space, bus

opment is intended to unlock awl and further stages of the

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period

	Laloston as a villago, an area which has	Land West of	baya boon analyzed and discussed within the Strategic Crowth Ontions Restargued					
	Laleston as a village, an area which has natural woodland and carries worth as a recreational resource for all, highlighted during Lockdown, developement would overcrowd an already busy commuter route,	Bridgend	have been analysed and discussed within the Strategic Growth Options Background F how the County Borough's demographic situation is likely to change from 2018-20 appropriate response for the Replacement LDP. As such the Replacement LDP ide requirement to enable a balanced level of housing and employment provision that patterns of growth, support existing settlements and maximise viable affordable hous					
	the building would be chaotic for residents. I cannot believe that a couple of swings would compensate for the further overcrowding of health and educational resources. Better to address the issues in the centre of the town and return it to the attraction for the locality it once was, rather than the Zombie town we have at the present. Expansion for the sake of expansion is folly, and will just impoverish the quality of life for all, expansion without improving infrastructure and local services is just pandering to the shareholders of the		The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield site the delivery of the brownfield regeneration allocations identified in the existing LDP, H and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LD development on brownfield land in other settlements (notably Bridgend and the Va limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable h and ensure the County Borough's future housing requirements can be realised.					
	large builders. No to this plan		The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to a development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehe sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.					
			The plan preparation has involved the assessment of 171 sites. Each candidate site is the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.					
			In terms of biodiversity/ecology, an ecological desk study and Extended Phase 1 su by EDP. The desk study has noted that within the Study Site's zone of influence there and non-statutory designated sites present, most notably Laleston Meadows SII site itself.					
			Given the combination of designated sites, it is concluded that any future plat to consider the potential for direct and indirect impacts to arise upon qualifying feature Meadows SINC. However, it is inherent within the emerging masterplan that the Lale its associated designated features will be retained. Furthermore, such retained feature					

d Paper. This has considered 2033 and informed the most dentifies an appropriate plan hat will achieve sustainable using delivery.

A Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are ad deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a hensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix ssment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed

Il be subject to site-specific les (See Deposit Policy PLA3 vill be incorporated alongside pen space, plus appropriate

survey has been undertaken re are a number of statutorily SINC which overlaps with the

lanning submission will need atures, including the Laleston aleston Meadows SINC and tures will be further protected

	from potential harm, damage and disturbance through the sensitive design of built development of suitable buffers.
	The desk study confirms that the inclusion of Laleston Meadows SINC within the provide substantial potential for a balanced provision of areas of informal public open When linked with proposed POS and play areas across the developable site this benefit to both visual and recreational amenity, conservation and biodiversity enhallatter, the SINC provides a potential space to accommodate ecological mitigation and and thus offset ecological impacts that may arise during the development of adjacent
	An Extended Phase 1 survey was undertaken in February 2020, supplemented by further March 2020. The Phase 1 survey concluded that the site is dominated by agricultural limited botanical interest and thus of low inherent ecological value. Habitats of great include the native hedgerows delineating the northern boundary and internal field woodland habitat and marshy grassland associated with Laleston Meadows SINC. identified several trees with low to high potential to support a bat roost whilst onsite potential to support great crested newt.
	The results of the desk study and Extended Phase 1 survey have influenced the mas to locate development across those habitats of predominantly limited ecolo boundary habitats as far as possible. Where retained, such features have been acco informal green space and sustainable transport links, which ultimately enhances conr and contributes to the wider green infrastructure resource.
	Where avoidance is not possible, however, and will result in the loss of inter predominantly species-poor or defunct), the site is considered to be of sufficient size development proposals to flexibly avoid and/or mitigate for any significant ecological c where necessary. This will be in addition to the sensitive positioning of built retained boundary features to minimise damage.
	The report also highlights further detailed habitat and species surveys which inform a planning application and ensure proposed mitigation is appropriation include a Dormouse survey, which was raised in comments received from NRW. development to retain and provide suitable buffers to habitats, particularly hedgerow and/or Semi-Ancient Woodland) and Laleston Meadows SINC, which includes the northern and north-western boundaries of the site. PLA3 will also require the developical management plans including proposals for mitigation, enhancement an habitats and protected species (including for bats and dormouse) and provide and replacement habitat.
	Policy PLA3 will require development to incorporate the Laleston Trail within the centr access to the Bridgend Circular Walk and realigned Public Right of Way. Additionally, R of retained green infrastructure and new areas of public open space across t key areas of formal open space (including 0.5ha of equipped play provision linkages, green streets, and explore the provision of enabling sensitive public access to SINC and woodland.
	The site promoter also commissioned EDP to undertake a Landscape and Visual Ap of the appraisal was firstly to inform the design evolution of the scheme which enable to potential landscape and visual opportunities and constraints.

levelopment away from SINC

e Study's Site boundary will n space and wildlife zones. his will provide a significant hancement. In respect of the hd biodiversity enhancements ent land.

further roosting bat works in urally improved grassland of reatest ecological importance d boundaries in addition to C. The roosting bats surveys ponds have been considered

asterplan which has sought logical value whilst retaining commodated within proposed nnectivity throughout the Site

ernal field boundaries (albeit te and extent to enable future l constraints and compensate It development away from

which are recommended to iate and proportional. These /. Policy PLA3 will require the bws, trees (including Ancient the green space bordering eveloper to submit and agree and maintenance for retained e appropriate compensatory

ntral part of the site, providing r, PLA3 requires 4.1 hectares the site comprising seven sion), informal spaces and s to part of Laleston Meadows

Appraisal (LVA). The purpose abled an integrated approach

1	
	The LVA outlines that there are adverse and beneficial landscape effects resulting fro However, the embedded mitigation and the approach to design is considered to min time as the proposed landscape establishes and overall the predicted effects are no from a landscape and visual perspective in the context of the delivery of a strategic h
	The appraisal included a review of national and local policy, landscape character appraisal included assessment of the National Landscape Character Assessment Landscape Character Assessment for Bridgend County Borough (LCABC) (2013) assessment. The appraisal confirms that the site relates well both in landscape and landscape and settlement, and that the site represents a logical extension to Brynti design is sensitive to the site's existing characteristics. The design appraised respon- site such as the Bridgend Circular Walk, the byway, the hedgerow network and veg such the proposals put forward at this stage are considered to be a thoughtful an development of this site.
	Mitigation measures include:
	 The Laleston Meadows SINC would be brought into regular long-term manage the visual amenity and landscape character of this northern part of the site. A development back from the SINC, and dwellings would front onto it. The sitigation receptor site (in ecological terms) and the grazed fields currently improved by the proposals as well as maintained in the long term. The SINC or informal and natural play on site provided increased public access would no function; The site contains very few of the key characteristics listed in the published do The site has a strong network of hedgerows, some which would be lost and the urban form. However, the retained hedgerows and trees would be protected some of the character of the SLA within which the site lies would be retained; Provision of structural landscaping, a mix of native and non-native trees and sl the site for biosecurity, diversity of ecosystems and habitat creation as well as residents. Ares of open space would be blostered by considered structural and the settled landscape character currently experienced in the local area;
	 Retention of existing landscape features (hedgerows and trees) is a priority of it forms a desirable strong green framework that links with the wider green infra and south of the site; Adequate replacement planting of local species in appropriate locations to c
	 trees and hedgerows, and enhancement planting; and The location of public open space, public footpaths and the street-alignment ha and reflect local character.
	Through consideration of the findings above, it is anticipated that any notable lan resulting from the addition of the proposed scheme would be localised in extent and radius of the site, despite the site's relatively open character.
	Overall is it considered that the masterplan framework proposed for the site has through a landscape and ecology-led approach, with appropriate incorporation of m to address concerns of the site in relation to landscape and visual matters. As such, the site is relation to landscape and visual matters.

rom development of this site. inimise adverse effects over not considered unacceptable housing site.

ter and visual amenity. The nt (NLCA), LANDMAP, and 3) in addition to an on-site d visual terms to the existing nation provided a considered onds sensitively to assets on egetated site boundaries. As and easily assimilated future

agement. This would protect A landscape buffer would set a SINC could be used as a ly within the SINC could be offers a great opportunity for not clash with its ecological

documents on Laleston SLA. the field pattern replaced by ed by landscape buffers and l;

shrubs proposed throughout s the visual amenity of future ctural planting to create an proposed landscape strategy

of the emerging proposals as frastructure to the north, west

compensate for any loss of

has been designed to protect

andscape and visual effects nd contained within a c.400m

s been sensitively designed mitigation measures in order , the promotion of this site for

ſ				residential development should be considered an acceptable extension to the exist
				which would not cause significant or wide-ranging adverse effects upon its surroundi
				Policy PLA3 will ensure that the design and layout of the site has regard to the considering the interface between the site, Bridgend and Laleston. Visual impacts the inclusion of mitigation measures and provide links with the existing landscap safeguard landscape character whilst creating a sense of place. The development detriment of the Special Landscape Area and any development proposal must incor adverse effects and/or visual intrusion on the wider landscape.
				In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. Such infrastructure includes transport, education, health, environmen addition to community and cultural infrastructure.
				In terms of the town centre, Strategic Policy SP12 of the Replacement Plan will promo Centres throughout the County Borough as hubs of socio-economic activity and the range of services which support the needs of the communities they serve.
				As part of the technical supporting evidence base the Council have prepared a Reta of which sets out evidence-based recommendations on retail need, the distribution of primary shopping areas to inform policies and site allocations. Additionally, the Coursense check of the evidence base in light of the pandemic (See Appendix 51 – Back Policy Review). The 2019 Retail Study already identified a shift in commuter spending which the pandemic has accelerated. The LDP recognises that high streets will continue the short-term, hence it contains more flexible planning policies and retail bound recognising their changing roles and functions. It will be increasingly important for the array of uses than just retail, including community, health, leisure, residential and alongside areas of open space.
				Additionally, the Council has identified empty properties (including those located w potential source of capacity as set out in an Urban Capacity Study 2020 (See Apper such sites make an important contribution to the overall housing land supply, as such, provision as set out in the Deposit Plan (See Table 7).
			2	The Council has also consulted on a Bridgend Town Centre Masterplan in 2020-21, be published in 2021-22. The masterplan is regeneration focussed and outlines a visi community. It identifies a series of ambitious and deliverable projects for the next ten y economic growth and secure more benefits and opportunities for Bridgend.
	529	The objectives are fantastic, however from reading through the current proposals I dont feel they meet these objectives or show the ambition Porthcawl needs to reach its full potential and benefit the local community.	Concerns regarding Strategic Allocation PLA1: Porthcawl	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and r underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW).
			Waterfront	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background P Strategic Growth Options). A range of growth scenarios across the whole Replacen analysed and discussed within the Strategic Growth Options Background Paper. The

isting settlement of Bryntirion inding landscape context.

he landscape in which it sits, s must be minimised through cape and access features to hent must also not be to the corporate measures to reduce

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

mote Town, District and Local the focal points for a diverse

etail Study (See Appendix 16) of need and the definition of buncil have also undertaken a ckground Paper 11: Covid-19 og habits and online shopping, ntinue to change especially in undaries within town centres, hem to accommodate a wider of flexible co-working spaces

l within the town centre) as a pendix 29). Its recognised that ch, have contributed to windfall

1, with the final version due to ision for a liveable and vibrant n years that will support future

sh Government Development d revise a development plan, and contribute to placemaking,

ppropriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the

	County Borough's demographic situation is likely to change from 2018-2033 and info response for the Replacement LDP. As such the Replacement LDP identifies an appr enable a balanced level of housing and employment provision that will achieve sust support existing settlements and maximise viable affordable housing delivery.
	The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land.
	The Replacement LDP apportions sustainable growth towards settlements that alress services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Approximate Settlement LDP will maintain Porthcawl's role as a Main Settlement capable of signowth, demonstrating capacity for sustainable growth based on its accessibility, a employment provision in the context of its existing population base.
	The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
	As part of the proposed allocation of Porthcawl Waterfront, development will requirements including masterplan development principles and placemaking principle – Page 63). The provision of new residential units, including affordable dwellings, will vital regeneration requirements comprising flood defences, public open space, leise links plus education, retail and community facility provision.
	A Placemaking Strategy has been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along the with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the work, enhance the vibrancy of the Town Centre and deliver wider socio-economic bet settlement of Porthcawl to thrive and prosper.
	In terms of Salt Lake, development will include a new food store, residential (inc supporting commercial uses and leisure. With regards to leisure, an area north of th will be safeguarded for a leisure use, potentially a hotel. In the event that a hotel faci

formed the most appropriate propriate plan requirement to stainable patterns of growth,

Options Background Paper nent of land within or on the sites. It continues to focus on 9, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on

ready benefit from significant enabling transit orientated Appendix 19) to establish a nsive range of variables the f supporting regeneration-led availability of amenities and

e has been assessed against onsulted upon (See Appendix ssment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed

I be subject to site-specific les (See Deposit Policy PLA1 ill enable the delivery of other sure, enhanced active travel

the framework to deliver the onal significance through the le distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical e town as a place to live and enefits that allow the broader

cluding affordable housing), the harbour within Salt Lake cility is not delivered then the

			site could provide an alternative form of leisure/tourism/commercial, year rour Furthermore, the comprehensive enhancement of the Eastern Promenade with new b landscaping provides an exciting opportunity to create an area that will not only enl act, with others, to set a quality benchmark which will also need to be achieved else Mixed-use development will be encouraged throughout the development. Commercial
			on the ground floor if there is market demand for such uses. Retail uses, restaurants a encouraged. This mix of uses will help bring life and vitality during the day and into the second secon
			Sandy Bay will accommodate public open space, residential, education provision a open space and recreation, it's acknowledged that such provision is considered im being, therefore the development should aim for standards in excess of the minimul Policy PLA1 requires development of Porthcawl Waterfront to incorporate Green Recreation Facilities of which are to be delivered in accordance with Policy COM ² Facilities and New Housing Development Supplementary Planning Guidance.
			Additionally, there are plans for creating new facilities at Cosy Corner, including concreating employment opportunities. The plans for Cosy Corner include an all-new st which will feature new premises suitable for retail and start-up enterprises. The coun meeting space for community use, a parade square for the Sea Cadets and an offic well as changing facilities for users of the nearby marina. If funding allows, plans a enhance the scheme with new landscaping, public seating, a children's play area and of providing comfortable outdoor shelter from rain and the sun.
			Strategic Policy 16: Tourism and supporting development management policy development. The LDP will also provide the framework for the provision and proto quality, tourism, sport, recreation and leisure facilities and to diversify tourism in the thereby contributing to the Aims and Priorities of the Bridgend County Destination Mar (See Appendix 30).
			Proposals for the Porthcawl Waterfront Regeneration site are currently being dev 'Placemaking Strategy' that represents a form of sub area masterplanning supp material. This will provide a coherent basis for guiding development, securing future and delivering a comprehensive range of regeneration projects. I urge you to participa events being facilitated by Austin-Smith: Lord. In addition, any future development p subject to a formal planning application where you can also have your say.
530	Bridgend is far too busy in terms of traffic. 850 more houses would make living in the area untenable. Traffic jams are daily occurences. Bridgend does not have the infrastructure for YET MORE HOUSES.	Concerns regarding Strategic Allocation PLA3: Land West of	The Deposit Plan has been prepared in accordance with Welsh Government Develop 3). It contains guidance on how to prepare, monitor and revise a development plevidence to ensure that plans are effective and deliverable and contribute to placema policy set out in Planning Policy Wales (PPW).
		Bridgend	The Deposit Plan has been underpinned by the identification of the most appropriat and housing provision, all of which have been based upon well informed, evidence b need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferre Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate p balanced level of housing and employment provision that will achieve sustainable existing settlements and maximise viable affordable housing delivery.

und, wet-weather attraction. buildings, facilities and better nhance the frontage but also ewhere.

ercial units will be considered s and cafes will be particularly the evening.

and commercial. In terms of mportant for health and wellnum. In terms of open space, n Infrastructure and Outdoor W10 and Outdoor Recreation

ommunity facilities whilst also stone and glass-clad building uncil also wants to create new fice for the harbour master as s are in place that will further and a canopy structure capable

blicies will promote tourism otection of well-located, good e County including Porthcawl, lanagement Plan (2018-2022)

eveloped further as part of a oported by illustrative design re funding, attracting investors pate in the public engagement t proposals for this site will be

opment Plans Manual (Edition plan, underpinned by robust making, as defined in national

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a e patterns of growth, support

The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the developmer periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, I and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LD development on brownfield land in other settlements (notably Bridgend and the Va limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable h and ensure the County Borough's future housing requirements can be realised.
The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to en- development. As such, a Settlement Assessment has been undertaken (See Ap- sustainable settlement hierarchy. Based upon the consideration of a comprehe- sustainable growth will be appropriately directed towards the Main Settlements of Br- with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
The plan preparation has involved the assessment of 171 sites. Each candidate site I the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessmed on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan. As such, candidate site was considered appropriate for allocation.
As part of the proposed allocation of Land West of Bridgend, development will requirements including masterplan development principles and placemaking principles – Page 71). The provision of new residential dwellings, including affordable units, will a new one and a half form entry Primary School, recreation facilities, public oper community facilities all set within distinct character areas.
The proposed allocation is supported by detailed masterplanning work, including a identify a realistic dwelling yield on the site's net developable area. The Transpor number of dwellings the site is expected to deliver. This identifies the various transproposed development, and, in combination with the Strategic Transport Assessment taken to deal with the anticipated transport impacts of the scheme. Proposed P appropriate development requirements in relation to all forms of travel. For the avenumber of dwellings does not require the original proposed site boundary to be expanse of the existing net developable area. The density and mix of uses proposed is support a diverse community and vibrant public realm, whilst generating a critical services such as public transport, local shops and schools. In accordance with nation densities should be encouraged in urban centres and near major public transport not the site's location within the Primary Key Settlement of the County Borough and the primary Key Settlement of the County Borough and the primary Key Settlement of the County Borough and the primary Key Settlement of the County Borough and the primary Key Settlement of the County Borough and the primary Key Settlement of the County Borough and the primary Key Settlement of the County Borough and the primary Key Settlement of the County Borough and the primary Key Settlement of the County Borough and the primary Key Settlement of the County Borough and the primary Key Settlement of the County Borough and the primary Key Settlement of the County Borough and the primary Key Settlement of the county Borough and the primary Key Settlement of the county Borough and the primary Key Settlement of the county Borough and the primary Key Settlement of the county Borough and the primary Key Settlement of the county Borough and the primary Key Settlement of the county Borough and the primary Key Settlement of the county Borough and the primary Key Settlement of the county Borough and the primary Key Settlement of the county Bo

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a hensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters is to demonstrate the site's at, only those sites deemed at 308.C1 Bridgend (West of)

Il be subject to site-specific les (See Deposit Policy PLA3 vill be incorporated alongside pen space, plus appropriate

an illustrative block plan to bort Assessment reflects the insport issues relating to the ment, what measures will be Policy PLA3 prescribes the avoidance of any doubt, this panded, rather more efficient is considered appropriate to al mass of people to support tional planning policy, higher nodes or interchanges. Given e proximity to Bridgend Town

	Centre, this density level is therefore considered appropriate to foster sustainable con by the proposed enhancements to the active travel network.
	The Replacement LDP aims to reduce private car reliance and help the County Bord set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and a active travel routes as identified in the Existing Route Maps. Consideration of active the master planning of strategic sites in the County Borough. Reference to the Active PLA3 in conjunction with Policy PLA12 should be considered essential in the delivery proposal, ensuring that development is contributing to the promotion of a sustainable
	The Active Travel Network Maps aim to improve access to key services and facility employment sites, retail areas and transport hubs, improved access to education fac colleges and improvements to, and expansion of, the existing strategic cycle network Opportunities will be maximised to further improve upon these routes, providing wall allow integration between new developments and existing communities.
	Whilst developments should be encouraged in locations which reduce the need to tra- sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appro- measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and infor- land allocations by means of modelling and quantifying the transport impact of thes notes accompanying this assessment demonstrate that the proposed level of devel LDP can be accommodated within the BCBC Highway Network with suitable mitigation
	Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces depende enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
	Proposed Policy PLA3 prescribes a number of placemaking principles for Land We considered instrumental to achieving sustainable places, delivering socially incorporating cohesive communities. Such requirements include pursuing transit-orient prioritises walking, cycling and public transport use, whilst reducing private motor designed, safe walking and cycling routes must be incorporated throughout the orientated, healthy walkable neighbourhoods. There will be a clear emphasis on procycling linkages along the A473, with Bryntirion Comprehensive School and Bridge the bus station and train station). New connections will be provided to accord with the Council's ATNM: INM-BR-52, INM-BR-55, INM-BR-57, INM-BR-58, INM-BR-127 and
	Policy PLA3 will require on-site highway improvements to ensure the principal policy achieved from a new signalised junction with the A473 at the southern boundary; the a new-shared use crossing to connect the internal cycleway/footway with the existing southern side of the A473.
	The site promoter's Transport Assessment confirms that the traffic effect of 850 dwell order of 269 and 243 two-way movements in the AM and PM peak hours respectively, worst case as attitudinal change towards travel progresses. This quantum of trips equ

ommunities, further bolstered

brough achieve the principles d expanding upon the current ve travel has been key during tive Routes detailed in Policy ery of any strategic site or any ble and healthy lifestyle.

lities including town centres, acilities such as schools and work in the County Borough. alking connections which will

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical velopment detailed within the ation.

te that development must be dency on the private car and ity facilities. Development will e, public transport measures, Local Transport Plan and the

West of Bridgend, which are nclusive developments and prientated development that or vehicle dependency. Wellne site to foster community roviding safe pedestrian and gend Town Centre (including ne proposed routes within the and 2120.

point of vehicular access is ne junction will accommodate ng active route BRC9b on the

ellings is forecast to be in the ly, although this is considered equates to just over 4vehicles

			per minute two-way, diluted across the local highway network. The assessme development provides opportunities to create a new western edge to Bridgend in a community facilities suitable for day to-day living. In this way, the transport case for n necessary to promote sustainable travel modes before the private vehicle. The the travel planning and the locational advantages, together with the Mobility Strategy benefit for existing and new residents, significantly improving travel choice, fo social journeys and hence social inclusion. Working from home and from a thir Workhub will be encouraged from the outset, in line with Welsh Government's aspira In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. Such infrastructure includes transport, education, health, environmen addition to community and cultural infrastructure.
531	It is so important to protect historical rights of way and not bulldoze them into the annals of history. It's also important to protect the identities of individual villages and not blur them into one mass urban	Concerns regarding rights of way and proposed housing	Comments noted. In terms of Public Rights of Way (PROW), development manager Deposit Plan (Page 92), will ensure the protection of any PROW. Any predicted advers safety, enjoyment and convenient use of a PROW will be required to be mitigated acceptable alternative route.
	sprawl. Protect green belt land and honour its original classification for the reasons that it had this status.	developments	In terms of urban sprawl the Deposit Plan has been underpinned by the identificat scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Ba considered how the County Borough's demographic situation is likely to change fro the most appropriate response for the Replacement LDP. As such the Replacement L plan requirement to enable a balanced level of housing and employment provision to patterns of growth, support existing settlements and maximise viable affordable housing
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield sitte delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation. Areas. The ongoing commitment to brownfield development opportunities within the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing L development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable and ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See A sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of B with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.

ment concludes that the a self-sustaining site offering mobility provides the options e design of the environment, gy means there is a major for commuting, leisure and hird-place such as a non-site irations.

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

ement policy PLA9 within the erse impacts on the character, d through the provision of an

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed LDP identifies an appropriate in that will achieve sustainable busing delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

			The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
			In terms of allocated Strategic Development Sites, Policies PLA1-PLA5 detail the including masterplan development principles and development requirements, all of w address the identified key issues and drivers identified through the Replacement LD will be facilitated through the provision of affordable housing, on-site education provis active travel provision.
			In terms of the protecting green belt land, a review of the existing green wedge d Bridgend Local Development Plan has been undertaken (See Appendix 34), of we effectiveness of the designations. It is concluded that a green wedge policy need a Replacement LDP, as strict mechanisms in the plan restrict inappropriate forms settlement boundaries such as defined settlement boundaries and policies strictly con countryside, open space, biodiversity, landscape and the environment whilst also a housing within the Replacement LDP.
			Furthermore, a Settlement Development Boundary background paper has been prep which provides the background and justification for the review of the settlement Replacement Local Development Plan (2018-2033). It includes a list of matters that h determining if and how an existing settlement boundary should be changed. It also in the County Borough of Bridgend illustrating the proposed changes and explaining the
532	SOBJ1 Definition sustainable development, is "development that meets the needs of the present, without compromising the ability of future generations to meet their own needs. I am	Concerns regarding Strategic Objectives / listen to people of	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and r underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW).
	of the opinion there are issues that have not been considered within this section. SOBJ2 It is my opinion that the change of lifestyle because of Covid and the effects of Covid have not been considered within the LDP SOBJ3 It is my opinion that the perception	Porthcawl	In terms of SOBJ1, the Replacement LDP has been prepared in line with the Well-E Act of which places a duty on public bodies to carry out sustainable development. developed to take into account the 7 Well-being Goals and Bridgend's Local Well-E characteristics and key issues affecting the County Borough. Background Pap demonstrates that the Replacement LDP assists in the delivery of the 7 Well-being C
	of feasibility studies carried out by non residents, does not include the intricate complexities that can only shared by the people living within the town. COBJ4 To protect and enhance distinctive and natural places. Again I believe that the local		The Replacement LDP has also been prepared in line with Bridgend Public Serve objectives. The Bridgend Well-being Plan outlines the things that Bridgend Public together on over the next five years; our wellbeing objectives and steps, and how we years' time. Background Paper 9 (See Appendix 49) demonstrates that the Repland delivery of the local well-being plan.
	knowledge of the people of Porthcawl a is consideration as just relying on professionals in their field in not good enough.		The Replacement LDP is also accompanied by a SA Report (incorporating SEA) to as and significant environmental effects of all substantive component within the P allocations, etc.) and any identified reasonable alternatives. This builds directly u including an SA Scoping Report (2018) and an Interim SA Scoping Report (201 Replacement LDP Preferred Strategy. The Deposit Plan SA Report demonstrates

te has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters es to demonstrate the site's nt, only those sites deemed

he site specific requirements which seek to contribute and DP preparation process. This vision, public open space and

e designations in the adopted f which reviews the role and d not be taken forward in the is of development outside of controlling development in the o allocating sufficient land for

repared (See Appendix 38) of nent boundaries through the t have been considered when includes maps and tables for the reasons for them.

sh Government Development I revise a development plan, and contribute to placemaking,

I-Being of Future Generations nt. The LDP Vision has been II-being Plan with the specific aper 10 (See Appendix 50) g Goals.

ervice Board Well-being Plan Iblic Service Board will work ve want Bridgend to look in 10 Dacement LDP assists in the

assess the likely sustainability Plan (strategy, policies, site upon previous SA reporting 019) which accompanied the es how the SA, incorporating

SEA, process has informed the development of the Deposit Plan, including the inco- changes within the document. As a result, the SA Report concludes that there is sustainability issues in Deposit Plan, with plan components performing well against identifies strong compatibility between the LDP Vision/Objectives and the SA Framewor adverse effects (taking account of mitigation in all its forms).
In terms of SOBJ2, the Council have produced a report of which provides an update an of the Replacement LDP in light of the current COVID-19 pandemic (See Appendix 5 The report evaluates the foundations of the Plan's strategic direction to determine wi Objectives, Strategic Policies and supporting technical studies remain appropriate g of the pandemic. It also considers whether any updates and/or modifications are Replacement LDP remains sufficiently flexible to accommodate any potential eventual
The pandemic resulted in a delay in Replacement LDP preparation, which necess Agreement. This was primarily due to Candidate Site Promoters not being able to comp technical information within originally set timescales. However, this report demonstrate of the Replacement LDP still holds true, subject to minor flexibility amendments to en Policies can respond to changing circumstances over the plan period.
In terms of SOBJ3, a Placemaking Strategy has been developed and produced of wh to deliver the broader vision for Porthcawl; which aims to create a premier seaside re- through the comprehensive regeneration of this key waterfront site. It proposes a se variety of complementary land uses across the area. It also proposed to retain a attractive open space within Griffin Park, whilst creating significant new areas of open supplemented with high quality active travel routes that traverse the entire site betwee Bay. Physical development of the waterfront in this manner will improve the attractive to live and work, enhance the vibrancy of the Town Centre and deliver wider socio- ent the broader settlement of Porthcawl to thrive and prosper.
In terms of Salt Lake, development will include a new food store, residential (inclusion supporting commercial uses and leisure. With regards to leisure, an area north of the will be safeguarded for a leisure use, potentially a hotel. In the event that a hotel facility site could provide an alternative form of leisure/tourism/commercial, year round Furthermore, the comprehensive enhancement of the Eastern Promenade with new be landscaping provides an exciting opportunity to create an area that will not only enhancement which will also need to be achieved elsew
Mixed-use development will be encouraged throughout the development. Commerce on the ground floor if there is market demand for such uses. Retail uses, restaurants a encouraged. This mix of uses will help bring life and vitality during the day and into the
Sandy Bay will accommodate public open space, residential, education provision at open space and recreation, it's acknowledged that such provision is considered imp being, therefore the development should aim for standards in excess of the minimum Policy PLA1 requires development of Porthcawl Waterfront to incorporate Green Recreation Facilities of which are to be delivered in accordance with Policy COM1 Facilities and New Housing Development Supplementary Planning Guidance.
Additionally, there are plans for creating new facilities at Cosy Corner, including com creating employment opportunities. The plans for Cosy Corner include an all-new stored

corporation of recommended is good coverage of all key st the SA Framework. It also work, plus no likely significant

and review on the preparation 51 – Background Paper 11). whether the Vision, Strategic given the emerging impacts are necessary to ensure the tualities.

essitated a revised Delivery mplete and submit supporting rates that the overall direction ensure the Replacement LDP

which provides the framework resort of regional significance a sustainable distribution and and improve upon areas of ben space along the seafront, ween the harbour and Trecco veness of the town as a place economic benefits that allow

ncluding affordable housing), the harbour within Salt Lake cility is not delivered then the und, wet-weather attraction. buildings, facilities and better nhance the frontage but also ewhere.

rcial units will be considered and cafes will be particularly the evening.

and commercial. In terms of mportant for health and wellnum. In terms of open space, n Infrastructure and Outdoor /10 and Outdoor Recreation

ommunity facilities whilst also stone and glass-clad building

	which will feature new premises suitable for retail and start-up enterprises. The count
	meeting space for community use, a parade square for the Sea Cadets and an office well as changing facilities for users of the nearby marina. If funding allows, plans a enhance the scheme with new landscaping, public seating, a children's play area and of providing comfortable outdoor shelter from rain and the sun.
	Strategic Policy 16: Tourism and supporting development management polic development. The LDP will also provide the framework for the provision and prote quality, tourism, sport, recreation and leisure facilities and to diversify tourism in the 0 thereby contributing to the Aims and Priorities of the Bridgend County Destination Mar (See Appendix 30).
	The Council have also commissioned consultants to undertake a Landscape/Seasca the proposed regeneration. The appraisal assesses the proposed land use, storey heil The assessment concludes that the development would not have an adverse impact of of Porthcawl, subject to appropriate design responses being incorporated at de assessment recognises that the development offers to impose a dramatic and extensive area, replacing areas of dereliction with new or enhanced accessible op buildings and facilities. Further detailed assessments and considerations will be under the design of the development, including a detailed landscape and visual assessment detailed mitigation of adverse effects.
	In terms of the potential environmental impact, a Phase 1 Habitat Survey has been un determines what ecology constraints may exist within the site. The findings in development would not have any adverse impact. Whilst further surveys will be development of the site is not unacceptably constrained by biodiversity and nature co
	In terms of the Relic Dunes, they are considered to provide a counterpoint to the ge provides a natural environment abutting the Bay to encourage ecosystem resilience. protection against coastal flooding. Therefore, the management of this habitat will cre coastal management asset. The Relic Dunes are a nationally protected habitat and the conserve and enhance this habitat, whilst also recognising that the dunes act management asset. No significant effects are deemed likely as a result of development
	 There are a number of potential options for green infrastructure design that could be indevelopment within the regeneration area including the following: Create an extensive viable network of green corridors and natural habitat throw which connects larger or more expansive open spaces for both people and wite existing site assets;
	 Provide pleasant, safe and linear routes for active travel such as walking and and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landsca
	 character, habitats and species within the area; Utilise SUDs to provide additional multi use green space and enhance connect enhanced for biodiversity;
	 Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the s Harvest, store and re-use rainwater in low carbon systems; Create natural green spaces and wild or free play areas in the urban setting;
	 Create a network of streets, open spaces and parks, with safe and legible rou and schools;

incil also wants to create new ice for the harbour master as are in place that will further and a canopy structure capable

licies will promote tourism tection of well-located, good County including Porthcawl, anagement Plan (2018-2022)

cape and Visual Appraisal of eight and density parameters. on the Landscape/Seascape detailed design stage. The positive change across an open spaces and high-quality dertaken, in order to influence nt that will assist in identifying

undertaken, of which robustly indicate that the proposed e undertaken, the proposed conservation issues.

enerally hard urban edges. It . The dunes currently provide reate resilience in this natural the council will to continue to ct as a natural coastal risk nent.

incorporated as part of future

roughout development wildlife designed around

d cycling for utility, recreation

caping appropriate to local

ectivity between habitats for

species within the area;

outes linking them to homes

 priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and In corporate insect attracting plants, hedgerows, log piles, loggaries and other wildflie refuge/hibernation within structural landscaping and open spaces. In terms of SOBJ4, it is the view of the Council that the overall objectives of the Comr (CIS) as originally set out in with the approved Delivery Agreement, including the C considered that the LDP has been prepared in accordance with the LDP Preparatie the Development Plans Manual (Edition 3). The Council previously consulted the public consultation period the Council we representations made in accordance with LDP Regulation 16(2) before determining LDP. As such the Council drafted an initial Consultation Report (See Appendix 8 - V public participation. This was to ensure a range of views could be considered as pa wide consensus on the Replacement LDP's strategy and policies. A number of consult of wesks, however the Council was required as undertake for a statutory period of 8 wesks, housenets were made available online via Council's Website. Respondents were able to complete an electronic surve representation. A Legal Notice placed within the Glamorgan Gazette on 3rd June 2021 The package of consultation documents were made available online via Council's Website. Respondents were able to complete an electronic surve representation. Printed reference copies were placed within Council buildings, including e Borough (fixed and numble), subject to social distancing guidelines. The ravialisable to view at the Council to the surve form were a locations for members of the public to complete by hand. Dissemination of hard toppies dinformation to individuals. Mem	_	
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 to 8th November 2019. Following the public consultation period the Council we representations made in accordance with LDP Regulation 16(2) before determining LDP. As such the Council drafted an initial Consultation Report (See Appendix 8 – Consultation Report) for publishing. This report was subsequently signed off by men As part of Stage 4 of the Delivery Agreement, the Council made an allowance for 8 v public participation. This was to ensure a range of views could be considered as pa wide consensus on the Replacement LDP's strategy and policies. A number of consultation and participation, in accordance with included: A Legal Notice placed within the Glamorgan Gazette on 3rd June 2021 A Legal Notice placed within the Glamorgan Gazette on 3rd June 2021 The package of consultation documents were made available online via Council's Website. Respondents were able to complete an electronic surve representation. Printed reference copies were placed within Council buildings, including of Borough (fixed and notie), subject to social distancing guidelines. The available to the survey form were a locations for members of the public. Hard copies of the survey form were a locations for members of information to individuals. Members of the public complete by hand. Dissemination of hard copies of information to individuals. Members of the public context printing and postage costs. E Very individual and organisation on the LDP Consultation Approximate contacted, provided with details of how to access the package of consultation respondes to the survey for wore a ded do the database upon request. Planning Ald Wales were commissioned by the Council to run remote engal added to the database upon request. Planning Offices presented the consultation progressed, additional representation for the consultation remotely to established wore complete by form the respond. This included all Bridgen OEC Councillors, forw & Community Commissioned by the Counc		(CIS) as originally set out in with the approved Delivery Agreement, including the CI considered that the LDP has been prepared in accordance with the LDP 'Preparation's set of the term of term
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		 and Community Councils in the County Borough. A comprehensive social media plan was devised. A series of social media Facebook, LinkedIn and Twitter. They drew attention to different thematic a Borough throughout the consultation period.

h the provision of verges of

er places of shelter for

nmunity Involvement Scheme CIS have been met. It is also tion Requirements' set out in

as held from 30th September vas required to consider all ng the content of the deposit – Preferred Strategy & Initial embers of Council.

e Deposit public consultation weeks in order to maximise part of a process of building a sultation methods were used ith the CIS. These methods

a Bridgend County Borough vey online to make a formal

every library in the County reference copies were also h by appointment only as the also made available at these

public were able to request a a £25 charge for a hard copy

notified by letter or email to tely 500 representors were ation documents and how to Councils and local MPs and sentors were informed of and

agement events for all Town

dia posts were released on areas / parts of the County

orking groups, including the

510	drivers look reasonable, but when you drill	regarding lack of	has undertaken an updated detailed audit of existing outdoor sports and children's p
378	On the face of it the headline key issues and	Concerns	As well as providing residents with greater choice and more flexibility, the develop funds that will be reinvested into local infrastructure improvements within Porthcav regeneration plans. Comments noted. As part of the technical supporting evidence base accompanying the
	natural and built environment is of high quality and a primary asset'. I refer to your plans for Porthcawl Waterfront Regeneration and particularly the Saltlake fields site. Aldi is a budget supermarket which belongs out of town, not in a prominent position as the first landmark you see as you enter Porthcawl. I appreciate you need to sell the parcel of land in order to progress the regeneration of Porthcawl, but can't we rethink who we market the land to? A supermarket seems an unambitious choice for a town with high ambitions of sustainability with enterprising individuals and businesses who hold ideas of preserving and enhancing our distinctive and natural environment. I don't believe a supermarket is the right choice for such a prominent position.	Porthcawl	This provides limited consumer choice and means that most residents must travel to needs. Marketing for a new foodstore was carried out in autumn 2020 whereby numeror received and appraised. A robust selection process in which each bid was carefully a development brief resulted in Aldi Stores Ltd being identified as the preferred bidder brief required bidders to submit high-quality, bespoke designs for premises that coul as well as incorporating appropriate access and active travel arrangements. The de store site does not prescribe a particular architectural approach, but it does required bidders to submit the historic urban form and scale of the surroundin development designed for human interaction and enjoyment whilst responding to a setting, cultural and heritage of Porthcawl. Cabinet members approved the disposal and delegated authority to officers to approve the terms of the disposal agreement. The food store site forms a key element of the wider masterplan that has been w Waterfront Regeneration Scheme and is intended to act as a precursor to, and ca development across the wider site. Subject to a planning application, the foodstore w all-new residential, leisure, retail development at Salt Lake as well as new areas terminus, active travel facilities and more.
534	My concern is regarding objective 'SOBJ4: To protect and enhance distinctive and natural places' and strategic point 9. 'The natural and built environment. The county's natural and built environment is of high	Concerns regarding proposed foodstore in Porthcawl	Comments noted. Evidence confirms (See Appendix 16 – Retail Study) that the certown centre and performs well against most indicators of vitality and viability. However, convenience offer which is significantly below the UK average. Although the centre food stores suitable for top-up shopping, there is only one large supermarket suital. This provides limited consumer choice and means that most residents must travel to
493	typical council jargon that can mean anything	Concerns regarding readability of the plan	 In place of face-to-face public drop-in sessions, representors were able to appointments with planning officers to discuss any queries/concerns they material. Posters were sent to all Town and Community Councils to display on their n supplementing the planned engagement activities. Proposals for the Porthcawl Waterfront Regeneration site are currently being dew 'Placemaking Strategy' that represents a form of sub area masterplanning supplematerial. This will provide a coherent basis for guiding development, securing future and delivering a comprehensive range of regeneration projects. I urge you to participate events being facilitated by Austin-Smith: Lord. In addition, any future development project to a formal planning application where you can also have your say. Comments noted. The Plan has to be prepared in the context of national legislation a informed by an evidence base comprising of background papers and other technistatement has been written with the aim of being understandable and not too tec content must reflect the fact that it is a land use plan. The Plan has been accompanie leaflet, and the opportunity for telephone calls on an appointment basis where Office interested persons through the Plan, its policies and proposals and how to comment. documents were available in main libraries throughout the County Borough in addit appointment. Guides on how to comment and register were available online. Addition manned between the hours of 9am-5pm weekdays to provide assistance. The Loca be written in a particular style to meet the guidance set out in the LDP regulations material appointment with the guidance set out in the LDP regulations material appointment.

b book one-to-one telephone ay have had. notice boards as a means of

eveloped further as part of a oported by illustrative design re funding, attracting investors pate in the public engagement t proposals for this site will be

n and guidance and has to be nical documents. The written echnical or jargonistic but its nied by an easy read summary cers were on hand to help talk at. All Local Development Plan Idition to the Civic Offices via itionally, the phone lines were ocal Development Plan has to manual.

centre fulfils its function as a ever, the centre has a limited e contains a range of smaller table for main food shopping. to other centres to meet their

rous bids (five in total) were assessed against a planning er. The planning development ould act as 'gateway buildings' development brief for the food uire clear attention to "placeing area. This will enable a and celebrating the maritime al of the site to Aldi Stores Ltd,

worked up for the Porthcawl catalyst for, future phases of will be constructed alongside as of green open space, bus

opment is intended to unlock awl and further stages of the

the Deposit Plan, the Council playspace across the County

	down there is a glaring emission in the provision of facilities for exercise and health centred activities.	provision of facilities for exercise and health centred activites	 Borough (See Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). means of justifying the provision of new facilities and/or remedying local deficiencies used as means of safeguarding and enhancing existing facilities as appropriate. Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports and within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensure an integral and significant part of development and wider infrastructure proposals. Development proposals including strategic site allocations will be expected to main Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development. In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spectra facilities will be required to be delivered in accordance with Policy COM10 and Outdo New Housing Development Supplementary Planning Guidance. Furthermore, Strategic Policy 9: Social and Community Infrastructure provides the formation of the strategic Policy 9: Social and Community Infrastructure provides the formation of the provide strategic Policy 9: Social and Community Infrastructure provides the formation of the provide policy provides the formation of policy policy 9: Social and Community Infrastructure provides the formation of policy policy 9: Social and Community Infrastructure provides the formation of policy pol
535	the council must listen to local residences and not go against their wishes	Council must listen to local residents	 on new or replacement social and community facilities. Comments noted. It is the view of the Council that the overall objectives of the Comm (CIS) as originally set out in with the approved Delivery Agreement, including the CI considered that the LDP has been prepared in accordance with the LDP 'Preparation the Development Plans Manual (Edition 3). The Council previously consulted the public on the Preferred Strategy of which was to 8th November 2019. Following the public consultation period the Council was representations made in accordance with LDP Regulation 16(2) before determining LDP. As such the Council drafted an initial Consultation Report (See Appendix 8 – Consultation Report) for publishing. This report was subsequently signed off by mem As part of Stage 4 of the Delivery Agreement, the Council was required to undertake for a statutory period of 6 weeks, however the Council made an allowance for 8 w public participation. This was to ensure a range of views could be considered as part wide consensus on the Replacement LDP's strategy and policies. A number of consu to ensure efficient and effective consultation and participation, in accordance with included: A Legal Notice was placed within the Glamorgan Gazette on 3rd June 2021 The package of consultation documents were been made available online via Council's Website (www.bridgend.gov.uk/ldpconsultation). Respondents w electronic survey online to make a formal representation. Printed reference copies were placed within public facing Council buildings, in County Borough (fixed and mobile), subject to social distancing guidelines. also available to view at the Council's Civic Offices in Angel Street, Bridgemo only as the offices had not re-opened to the public due to the pandemic. Harr were also been made available at these locations for members of the public to count were also been made available at these locations for members of the public to

)). Its findings can be used as ies in provision. It can also be

e Appendix 23) to guide and Borough. The assessment and Children's Playing Space b adopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

aintain, protect and enhance retained wherever possible

ecific requirements including ucture and outdoor recreation door Recreation Facilities and

framework for the provision

nmunity Involvement Scheme CIS have been met. It is also ation Requirements' set out in

as held from 30th September was required to consider all ing the content of the deposit – Preferred Strategy & Initial embers of Council.

ke Deposit public consultation 8 weeks in order to maximise part of a process of building a nsultation methods were used with the CIS. These methods

via Bridgend County Borough were able to complete an

, including every library in the s. The reference copies were end, although by appointment ard copies of the survey form to complete by hand.

538	I fail to see how potentially building 850 houses between Bryntirion and Laleston is protecting and enhancing distinctive and natural places	Concerns regarding Strategic Allocation PLA3: Land West of Bridgend	Areas. The ongoing commitment to brownfield development opportunities within the the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing L development on brownfield land in other settlements (notably Bridgend and the V
			and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing Ll development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable and ensure the County Borough's future housing requirements can be realised.

ublic were able request a copy charge for a hard copy of the cument.

as notified by letter or email of the Deposit Consultation. how to access the package of l, additional representors were

agement events for all Town

sts were released periodically ic areas / parts of the County

working groups, including the

b book one to one telephone ay have had. They were able

their notice boards.

sponded to in this report. This become a key document that representations made and ntation should be addressed. prior to being reported to full at examination in public (EIP).

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period ad Paper. This has considered 2033 and informed the most identifies an appropriate plan that will achieve sustainable ousing delivery.

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to e development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehe sustainable growth will be appropriately directed towards the Main Settlements of Bri with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
The plan preparation has involved the assessment of 171 sites. Each candidate site h the criteria in the Candidate Site Assessment Methodology which was previously con- 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op- were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
As part of the proposed allocation of Land West of Bridgend, development will requirements including masterplan development principles and placemaking principles – Page 71). The provision of new residential dwellings, including affordable units, will a new one and a half form entry Primary School, recreation facilities, public ope community facilities all set within distinct character areas.
In terms of biodiversity/ecology, an ecological desk study and Extended Phase 1 sub by EDP. The desk study has noted that within the Study Site's zone of influence there and non-statutory designated sites present, most notably Laleston Meadows SII site itself.
Given the combination of designated sites, it is concluded that any future plan to consider the potential for direct and indirect impacts to arise upon qualifying feature Meadows SINC. However, it is inherent within the emerging masterplan that the Lale its associated designated features will be retained. Furthermore, such retained feature from potential harm, damage and disturbance through the sensitive design of built device boundaries and inclusion of suitable buffers.
The desk study confirms that the inclusion of Laleston Meadows SINC within the provide substantial potential for a balanced provision of areas of informal public open. When linked with proposed POS and play areas across the developable site this benefit to both visual and recreational amenity, conservation and biodiversity enhallatter, the SINC provides a potential space to accommodate ecological mitigation and and thus offset ecological impacts that may arise during the development of adjacent
An Extended Phase 1 survey was undertaken in February 2020, supplemented by fur March 2020. The Phase 1 survey concluded that the site is dominated by agricultural limited botanical interest and thus of low inherent ecological value. Habitats of great include the native hedgerows delineating the northern boundary and internal field woodland habitat and marshy grassland associated with Laleston Meadows SINC. identified several trees with low to high potential to support a bat roost whilst onsite pot for their potential to support great crested newt.

eady benefit from significant enabling transit orientated Appendix 19) to establish a hensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed

Il be subject to site-specific les (See Deposit Policy PLA3 vill be incorporated alongside pen space, plus appropriate

survey has been undertaken re are a number of statutorily SINC which overlaps with the

lanning submission will need itures, including the Laleston aleston Meadows SINC and tures will be further protected evelopment away from SINC

e Study's Site boundary will n space and wildlife zones. his will provide a significant hancement. In respect of the id biodiversity enhancements nt land.

further roosting bat works in rally improved grassland of eatest ecological importance d boundaries in addition to C. The roosting bats surveys ponds have been considered

The results of the desk study and Extended Phase 1 survey have influenced the mas to locate development across those habitats of predominantly limited ecolo boundary habitats as far as possible. Where retained, such features have been acco informal green space and sustainable transport links, which ultimately enhances conr and contributes to the wider green infrastructure resource.
Where avoidance is not possible, however, and will result in the loss of interpredominantly species-poor or defunct), the site is considered to be of sufficient size development proposals to flexibly avoid and/or mitigate for any significant ecological or where necessary. This will be in addition to the sensitive positioning of built retained boundary features to minimise damage.
The report also highlights further detailed habitat and species surveys which inform a planning application and ensure proposed mitigation is appropriate include a Dormouse survey, which was raised in comments received from NRW. development to retain and provide suitable buffers to habitats, particularly hedgerow and/or Semi-Ancient Woodland) and Laleston Meadows SINC, which includes the northern and north-western boundaries of the site. PLA3 will also require the development plans including proposals for mitigation, enhancement and habitats and protected species (including for bats and dormouse) and provide and replacement habitat.
Policy PLA3 will require development to incorporate the Laleston Trail within the centra access to the Bridgend Circular Walk and realigned Public Right of Way. Additionally, I of retained green infrastructure and new areas of public open space across the key areas of formal open space (including 0.5ha of equipped play provision linkages, green streets, and explore the provision of enabling sensitive public access the SINC and woodland.
The site promoter also commissioned EDP to undertake a Landscape and Visual Ap of the appraisal was firstly to inform the design evolution of the scheme which enab to potential landscape and visual opportunities and constraints.
The LVA outlines that there are adverse and beneficial landscape effects resulting from However, the embedded mitigation and the approach to design is considered to mini- time as the proposed landscape establishes and overall the predicted effects are not from a landscape and visual perspective in the context of the delivery of a strategic h
The appraisal included a review of national and local policy, landscape character appraisal included assessment of the National Landscape Character Assessment Landscape Character Assessment for Bridgend County Borough (LCABC) (2013) assessment. The appraisal confirms that the site relates well both in landscape and landscape and settlement, and that the site represents a logical extension to Brynti design is sensitive to the site's existing characteristics. The design appraised responsite such as the Bridgend Circular Walk, the byway, the hedgerow network and veg such the proposals put forward at this stage are considered to be a thoughtful and development of this site.
Mitigation measures include:

asterplan which has sought logical value whilst retaining commodated within proposed nnectivity throughout the Site

ernal field boundaries (albeit e and extent to enable future constraints and compensate t development away from

which are recommended to iate and proportional. These /. Policy PLA3 will require the bws, trees (including Ancient the green space bordering eveloper to submit and agree and maintenance for retained e appropriate compensatory

ntral part of the site, providing y, PLA3 requires 4.1 hectares the site comprising seven sion), informal spaces and s to part of Laleston Meadows

Appraisal (LVA). The purpose abled an integrated approach

rom development of this site. ninimise adverse effects over not considered unacceptable housing site.

ter and visual amenity. The ent (NLCA), LANDMAP, and I3) in addition to an on-site id visual terms to the existing intirion provided a considered onds sensitively to assets on egetated site boundaries. As and easily assimilated future

 which would not cause significant or wide-ranging adverse effects upon its surrou. Policy PLA3 will ensure that the design and layout of the site has regard to the considering the interface between the site, Bridgend and Laleston. Visual impact the inclusion of mitigation measures and provide links with the existing lands safeguard landscape character whilst creating a sense of place. The developed detriment of the Special Landscape Area and any development proposal must in adverse effects and/or visual intrusion on the wider landscape. Plz save the woodlands and build around them if you really need to build of green space. Green space is green space not fall of concrete. Ty Protect woodlands Protect	53	them if you really need to build of green space. Green space is green space not fall		 The Laleston Meadows SINC would be brought into regular long-term mar the visual amenity and landscape character of this northern part of the site. development back from the SINC, and dwellings would front onto it. Th mitigation receptor site (in ecological terms) and the grazed fields curren improved by the proposals as well as maintained in the long term. The SINC informal and natural play on site provided increased public access would function; The site contains very few of the key characteristics listed in the published The site has a strong network of hedgerows, some which would be lost and urban form. However, the retained hedgerows and trees would be retainee. Provision of structural landscaping, a mix of native and non-native trees and the site for biosecurity, diversity of ecosystems and habitat creation as well a residents. Ares of open space would be bolstered by considered strue aesthetically pleasing urban development which is well integrated with the and the settled landscape features (hedgerows and trees) is a priority it forms a desirable strong green framework that links with the wider green in and south of the site; Adequate replacement planting of local species in appropriate locations to trees and hedgerows, and enhancement planting; and The location of public open space, public footpaths and the street-alignment and reflect local character. Overall is it considered that the masterplan framework proposed for the site has through a landscape and ecology-led approach, with appropriate incorporation of to address concerns of the site in relation to landscape. Mixel and visual matters. As suct residential development should be considered an acceptable extension to the ex which would not cause significant or wide-ranging adverse effects upon its surrour posal must inc adverse effects and/or visual intrusion on the wider landscape. Comments proposal must inc adverse pereace that the design and layout of the site has rega
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A landscape buffer would protect A landscape buffer would set e SINC could be used as a atly within the SINC could be c offers a great opportunity for I not clash with its ecological

documents on Laleston SLA. d the field pattern replaced by ted by landscape buffers and d;

d shrubs proposed throughout as the visual amenity of future ctural planting to create an proposed landscape strategy

of the emerging proposals as frastructure to the north, west

compensate for any loss of

has been designed to protect

landscape and visual effects nd contained within a c.400m

as been sensitively designed mitigation measures in order n, the promotion of this site for isting settlement of Bryntirion nding landscape context.

e landscape in which it sits, s must be minimised through cape and access features to nent must also not be to the corporate measures to reduce

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period ad Paper. This has considered 2033 and informed the most identifies an appropriate plan that will achieve sustainable ousing delivery.

			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield sit the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation. The site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing LI development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable land ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Ag sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spectra masterplan development principles and development requirements. Such requirements retain and provide suitable buffers to habitats, particularly hedgerows, trees (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreated to be delivered in accordance with Policy COM10 and Outdoor Recreation Face Development Supplementary Planning Guidance.
			Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur an integral and significant part of development and wider infrastructure proposals.
			Development proposals including strategic site allocations will be expected to mai Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
540	SOBJ1-High quality comes at a high price for purchasers! SOBJ2- How healthy? Your turning the natural beauty of the are into	Concerns regarding	Comments noted. In terms of house prices – whilst a non-material planning conside an appropriate contribution to affordable housing provision, through viable thresh Council has prepared an updated Local Housing Market Assessment (LHMA) for

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

te has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters es to demonstrate the site's nt, only those sites deemed

becific requirements including ements will ensure that sites cluding Ancient and/or Semieation facilities will be required Facilities and New Housing

e Appendix 23) to guide and Borough. The assessment and Children's Playing Space b adopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

aintain, protect and enhance retained wherever possible

deration, the LDP will provide sholds and proportions. The or the County Borough (See

bricks and mortar, more people more	Strategic	Appendix 23). While additional affordable housing is needed throughout the Count
pollution so not healthy, if YOU want people to be more social work with what is already here! The 2 surgeries in pencoed cannot cope with the population of pencoed as it is and neither can the schools. SOBJ3- Are you kidding me? Have you been to bridgend industrial estate recently, how about you concentrate your efforts on sorting Bridgend	Objectives	Housing Market Area in terms of quantity and type, with Bridgend having been identifined area. This evidence, combined with the Settlement Assessment (See Appendix Options (See Appendix 43) Background Paper, informed the classification of Brid Settlement within the Settlement Hierarchy and the primary focus for sustainable g identified high need within and informed classification of the other Main Settlements Pencoed, Porthcawl and the grouped settlement of Pyle, Kenfig Hill and North Corn need in Maesteg. The Spatial Strategy has therefore been developed to maximise affer high housing need areas.
Town centre out, get more traders into the town. SOBJ4-You intend building on these "natural places" you are the ruination of Bridgend County Borough, you should be hanging your heads in shame		The LDP is one significant means of addressing this shortfall, although it must be reco allocations are not the only mechanism to deliver affordable housing. The Plan-Wide V (See Appendix 32) was therefore prepared to determine the extent to which the LDP identified for affordable housing across the County Borough over the plan period. The the broad levels of development viability across the County Borough's seven Housing within the LHMA and was supplemented with site specific viability testing for those se Plan. This process informed the contribution that sites (within different market areas) of infrastructure, affordable housing and other policy requirements. These require Development Management Policy COM3. During the plan period, development pro- expected to deliver a total of 1,646 affordable dwellings across the County Borough in level of housing need identified by the LHMA.
		In terms of SOBJ2 & SOBJ4 - The Deposit Plan has been underpinned by the appropriate scale of economic growth and housing provision, all of which have been evidence based judgements regarding need, demand and supply factors (See Append 2: Preferred Strategy Strategic Growth Options). A range of growth scenarios across LDP period have been analysed and discussed within the Strategic Growth Options Ba considered how the County Borough's demographic situation is likely to change from the most appropriate response for the Replacement LDP. As such the Replacement LD plan requirement to enable a balanced level of housing and employment provision th patterns of growth, support existing settlements and maximise viable affordable housing
	The distribution of growth is further evaluated and justified in the Spatial Strategy C (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield site the delivery of the brownfield regeneration allocations identified in the existing LDP, h and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise d Best and Most Versatile (BMV) agricultural land. However, given the existing LD development on brownfield land in other settlements (notably Bridgend and the Va limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable h and ensure the County Borough's future housing requirements can be realised.	
		In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site speci masterplan development principles and development requirements. Such requirement retain and provide suitable buffers to habitats, particularly hedgerows, trees (include Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreation

unty Borough, this varies by ntified as the highest housing ndix 19) and Spatial Strategy ridgend as the Primary Key e growth. Equally, the LHMA nts in the Strategy (including prnelly), along with moderate affordable housing delivery in

cognised that its policies and Viability Assessment (2021) P can contribute to the need The Assessment considered ng Market Areas as identified e sites key to delivery of the s) can make to the delivery of juirements are reflected in proposals within the LDP are h in order to contribute to the

ne identification of the most en based upon well informed, endix 42 – Background Paper ross the whole Replacement Background Paper. This has rom 2018-2033 and informed LDP identifies an appropriate that will achieve sustainable using delivery.

P Options Background Paper nent of land within or on the sites. It continues to focus on , hence, Porthcawl, Maesteg tion as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are ad deliverable sites (including housing in high need areas

ecific requirements including ments will ensure that sites luding Ancient and/or Semiation facilities will be required

	to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance.
	The Council has been engaging with Cwm Taf Morgannwg University Health Bor Replacement LDP process. Early meetings were held to ensure the level and sp proposed was clarified to help facilitate alignment of service provision. As part of Sta Assessment, the health board amongst other consultation bodies were invited to prov those sites identified as suitable for future development and possible allocation in th Council cannot ultimately control provision of primary healthcare services, close continue and be maintained with Cwm Taf Morgannwg University Health Board. provision planning as site allocations with the Deposit Plan progress.
	In terms of other supporting infrastructure, an Infrastructure Delivery Plan (IDP) Appendix 37). The IDP provides a single schedule of all necessary infrastructure with of allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. Such infrastructure includes transport, education, health, environment additional to community and cultural infrastructure.
	In terms of SOBJ3 – In terms of employment, a positive employment land response equilibrium between new homes, a growing skilled labour force and job opportunitie local to regional economy. The 2019 Economic Evidence Base Study (EEBS) (See Update (See Appendix 15) analysed this projected labour force boost alongside including past take up of employment land and sector based economic forecasts. T has informed the scale and distribution of employment need and the land best suited plan period in the context of Planning Policy Wales and Technical Advice Note Employment Background Paper, and set out in SP11.
	Policy ENT1 supports SP11 by allocating new employment land for development. P by safeguarding the employment function of existing business and employment sites different sites to come forward.
	In terms of retail, Strategic Policy SP12 of the Replacement Plan will promote Town, throughout the County Borough as hubs of socio-economic activity and the focal posservices which support the needs of the communities they serve.
	As part of the technical supporting evidence base the Council have prepared a Reta of which sets out evidence-based recommendations on retail need, the distribution of primary shopping areas to inform policies and site allocations. Additionally, the Court sense check of the evidence base in light of the pandemic (See Appendix 51 – Back Policy Review). The 2019 Retail Study already identified a shift in commuter spending which the pandemic has accelerated. The LDP recognises that high streets will contin the short-term, hence it contains more flexible planning policies and retail bound recognising their changing roles and functions. It will be increasingly important for the array of uses than just retail, including community, health, leisure, residential and alongside areas of open space.
	The Replacement LDP ultimately seeks to allow the traditional role and function of e evolve and adapt appropriately. The hierarchy will be used positively to ensure Town continue to be the principal locations for new retail, office, leisure and community facilit on and enhance the vitality and viability of centres, whilst generating increased social

Facilities and New Housing

Board from the outset of the spatial distribution of growth Stage 3 of the Candidate Site ovide comments in respect of the Deposit LDP. Whilst the se working relationships will . This will be key to service

P) has been produced (See ithout which the development is within the plan period could ental management, utilities in

ie is necessary to achieve an ities in order to stimulate the See Appendix 14) and 2021 de other employment trends The resulting evidence base ed to meet that need over the e 23, justified further in the

Policy ENT2 supports SP11 es. This will enable a range of

n, District and Local Centres points for a diverse range of

tail Study (See Appendix 16) of need and the definition of puncil have also undertaken a ckground Paper 11: Covid-19 ig habits and online shopping, ntinue to change especially in indaries within town centres, nem to accommodate a wider d flexible co-working spaces

f established retail centres to n, District and Local Centres ilities. This will both capitalise ial and economic activity.

	1	1	-
542	I a objective the new planned houses. There aren't enough local facilities to accommodate 700 homes. Will these homes be affordable to local people? What about the environment? Local roads can't cope.	Objection to Strategic Allocation PLA4: Land East of Pencoed	services, facilities and employment opportunities and are most conducive to e development. As such, a Settlement Assessment has been undertaken (See Ap
			with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites. Each candidate site h the criteria in the Candidate Site Assessment Methodology which was previously cons 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and opp were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan. As such, candidate site was considered appropriate for allocation.
			As part of the proposed allocation of Land East of Pencoed, development will I requirements including masterplan development principles and placemaking principles – Page 75). The provision of 770 residential dwellings, including 20% (154) affordable alongside a new one and a half form entry Primary School, recreation facilities, appropriate community facilities and commercial uses.

vernment Development Plans velopment plan, underpinned e to placemaking, as defined

ate scale of economic growth based judgements regarding red Strategy Strategic Growth od have been analysed and considered how the County ne most appropriate response plan requirement to enable a e patterns of growth, support

A Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are and deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a shensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed ite 219.C1 Pencoed Campus

Il be subject to site-specific les (See Deposit Policy PLA4 ble units, will be incorporated es, public open space, plus

In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has been 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses who not proceed. Such infrastructure includes transport, education, health, environment addition to community and cultural infrastructure.
With regards to road infrastructure, the Replacement LDP aims to reduce private car re Borough achieve the principles set out by the Active Travel (Wales) Act 2013, with the and expanding upon the current active travel routes as identified in the Existing Ro- active travel has been key during the master planning of strategic sites in the County Active Routes detailed in Policy PLA3 in conjunction with Policy PLA12 should be delivery of any strategic site or any proposal, ensuring that development is contrib sustainable and healthy lifestyle.
The Active Travel Network Maps aim to improve access to key services and facilit employment sites, retail areas and transport hubs, improved access to education fac colleges and improvements to, and expansion of, the existing strategic cycle netwo Opportunities will be maximised to further improve upon these routes, providing wal allow integration between new developments and existing communities.
Whilst developments should be encouraged in locations which reduce the need to tra- sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appro- measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and info- land allocations by means of modelling and quantifying the transport impact of these notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigation
Furthermore, Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces dependent enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
A detailed transport assessment has been completed by WSP to examine the highwar associated with the Strategic Site. This assessment was based on the site being dwellings and a 1.5 form entry primary school situated off the A473 in Bridgend. The the site would fully comply national, regional and local policy objectives. The proper have demonstrated that the planned junctions are appropriate for the scale of the of common trends or patterns in collisions on the local highway network over the most the proposals will not negatively impact on highway safety. Furthermore, the proposed would operate within capacity and thus the development would not result in a severe in network. The Assessment demonstrates that the development proposals are in regional and local policy. The proposals will not likely generate a significant num demonstrates that the trips would not have a significant impact on the operation and network.

en produced (See Appendix t which the development of within the plan period could intal management, utilities in

reliance and help the County the ultimate aim of improving oute Maps. Consideration of ty Borough. Reference to the e considered essential in the ibuting to the promotion of a

lities including town centres, acilities such as schools and work in the County Borough. alking connections which will

aravel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical relopment detailed within the ation.

re that development must be dency on the private car and ity facilities. Development will e, public transport measures, Local Transport Plan and the

way and transportation issues ing put forward for up to 800 e Assessment concluded that posed access arrangements e development. There are no at recent five-year period, and sed site access arrangements e impact on the local highway n accordance with national, imber of trips and modelling ad safety of the local highway

The site is located within a sustainable location in terms of access to facilities and am the need to travel further afield. Consideration of existing sustainable transport oppor bus services, trains and active travel infrastructure has been undertaken by WSP. It was concluded that the site is favoura significantly towards Bridgend's integrated transport strategy in line with the Active help deliver local active improvements along the A473, with Pencoed Compre Technology Park and Pencoed Town Centre (including the train station and bus therefore be made to existing active travel routes and new routes should be provided to routes within the Council's Active Travel Network Maps: INM-PE-2, INM-PE-8, INM-F The masterplan also indicates that pedestrian access would be provided at the nort the A473. A pedestrian access link will also be provided at the south-west corner of third pedestrian access would be provided at the A473 junction with Penybont Road a College Campus. All pedestrian and cycle links through the site would be built to star accommodate the needs of the development.
In order to provide sufficient capacity to support vehicular access into this Strategiaccesses will be served via two new vehicular access points onto the existing high points are intended to be priority junctions onto the A473 at the northern extent of Felindre Road at the southern extent of the site.
In terms of the environmental impact, Natural Resources Wales have commented the Brynna a Wern Tarw Site of Special Scientific Interest (SSSI), highlighting the need consideration to avoid any detrimental impact on the designated site. An Ecological by Soltys Brewster, which confirmed that Brynna a Wern Tarw SSSI is located a northeast of the site. Brynna a Wern Tarw SSSI is of special interest for its extensive lowland grassland, including significant areas of marshy and dry neutral grassland, these habitats with others including broadleaved woodland and heath. Given the hab the physical separation from the designated sites by existing development and considered of little or no ecological relevance to any future development.
Natural Resources Wales also referenced that bats may be present on the site. Appraisal survey findings did not identify any protected or notable flora & fauna ass Although records of several protected and notable species were identified in the Dormouse Muscardinus avellanarius, great Crested Newt Triturus cristatus, reptile issues at the site from an ecological perspective, as well as recommendations for furt are as follows:
 Given that the presence of Dormice and/or GCN is likely to affect the area available surveys to confirm the presence or likely absence of these species are recomment the requirement for licencing from NRW. Additional surveys for reptiles and bats are also recommended prior to any desubmission. The site also presents opportunities for ecological enhancements which could be in at an early stage. Habitat connectivity is currently poor from east to west across the and southern boundaries.
The site promoter's illustrative masterplan has included a number of measures to enha ecological constraints including the retention of existing woodland areas where poss to west nature corridor in addition to enhancing the existing north to south tree be

menities, of which will reduce ortunities including access to

rably positioned to contribute Travel Wales 2013 Act and rehensive School, Pencoed us stops). Connections must d to accord with the proposed I-PE-13 and INM-PE-15.

orth-east corner of the site to of the site onto the A473. A at the location of the existing andard and will be suitable to

tegic Site, the proposed site ighway network. The access of the site and the other onto

that the site is adjacent to the d for careful assessment and al Appraisal was undertaken approximately 550m to the re area of mixed, species-rich d, and for the association of abitats present at the site and d infrastructure, the SSSI is

e. Soltys Brewster's Ecology ssociated with the site itself. e surrounding area including les, birds and bats. The key inther survey / mitigation work

able for development, further nended in order to determine

detailed planning application

e incorporated into the design he site and along the western

hance and address identified ssible, whilst creating an east belt to the east of the site. A

			diverse range of habitats will also be provided including attenuation ponds/reed bed and woodland.
543	No	No changes proposed	Comments noted.
544	There seems to be a large focus on housing development within Bridgend which I feel is not the most important area to be looking at. Vale of Glamorgan has less population and a much larger area (135,000 approx to the 335km2 compared with Bridgends 150,000approx to 246 km2) Bridgend is suffering from a lack of employment opportunities, lack of businesses trading in the town, lack of spaces in schools and long waiting times in doctors, dentists and hospitals. These points alone show that there is not a lack of population in Bridgend but a lack of resources for the people already living here. Housing should not be a focus, the focus needs to be on improving what we already have, and expanding on this to provide a rich and fulfilling area for the 150,000 people that already live here.	Concerns regarding proposed development / lack of employment and infrastructure	Comments noted. The Deposit Plan has been underpinned by the identification of the economic growth and housing provision, all of which have been based upon well judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whole have been analysed and discussed within the Strategic Growth Options Background I how the County Borough's demographic situation is likely to change from 2018-20 appropriate response for the Replacement LDP. As such the Replacement LDP ide requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable hous. The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the developme periphery of sustainable urban areas, primarily on previously developed brownfield site delivery of the brownfield regeneration allocations identified in the existing LDP, 1 and the Llynfi Valley are still denoted as regeneration priorities through their designatic Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LDP and the Vulimited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable thand ensure the County Borough's future housing requirements can be realised. The Replacement LDP apportions sustainable growth towards settlements of a compreh sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable settlement hierarchy. Based upon the devievability, general l

eds, rain gardens/hedgerows

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period ad Paper. This has considered 2033 and informed the most identifies an appropriate plan that will achieve sustainable busing delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix ssment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's it, only those sites deemed

he site specific requirements which seek to contribute and DP preparation process. This vision, public open space and

In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has been 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses w not proceed. Such infrastructure includes transport, education, health, environment addition to community and cultural infrastructure.
Additionally, the Council has been engaging with Cwm Taf Morgannwg University He of the Replacement LDP process. Early meetings were held to ensure the level and s proposed was clarified to help facilitate alignment of service provision. As part of Sta Assessment, the health board amongst other consultation bodies were invited to prov those sites identified as suitable for future development and possible allocation in t Council cannot ultimately control provision of primary healthcare services, close continue and be maintained with Cwm Taf Morgannwg University Health Board. provision planning as site allocations with the Deposit Plan progress.
In terms of employment, over 30% of the County Borough's population is projected to absolute and relative growth across this age group, there is likely to be a broad re- activity rates if the Plan does not facilitate sustainable levels of economic growth to of Replacement LDP therefore seeks to deliver sustainable forms of growth that will attra active households within the County Borough. As justified within the Strategic Growth the the Regeneration and Sustainable Growth Strategy is largely driven by households within this growth is projected to support an increase in people in workplace based employ to be accommodated through provision of up to 7,500 additional jobs.
A positive employment land response is therefore necessary to achieve an equilibric growing skilled labour force and job opportunities in order to stimulate the local to re- Economic Evidence Base Study (EEBS) (See Appendix 14) and 2021 Update (See projected labour force boost alongside other employment trends including past take sector based economic forecasts. The resulting evidence base has informed the employment need and the land best suited to meet that need over the plan period Policy Wales and Technical Advice Note 23, justified further in the Employment Back in SP11.
Policy ENT1 supports SP11 by allocating new employment land for development. P by safeguarding the employment function of existing business and employment sites different sites to come forward.
In terms of the town centre, the Council have prepared a Retail Study (See Apper evidence-based recommendations on retail need, the distribution of need and the de areas to inform policies and site allocations. Additionally, the Council have also unde evidence base in light of the pandemic (See Appendix 51 – Background Paper 11: Co 2019 Retail Study already identified a shift in commuter spending habits and online sho has accelerated. The LDP recognises that high streets will continue to change especia it contains more flexible planning policies and retail boundaries within town centres, roles and functions. It will be increasingly important for them to accommodate a wi retail, including community, health, leisure, residential and flexible co-working space.
With regards to Bridgend Town Centre, the Council consulted on a Bridgend Town (21, with the final version due to be published in 2021-22. The masterplan is regenerated

en produced (See Appendix t which the development of within the plan period could ntal management, utilities in

Health Board from the outset d spatial distribution of growth Stage 3 of the Candidate Site ovide comments in respect of a the Deposit LDP.Whilst the se working relationships will . This will be key to service

to be aged 60+ by 2033. With reduction in local economic offset this phenomenon. The tract and retain economically h Options Background Paper, s within the 35-44 age group. oyment over the Plan period,

rium between new homes, a regional economy. The 2019 e Appendix 15) analysed this e up of employment land and he scale and distribution of od in the context of Planning ackground Paper, and set out

Policy ENT2 supports SP11 es. This will enable a range of

bendix 16) of which sets out definition of primary shopping dertaken a sense check of the Covid-19 Policy Review). The shopping, which the pandemic cially in the short-term, hence s, recognising their changing wider array of uses than just aces alongside areas of open

Centre Masterplan in 2020eration focussed and outlines

			a vision for a liveable and vibrant community. It identifies a series of ambitious and next ten years that will support future economic growth and secure more benefits and
623	Your are s****** on the population of Porthcawl AGAIN.	Concerns regarding Porthcawl	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and r underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW). The key issues and drivers intended for all residents within the County Borough have
			Replacement LDP preparation process have directly informed the development of and Deposit Plan. The key issues and drivers set out in this section have been in Context and following a review of baseline social, economic and environmental consultation; and the Sustainability Appraisal (Strategic Environmental Assessmen clear picture of the social, economic and environmental issues which need to be a process.
			The LDP sets out overarching vision to ultimately define what the LDP is working to been developed to take into account the Bridgend Local Well-being Plan with the spe issues affecting the County Borough.
			The LDP Vision will be delivered through the achievement of 4 Strategic Objectives by 35 Specific Objectives. These seek to reflect updated national policy and legislat facing the County Borough. The Strategic Objectives have been defined to reflect with national policy and ensure an appropriate balance between the different element cross-cutting in their nature and also cross-reference the goals and objectives of Generations (Wales) Act 2015 and Bridgend Local Well-being Plan (LWBP). Actir Strategic Objectives provide an overarching framework to underpin all other comp LDP.
			In turn, the Vision and 4 Strategic Objectives are supported by 35 Specific Objectives to create the right conditions to address the various social, cultural, environmental outcomes. The objectives will also form part of the basis for monitoring the implementation adopted and operational.
636	I have already made observations on the	No changes	Comments noted
638	LDP vision and objectives. If the numbering of the strategic objectives is any reflection of their importance or the weight they were and will be given, SOBJ4 should be swapped with SOBJ3.	proposed Comments relating to order of strategic objectives	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background P Strategic Growth Options). A range of growth scenarios across the whole Replacen analysed and discussed within the Strategic Growth Options Background Paper. Th County Borough's demographic situation is likely to change from 2018-2033 and infor response for the Replacement LDP. As such the Replacement LDP identifies an app enable a balanced level of housing and employment provision that will achieve sus support existing settlements and maximise viable affordable housing delivery.
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield since the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within the

nd deliverable projects for the nd opportunities for Bridgend. sh Government Development d revise a development plan, and contribute to placemaking,

ve been identified through the of the LDP Vision, Objectives identified from this Strategic al information; the results of ent). This analysis provides a e addressed through the LDP

towards. The LDP Vision has becific characteristics and key

ves which will be underpinned lation and address the issues ect identified key issues, align ents of sustainability. They are a of the Well-being of Future cting together, the Vision and apponents of the Replacement

res. These have been devised ntal and economic well-being ementation of the Plan, once

ppropriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the nformed the most appropriate ppropriate plan requirement to ustainable patterns of growth,

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with

			the site-search sequence outlined in Planning Policy Wales and seeks to minimise a Best and Most Versatile (BMV) agricultural land. However, given the existing LI development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable f and ensure the County Borough's future housing requirements can be realised. The Replacement LDP apportions sustainable growth towards settlements that alre services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Af sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly. The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessment previously consulted upon (See Appendix 13 – Candidate Sites Assessment Repo detailed assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physica constraints and opportunities. Site promoters were asked to prepare and submit a nun studies to demonstrate the site's deliverability, sustainability and suitability. Proceedin only those sites deemed appropriate were included for allocation in the Deposit Plan As part of the proposed allocation of Land West of Bridgend, development will requirements including a range of placemaking principles and masterplan developm Policy PLA3 – Page 71). The proposed allocation will be required to provide 4.1 infrastructure and new areas of public open space as well as exploring the provision access to part of Laleston Meadows SINC and woodland. The proposed allocation
			maintain a strategic green corridor between the site and Laleston to retain the separ
0.42			of these settlements whilst preventing coalescence.
640	SOBJ2- It is crucial that leisure and facilities for young people is factored in. The town needs all weather facilities. The pump track is an excellent idea, climbing walls, outdoor gym facilities, a lido. We have a fabulous location and opportunity to do something transformational and future proof the town for generations. Let's have some vision and be brave. The town wants more than a	Comments relating to provision of leisure facilities, opportunities for young people and retail.	Comments noted. As set out by Policy PLA1 (See Page 63), Porthcawl Waterfront is site occupying a prominent seafront position. The regeneration site is allocated for a scheme that will deliver up to 1,115 dwellings with associated facilities, including to retail, a bus terminus and community provision. Policy PLA1 details the site-spec masterplan development principles and development requirements to enable its imp with the Growth (See Appendix 42) and Spatial Strategy (See Appendix 43) identifie identified within SP2. Delivery of the site will prove fundamental in achieving the Rep Objectives for the County Borough.
	supermarket and housing which will take away the views. It would great if we could get more independent businesses here too like Goodsheds have done in Barry. The beach fronts at Barry and Aberavon should inspire us to make our seafron even better. This is a coastal jewel in South Wales, and deserves proper consultation with the public about what is needed here.		A Placemaking Strategy has been developed and produced of which provides th broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the work, enhance the vibrancy of the Town Centre and deliver wider socio-economic bet settlement of Porthcawl to thrive and prosper.
			Additionally, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and

e developmental pressure on LDP's success in delivering Valleys Gateway), there are ad deliverable sites (including housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

of which are greenfield. Each ment Methodology which was port (2020)). During Stage 2 in terms of their deliverability, cal character, environmental umber of technical supporting ling this detailed assessment, an.

ill be subject to site-specific ment principles (See Deposit 1 hectares of retained green on of enabling sensitive public ation will also be required to arate identities and character

is an underutilised brownfield r a residential-led, mixed use tourism, open space, leisure, ecific requirements including plementation, in accordance ied within SP1 and allocation eplacement LDP's Vision and

the framework to deliver the onal significance through the le distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical e town as a place to live and penefits that allow the broader

the Replacement LDP (See nd wider sustainability effects

			from the Deposit Plan. It also considers whether any mitigation and enhancer incorporated within the Replacement LDP to ensure the avoidance of likely signific enhance the effectiveness of the plan. The findings of the SA indicate that developm with its proposed range of land uses will likely produce a wide range of significant be
			Site specific plans have not been finalised as of yet, however a high level masterplan envisaged to be higher (and therefore denser) closer to the seafront (particularly toward dense development toward the middle, northern and eastern peripheries of the site. will continue to be informed by a Landscape/Seascape and Visual Impact Assessment be undertaken to inform such matters to ensure that development is of appropriate s
			In terms of the environment, a Phase 1 Habitat Survey has been undertaken, of whice ecology constraints may exist within the site. The findings indicate that the propose have any adverse impact. Whilst further surveys will be undertaken, the proposed de unacceptably constrained by biodiversity and nature conservation issues.
64	11 The creation of urban sprawl that links Bridgend to Laleston with only the width of a lane to separate these two distinct communities is not aligned to SOBJ2, or (what should be) the priority to build on brown-field sites rather than what is in effect green belt.	Concerns relating to loss of green space.	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background Pa Strategic Growth Options). A range of growth scenarios across the whole Replacem analysed and discussed within the Strategic Growth Options Background Paper. Th County Borough's demographic situation is likely to change from 2018-2033 and infor response for the Replacement LDP. As such the Replacement LDP identifies an app enable a balanced level of housing and employment provision that will achieve sust support existing settlements and maximise viable affordable housing delivery.
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield sitte delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation. Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise the site-search sequence (BMV) agricultural land. However, given the existing LI development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable I and ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Al sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of Brit with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessment previously consulted upon (See Appendix 13 – Candidate Sites Assessment Report detailed assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physical

ement measures should be ificant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

lan envisages development is ward the west) with lower/less te. Proposed density has and nent. Further assessments will a scale to local setting.

nich robustly determines what osed development would not development of the site is not

ppropriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the nformed the most appropriate ppropriate plan requirement to ustainable patterns of growth,

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth bese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

of which are greenfield. Each ment Methodology which was port (2020)). During Stage 2 in terms of their deliverability, cal character, environmental

			constraints and opportunities. Site promoters were asked to prepare and submit a nur studies to demonstrate the site's deliverability, sustainability and suitability. Proceedir only those sites deemed appropriate were included for allocation in the Deposit Plan
			As part of the proposed allocation of Land West of Bridgend, development will requirements including a range of placemaking principles and masterplan developm Policy PLA3 – Page 71). The proposed allocation will be required to provide 4.1 infrastructure and new areas of public open space as well as exploring the provision access to part of Laleston Meadows SINC and woodland. The proposed allocati maintain a strategic green corridor between the site and Laleston to retain the separ of these settlements whilst preventing coalescence.
643	should include to improve existing Bridgend infrastructure which is very poor	Concerns relating to infrastructure within the borough	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background P Strategic Growth Options). A range of growth scenarios across the whole Replacen analysed and discussed within the Strategic Growth Options Background Paper. The County Borough's demographic situation is likely to change from 2018-2033 and inform response for the Replacement LDP. As such the Replacement LDP identifies an app enable a balanced level of housing and employment provision that will achieve sus support existing settlements and maximise viable affordable housing delivery.
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designate Areas. The ongoing commitment to brownfield development opportunities within the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing L development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable and ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See A sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of B with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessm previously consulted upon (See Appendix 13 – Candidate Sites Assessment Reper detailed assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physical constraints and opportunities. Site promoters were asked to prepare and submit a nur studies to demonstrate the site's deliverability, sustainability and suitability. Proceeding only those sites deemed appropriate were included for allocation in the Deposit Plan

umber of technical supporting ding this detailed assessment, an.

ill be subject to site-specific oment principles (See Deposit 1 hectares of retained green on of enabling sensitive public ation will also be required to parate identities and character

ppropriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the nformed the most appropriate ppropriate plan requirement to ustainable patterns of growth,

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth bese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

of which are greenfield. Each ment Methodology which was port (2020)). During Stage 2 I in terms of their deliverability, cal character, environmental number of technical supporting ding this detailed assessment, an.

			In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. Such infrastructure includes transport, education, health, environmen additional to community and cultural infrastructure.
			In terms of road infrastructure, the Council recognises that any development growt travel demand, and that increased traffic levels and congestion is likely to occur if app measures and infrastructure are not delivered. Therefore a Strategic Transport Asses to consider the impact of plan proposals and help guide and inform the process of d means of modelling and quantifying the transport impact of these proposals. The teo this assessment demonstrate that the proposed level of development detailed accommodated within the BCBC Highway Network with suitable mitigation.
644	Environmentally friendly, community minded and should promote healthy lifestyle	Comments relating to focus on healthy lifestyle promotion within the LDP	Comments noted. The Strategy acknowledges that the County Borough has a rich a broad range of species, habitats and unique, rich landscapes. Policies within th refreshed and updated from the existing LDP and will continue to protect the count line with national planning policy and the Environment Act 2016. These policies countryside, special landscape areas, local / regional nature conservation sit development, green infrastructure, nature conservation and natural resources protect
			As part of the technical supporting evidence base accompanying the Deposit Plan, an updated detailed audit of existing outdoor sports and children's playspace acros Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provis means of safeguarding and enhancing existing facilities as appropriate.
			Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County B summaries the findings of the detailed 'audit' of the provision of Outdoor Sports ar within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensure an integral and significant part of development and wider infrastructure proposals.
			Development proposals including strategic site allocations will be expected to main Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spe- masterplan development principles and development requirements. Such requirer retain and provide suitable buffers to habitats, particularly hedgerows, tress (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recrea to be delivered in accordance with Policy COM10 and Outdoor Recreation F Development Supplementary Planning Guidance.
			Strategic site allocations identified by policies PLA1-PLA5 detail the site-spect masterplan development principles and development requirements. Such requirement orientated development that prioritises walking, cycling and public transport use, we vehicle dependency. Well-designed, safe walking and cycling routes must be incorpor- foster community orientated, healthy walkable neighbourhoods.

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

wth will likely result in greater ppropriate mitigating transport essment has been undertaken delivering land allocations by echnical notes accompanying led within the LDP can be

and varied biodiversity with a the Deposit Plan have been inty borough's environment in es cover development in the sites, trees, hedgerows and ection and public health.

n, the Council has undertaken oss the County Borough (See gs can be used as means of vision. It can also be used as

e Appendix 23) to guide and borough. The assessment and Children's Playing Space boadopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

aintain, protect and enhance retained wherever possible

ecific requirements including ements will ensure that sites cluding Ancient and/or Semieation facilities will be required Facilities and New Housing

ecific requirements including nents include pursuing transitwhilst reducing private motor porated throughout the site to

645	no	No changes proposed	Comments noted
647	Climate change mitigation activities should be explicitly called out within objectives	Comments relating to inclusion of climate change mitigation.	Comments noted. The Strategy acknowledges that the County Borough has a rich ar broad range of species, habitats and unique, rich landscapes. Policies within the refreshed and updated from the existing LDP and will continue to protect the county line with national planning policy and the Environment Act 2016. These policies countryside, special landscape areas, local / regional nature conservation site development, green infrastructure, nature conservation and natural resources protect
			As part of the technical supporting evidence base accompanying the Deposit Plan, t an updated detailed audit of existing outdoor sports and children's playspace across Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provis means of safeguarding and enhancing existing facilities as appropriate.
			Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County B summaries the findings of the detailed 'audit' of the provision of Outdoor Sports and within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur- an integral and significant part of development and wider infrastructure proposals.
			Development proposals including strategic site allocations will be expected to main Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spect masterplan development principles and development requirements. Such requirement retain and provide suitable buffers to habitats, particularly hedgerows, tress (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreat to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance.
			Furthermore, The Council also recognises the significant role of renewable energy has undertaken a Renewable Energy Assessment (See Appendix 17). The Assessment future energy demands of the County Borough, along with the progress in meeting the carbon energy generation assets. Against this backdrop, land within the County Borough subject to a resource assessment to identify the potential for renewable and I deployment from a resource perspective. A number of technologies have been of energy, ground mounted solar pv, biomass energy, energy from waste, hydrop integrated solar pv.
			The Council has set ambitious renewable energy deployment targets to maximise available within the County Borough. In order to reduce future energy demand, introduced that seek to maximise the energy efficiency of new development, integr wider development proposals, and ensure that low carbon heating systems are insta
648	The development would destroy the greenbelt land and the long-held access to local walkways / cycle paths, it would also	Concerns relating to loss of green space, cycling	Comments noted. The Strategy acknowledges that the County Borough has a rich ar broad range of species, habitats and unique, rich landscapes. Policies within the refreshed and updated from the existing LDP and will continue to protect the county

and varied biodiversity with a the Deposit Plan have been inty borough's environment in es cover development in the sites, trees, hedgerows and ection and public health.

h, the Council has undertaken oss the County Borough (See gs can be used as means of vision. It can also be used as

e Appendix 23) to guide and Borough. The assessment and Children's Playing Space b adopting a holistic approach nds, broad habitats) and the ure green infrastructure forms

aintain, protect and enhance re retained wherever possible

becific requirements including ements will ensure that sites cluding Ancient and/or Semieation facilities will be required Facilities and New Housing

whas to play. The Council has ent estimates the current and these demands from local low Borough boundary has been d low carbon energy project n considered, including, wind opower energy and building

se the use of local resources nd, strict policies have been egrate energy generation into stalled.

and varied biodiversity with a the Deposit Plan have been nty borough's environment in

	1	Γ	1
	have an effect on the habitat of local wildlife, all this without taking into account the lack of local infrastructure even prior to the development.	provision and infrastructure.	 line with national planning policy and the Environment Act 2016. These policies countryside, special landscape areas, local / regional nature conservation sitt development, green infrastructure, nature conservation and natural resources protect. As part of the technical supporting evidence base accompanying the Deposit Plan, i an updated detailed audit of existing outdoor sports and children's playspace acros Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provisimeans of safeguarding and enhancing existing facilities as appropriate. Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur an integral and significant part of development and wider infrastructure proposals. Development proposals including strategic site allocations will be expected to mai Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development. In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spectmasterplan development principles and development requirements. Such requirements and provide suitable buffers to habitats, particularly hedgerows, tress (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreat to be delivered in accordance with Policy COM10 and Outdoor Recreation Fabre.
652	Please see my letter sent by e-mail to ldp@bridgend.gov.uk, consultation@bridgend.gov.uk and planning@bridgend.gov.uk on 02/07/2021.		Comments noted
649	The developments are not sensitive to the area and have no foresight for a seaside town.	Concerns relating to lack of sensitivity for the area within LDP planning.	Comments noted. As set out by Policy PLA1 (See Page 63), Porthcawl Waterfront is site occupying a prominent seafront position. The regeneration site is allocated for a scheme that will deliver up to 1,115 dwellings with associated facilities, including to retail, a bus terminus and community provision. Policy PLA1 details the site-spec masterplan development principles and development requirements to enable its imp with the Growth (See Appendix 42) and Spatial Strategy (See Appendix 43) identified identified within SP2. Delivery of the site will prove fundamental in achieving the Rep Objectives for the County Borough.
			A Placemaking Strategy has been developed and produced of which provides the broader vision for Porthcawl; which aims to create a premier seaside resort of region comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the work, enhance the vibrancy of the Town Centre and deliver wider socio-economic be settlement of Porthcawl to thrive and prosper.

es cover development in the sites, trees, hedgerows and ection and public health.

n, the Council has undertaken oss the County Borough (See gs can be used as means of vision. It can also be used as

e Appendix 23) to guide and by Borough. The assessment and Children's Playing Space by adopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

aintain, protect and enhance re retained wherever possible

becific requirements including ements will ensure that sites cluding Ancient and/or Semieation facilities will be required Facilities and New Housing

is an underutilised brownfield or a residential-led, mixed use tourism, open space, leisure, becific requirements including mplementation, in accordance fied within SP1 and allocation eplacement LDP's Vision and

the framework to deliver the jonal significance through the ole distribution and variety of upon areas of attractive open og the seafront, supplemented our and Trecco Bay. Physical to town as a place to live and benefits that allow the broader

In terms of leisure, an area north of the marina will be safeguarded for a leisure us event that a hotel facility is not delivered then the site could provide an alternat commercial, year round, wet-weather attraction. In terms of open space, Policy PLA Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and Supplementary Planning Guidance.
 of future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development w including the following: Create an extensive viable network of green corridors and natural habitat throw
 which connects larger or more expansive open spaces for both people and with existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and
 and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landscated in the area; Utilise SUDs to provide additional multi use green space and enhance connection.
 enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the s Harvest, store and re-use rainwater in low carbon systems;
 Create natural green spaces and wild or free play areas in the urban setting; Create a network of streets, open spaces and parks, with safe and legible rou and schools; Enhance the transport system and help reduce effects of air pollution through
 priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces.
In terms of car parking, it's acknowledged that a sound and robust parking strategy we of the regeneration. As part of the strategy, the site will accommodate a new multi store Hillsboro car par enabling more ground floor space to be given over to public Consideration should be given to alternative future uses as, overtime, the aspiration Waterfront will be principally by public transport including park and ride schemes, gree private vehicles requiring parking facilities. Consultations confirmed widespread supprivate car park whilst recognising it will change the immediate outlook of properties of the strategy is a storey car park whilst recognising it will change the immediate outlook of properties of the strategy.
Nevertheless, car parking as part of the plans for the proposed regeneration area wi the Hillsboro car park to the west of the regeneration area. Some visitor parking con the enhancement of the Eastern Promenade. Additionally, the proposed regeneration opportunities for improving public transport. A new 'bus terminus' may also be locate visitors and locals could arrive at, and depart from the regeneration site and town cen terminus will enable access towards the waterfront and also the town centre.
Additionally, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhancement

se, potentially a hotel. In the ative form of leisure/tourism/ _A1 requires development of Facilities of which are to be d New Housing Development

prated as an intrinsic element of potential options for green within the regeneration area

roughout development wildlife designed around

d cycling for utility, recreation

caping appropriate to local

ectivity between habitats for

species within the area;

outes linking them to homes

h the provision of verges of

er places of shelter for

will be critical to the success storey car park on the existing lic realm and development. on is that travel to Porthcawl reatly reducing the number of port for the concept of a multi s on Hillsboro Place.

vill continue to be provided at ould be introduced as part of tion will open up a number of ted along the Portway where entre. The location of the bus

the Replacement LDP (See nd wider sustainability effects ement measures should be

			incorporated within the Replacement LDP to ensure the avoidance of likely signific enhance the effectiveness of the plan. The findings of the SA indicate that development with its proposed range of land uses will likely produce a wide range of significant be
650	The development would obliterate irreplaceable historical and ecological resources. That provide areas of outstanding natural beauty and would be greatly detrimental to mental and physical wellbeing of my young family.	Concerns relating to impact on natural environment, well-being, and the historical environment.	Comments noted. The Deposit Plan has been underpinned through the identificatie scale of economic growth and housing provision, all of which have been based up based judgements regarding need, demand and supply factors (See Appendix 4 Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Be considered how the County Borough's demographic situation is likely to change from the most appropriate response for the Replacement LDP. As such the Replacement LI plan requirement to enable a balanced level of housing and employment provision the atterns of growth, support existing settlements and maximise viable affordable hous (See Appendix 43 – Background Paper 3). The strategy prioritises the developme periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. The Replacement LDP apportions sustainable growth towards settlements that alter services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Apsudix 10, a Such, a Settlement Assessment for 171 sites. Each candidate site 1 the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Site Assessment Report (2020)). During Stage 2 detailed assessib based on any specific issues they raised in terms of their deliverability, general locatic existing use(s), accessibility, nepsical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessib ased on any specific issues the

ficant adverse effects and to ment of Porthcawl Waterfront peneficial effects.

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has rom 2018-2033 and informed LDP identifies an appropriate that will achieve sustainable using delivery.

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on

ready benefit from significant enabling transit orientated Appendix 19) to establish a nsive range of variables the f supporting regeneration-led availability of amenities and

e has been assessed against onsulted upon (See Appendix ssment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed

I be subject to site-specific les (See Deposit Policy PLA1 ill enable the delivery of other sure, enhanced active travel

erfront to incorporate Green cordance with Policy COM10 Planning Guidance.

651	Llangewydd Road is already a busy road with a large amount of vehicles using it. With this new development this amount of vehicles would become much higher.	to traffic	Furthermore, the land-use plan will ensure that green infrastructure can be incorpor of future detailed proposals across the regeneration area. There are a number of infrastructure design that could be incorporated as part of future development w including the following: Create an extensive viable network of green corridors and natural habitat thro which connects larger or more expansive open spaces for both people and wi existing site assets; Provide pleasant, safe and linear routes for active travel such as walking and and health promotion; Ensure where possible streets and roads are tree-lined or contain soft landsc: character, habitats and spacies within the area; Utilise SUDs to provide additional multi use green space and enhance conner enhanced for biodiversity; Include bat boxes, bricks or lofts and bird boxes on all housing, to reflect the s Harvest, store and re-use rainwater in low carbon systems; Create natural green spaces and wild or free play areas in the urban setting; Create a network of streets, open spaces and parks, with safe and legible rou and schools; Enhance the transport system and help reduce effects of air pollution through priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructure assets where appropriate; and Incorporate insect attracting plants, hedgerows, log piles, loggaries and other wildlife refuge/hibernation within structural landscaping and open spaces. In terms of car parking, it's acknowledged that a sound and robust parking strategy to d the regeneration. As part of the strategy, the site will accommodate a new multi stt Hillsboro car park whilst recognising it will change the immediate outlook of properties of the regeneration. Sust of the strategy, the site will accommodate a new multi stt Hillsboric should be given to alternative future uses as, overtime, the aspiratio Watefront will be principally by ublic transport including park and ride schemes, gre private vehicles requiring parking facilities. Consultations confi
			located and designed in a way that minimises the need to travel, reduces depende

orated as an intrinsic element of potential options for green within the regeneration area

roughout development wildlife designed around

d cycling for utility, recreation

caping appropriate to local

ectivity between habitats for

species within the area;

outes linking them to homes

gh the provision of verges of

er places of shelter for

will be critical to the success storey car park on the existing lic realm and development. on is that travel to Porthcawl reatly reducing the number of oport for the concept of a multi s on Hillsboro Place.

aces by defining a settlement ough Settlement Assessment d functional settlement pattern d type of growth apportioned thin the settlement hierarchy. Background Paper 3: Spatial nefit from good infrastructure an be provided.

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical velopment detailed within the ation.

re that development must be dency on the private car and

557	There is too much development destroying our green spaces. It is one development after another with no end insight until all green space has gone. As a result skilled	Concerns regarding loss of green space and employment	 enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend L Bridgend Integrated Network Plan (See Appendix 29). Strategic site allocations identified by policies PLA1-PLA5 detail the site-spec masterplan development principles and development requirements. Such requireme orientated development that prioritises walking, cycling and public transport use, w vehicle dependency. Well-designed, safe walking and cycling routes must be incorpor foster community orientated, healthy walkable neighbourhoods. In terms of road infrastructure, the Council recognises that any development growth travel demand, and that increased traffic levels and congestion is likely to occur if app measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and infor and allocations by means of modelling and quantifying the transport impact of these notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigati Furthermore, an Infrastructure Delivery Plan (IDP) has been produced (See Appending upuntum of proposed housing/employment uses within the plan period could not p includes transport, education, health, environmental management, utilities in addition infrastructure. Comments noted. The Strategy acknowledges that the County Borough has a rich ar broad range of species, habitats and unique, rich landscapes. Policies within the refreshed and updated from the existing LDP and will continue to protect the count line with national planning policy and the Environment Act 2016. These policies
	workers will be moving away rather than being attracted.		countryside, special landscape areas, local / regional nature conservation sit development, green infrastructure, nature conservation and natural resources protect As part of the technical supporting evidence base accompanying the Deposit Plan, an updated detailed audit of existing outdoor sports and children's playspace acros Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provis means of safeguarding and enhancing existing facilities as appropriate. Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur an integral and significant part of development and wider infrastructure proposals. Development proposals including strategic site allocations will be expected to mai Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.

ity facilities. Development will e, public transport measures, Local Transport Plan and the

ecific requirements including nents include pursuing transitwhilst reducing private motor porated throughout the site to

wth will likely result in greater ppropriate mitigating transport sessment (See Appendix 36) form the process of delivering nese proposals. The technical velopment detailed within the ation.

endix 37). The IDP provides a ocated sites for the anticipated proceed. Such infrastructure ion to community and cultural

and varied biodiversity with a the Deposit Plan have been inty borough's environment in es cover development in the sites, trees, hedgerows and ection and public health.

h, the Council has undertaken oss the County Borough (See gs can be used as means of vision. It can also be used as

e Appendix 23) to guide and borough. The assessment and Children's Playing Space boadopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

aintain, protect and enhance retained wherever possible

			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site specific masterplan development principles and development requirements. Such requirement retain and provide suitable buffers to habitats, particularly hedgerows, tress (includin Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreation required to be delivered in accordance with Policy COM10 and Outdoor Recreation Povelopment Supplementary Planning Guidance. Strategic site allocations identified by policies PLA1-PLA5 detail the site-specific masterplan development principles and development requirements. Such requirements.
			orientated development that prioritises walking, cycling and public transport use, we vehicle dependency. Well-designed, safe walking and cycling routes must be incorporate foster community orientated, healthy walkable neighbourhoods.
			In terms of employment opportunities, over 30% of the County Borough's population by 2033. With absolute and relative growth across this age group, there is likely to b economic activity rates if the Plan does not facilitate sustainable levels of econ phenomenon. The Replacement LDP therefore seeks to deliver sustainable forms of retain economically active households within the County Borough. As justified within the Background Paper, the Regeneration and Sustainable Growth Strategy is largely d the 35-44 age group. This growth is projected to support an increase in people in wo over the Plan period, to be accommodated through provision of up to 7,500 additional
			A positive employment land response is necessary to achieve an equilibrium betwee skilled labour force and job opportunities in order to stimulate the local to regional eco Evidence Base Study (EEBS) (See Appendix 14) and 2021 Update (See Appendix labour force boost alongside other employment trends including past take up of er based economic forecasts. The resulting evidence base has informed the scale and
			need and the land best suited to meet that need over the plan period in the context of
558	This should not be done you are taking to	Concerns	Technical Advice Note 23, justified further in the Employment Background Paper, an Comments noted. The Strategy acknowledges that the County Borough has a rich at
	much green space away	regarding loss of green space	broad range of species, habitats and unique, rich landscapes. Policies within the refreshed and updated from the existing LDP and will continue to protect the count line with national planning policy and the Environment Act 2016. These policies countryside, special landscape areas, local / regional nature conservation site development, green infrastructure, nature conservation and natural resources protect
			As part of the technical supporting evidence base accompanying the Deposit Plan, is an updated detailed audit of existing outdoor sports and children's playspace across Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provision means of safeguarding and enhancing existing facilities as appropriate.
			Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur an integral and significant part of development and wider infrastructure proposals.
L			l

ic requirements including nents will ensure that sites ling Ancient and/or Semireation facilities will be n Facilities and New Housing

ecific requirements including nents include pursuing transitwhilst reducing private motor porated throughout the site to

on is projected to be aged 60+ be a broad reduction in local onomic growth to offset this of growth that will attract and the Strategic Growth Options driven by households within workplace based employment onal jobs.

tween new homes, a growing economy. The 2019 Economic ix 15) analysed this projected employment land and sector nd distribution of employment of Planning Policy Wales and and set out in SP11.

and varied biodiversity with a the Deposit Plan have been inty borough's environment in es cover development in the sites, trees, hedgerows and ection and public health.

n, the Council has undertaken oss the County Borough (See gs can be used as means of vision. It can also be used as

e Appendix 23) to guide and Borough. The assessment and Children's Playing Space adopting a holistic approach hds, broad habitats) and the ure green infrastructure forms

			Development proposals including strategic site allocations will be expected to mai
			Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site specific masterplan development principles and development requirements. Such requireme retain and provide suitable buffers to habitats, particularly hedgerows, tress (includin Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreation required to be delivered in accordance with Policy COM10 and Outdoor Recreation I Development Supplementary Planning Guidance.
			Strategic site allocations identified by policies PLA1-PLA5 detail the site-spec masterplan development principles and development requirements. Such requireme orientated development that prioritises walking, cycling and public transport use, w vehicle dependency. Well-designed, safe walking and cycling routes must be incorport foster community orientated, healthy walkable neighbourhoods.
559		Concerne	Comments noted.
561	Heavily focused on residential development as being the solution to the needs and views of the community, which ignores the needs of its current residents. These measures contradict other objectives - airborne pollution from increased traffic, reducing the	Concerns regarding traffic, retail and employment	In terms of air quality, as part of allocation PLA3: Land West of Bridgend, the site p Air Quality Assessment to assess the impact of the proposed development and su emissions arising from the additional traffic on the AQMA of Park Street. The overall o of the development are judged to be non-significant and have been shown to be acce being well below the air quality objectives.
	need to travel, transport emissions. Out of town retail development takes footfall away from the town centre and high streets, and does not support the county's small businesses and independent retailers despite objectives outlining the creation of a self reliant economy and business environment, nor the focus on start up businesses. Zero carbon homes sound like		Regarding traffic, the Replacement LDP identifies and differentiates between the defining a settlement hierarchy. This has been informed by the conclusions of the Settlement Assessment (2019, updated in 2021) (See Appendix 19), which reflect functional settlement pattern and seeks to achieve more sustainable places in a num type of growth apportioned to settlements is dependent upon their individual roles, fu the settlement hierarchy. This is to ensure the Replacement LDP and spatial strabele Background Paper 3: Spatial Strategy Options) directs the majority of growth toward from good infrastructure including transport networks, services and facilities, or where provided.
	a compensation for developing on green spaces not identified as historical or significant in this document - as does multifunctional green infrastructure. Counterbalancing age of population in individuals disregards factors such as income and working patterns, skillset and education, and employability / employment. As ever, the wording of these proposals are not designed to be consumed by the		Whilst developments should be encouraged in locations which reduce the need to trasustainable transport, the Council recognises that any development growth will like demand, and that increased traffic levels and congestion is likely to occur if apprimeasures and infrastructure are not delivered. Therefore a Strategic Transport Asset has been undertaken to consider the impact of plan proposals and help guide and info land allocations by means of modelling and quantifying the transport impact of these notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigation.
	general public and require time spent cross referencing the information. Even the existence of this survey was something found largely by accident, presumably to push plans through without any objection by the residents it affects.		Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces dependent enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend L Bridgend Integrated Network Plan (See Appendix 29).

aintain, protect and enhance retained wherever possible

ic requirements including nents will ensure that sites ling Ancient and/or Semireation facilities will be n Facilities and New Housing

ecific requirements including nents include pursuing transitwhilst reducing private motor porated throughout the site to

promoter has undertaken an subsequent increased traffic l operational air quality effects cceptable, with concentrations

he sustainability of places by he Bridgend County Borough ects Bridgend's historical and umber of ways. The scale and functions and positions within strategy (See Appendix 43 – ards areas that already benefit ere additional capacity can be

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering lese proposals. The technical velopment detailed within the ation.

re that development must be dency on the private car and hity facilities. Development will e, public transport measures, Local Transport Plan and the

	Strategic site allocations identified by policies PLA1-PLA5 detail the site-speci masterplan development principles and development requirements. Such requirement orientated development that prioritises walking, cycling and public transport use, where vehicle dependency. Well-designed, safe walking and cycling routes must be incorpor foster community orientated, healthy walkable neighbourhoods.
	In terms of green space, the Strategy acknowledges that the County Borough has a with a broad range of species, habitats and unique, rich landscapes. Policies within the refreshed and updated from the existing LDP and will continue to protect the county line with national planning policy and the Environment Act 2016. These policies countryside, special landscape areas, local / regional nature conservation site development, green infrastructure, nature conservation and natural resources protect As part of the technical supporting evidence base accompanying the Deposit Plan, the an updated detailed audit of existing outdoor sports and children's playspace across Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provision means of safeguarding and enhancing existing facilities as appropriate.
	Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County B summaries the findings of the detailed 'audit' of the provision of Outdoor Sports and within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur- an integral and significant part of development and wider infrastructure proposals.
	Development proposals including strategic site allocations will be expected to main Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
	In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spect masterplan development principles and development requirements. Such requirement retain and provide suitable buffers to habitats, particularly hedgerows, trees (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreat to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance.
	Regarding climate change, The Council recognises the significant role of renewab Council has undertaken a Renewable Energy Assessment (See Appendix 17). The current and future energy demands of the County Borough, along with the progress from local low carbon energy generation assets. Against this backdrop, land within the has been subject to a resource assessment to identify the potential for renewable and deployment from a resource perspective. A number of technologies have been of energy, ground mounted solar pv, biomass energy, energy from waste, hydrop integrated solar pv.
	The Council has set ambitious renewable energy deployment targets to maximise available within the County Borough. In order to reduce future energy demand, introduced that seek to maximise the energy efficiency of new development, integr wider development proposals, and ensure that low carbon heating systems are insta

cific requirements including ents include pursuing transitwhilst reducing private motor porated throughout the site to

a rich and varied biodiversity the Deposit Plan have been nty borough's environment in es cover development in the ites, trees, hedgerows and ection and public health.

, the Council has undertaken ss the County Borough (See is can be used as means of rision. It can also be used as

e Appendix 23) to guide and Borough. The assessment and Children's Playing Space adopting a holistic approach ads, broad habitats) and the ure green infrastructure forms

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ecific requirements including ements will ensure that sites cluding Ancient and/or Semiation facilities will be required Facilities and New Housing

able energy has to play. The ne Assessment estimates the ss in meeting these demands he County Borough boundary nd low carbon energy project considered, including, wind ppower energy and building

e the use of local resources d, strict policies have been grate energy generation into talled.

ГТ	
	In terms of retail provision, Strategic Policy SP12 of the Replacement Plan will promo Centres throughout the County Borough as hubs of socio-economic activity and the range of services which support the needs of the communities they serve.
	As part of the technical supporting evidence base the Council have prepared a Retar of which sets out evidence-based recommendations on retail need, the distribution of primary shopping areas to inform policies and site allocations. Additionally, the Cour sense check of the evidence base in light of the pandemic (See Appendix 51 – Back Policy Review). The 2019 Retail Study already identified a shift in commuter spending which the pandemic has accelerated. The LDP recognises that high streets will conti the short-term, hence it contains more flexible planning policies and retail bound recognising their changing roles and functions. It will be increasingly important for the array of uses than just retail, including community, health, leisure, residential and alongside areas of open space.
	The Primary Shopping Area boundaries for Bridgend, Maesteg and Porthcawl have existing distribution of uses and likely future requirements. In Bridgend and Maesteg, t have been condensed to create a consolidated retail core. Additional Secondary S identified on the proposals map for Bridgend, Maesteg and Porthcawl to create greate potential for a wider range of uses.
	The demand/supply for larger convenience retailing is likely to be less sensitive to th However, use of sequential tests alongside careful management of out-of-centre le avoid promotion of unsustainable travel patterns.
	The Replacement LDP ultimately seeks to allow the traditional role and function of e evolve and adapt appropriately. The hierarchy will be used positively to ensure Town continue to be the principal locations for new retail, office, leisure and community facility on and enhance the vitality and viability of centres, whilst generating increased social
	Furthermore, regarding employment, Over 30% of the County Borough's population is by 2033. With absolute and relative growth across this age group, there is likely to be economic activity rates if the Plan does not facilitate sustainable levels of economenon. The Replacement LDP therefore seeks to deliver sustainable forms of retain economically active households within the County Borough. As justified within the Background Paper, the Regeneration and Sustainable Growth Strategy is largely d the 35-44 age group. This growth is projected to support an increase in people in wo over the Plan period, to be accommodated through provision of up to 7,500 additional context.
	A positive employment land response is necessary to achieve an equilibrium betwer skilled labour force and job opportunities in order to stimulate the local to regional eco Evidence Base Study (EEBS) (See Appendix 14) and 2021 Update (See Appendix labour force boost alongside other employment trends including past take up of er based economic forecasts. The resulting evidence base has informed the scale and need and the land best suited to meet that need over the plan period in the context of Technical Advice Note 23, justified further in the Employment Background Paper, an Policy ENT1 supports SP11 by allocating new employment land for development. F by safeguarding the employment function of existing business and employment sites different sites to come forward.

note Town, District and Local he focal points for a diverse

tail Study (See Appendix 16) of need and the definition of uncil have also undertaken a ckground Paper 11: Covid-19 g habits and online shopping, ntinue to change especially in ndaries within town centres, nem to accommodate a wider d flexible co-working spaces

te been reviewed against the , the Primary Shopping Areas Shopping Areas have been tter flexibility and promote the

the impacts of the pandemic. locations will remain key to

established retail centres to n, District and Local Centres ilities. This will both capitalise ial and economic activity.

n is projected to be aged 60+ be a broad reduction in local phomic growth to offset this of growth that will attract and the Strategic Growth Options driven by households within vorkplace based employment nal jobs.

ween new homes, a growing conomy. The 2019 Economic x 15) analysed this projected employment land and sector nd distribution of employment of Planning Policy Wales and and set out in SP11.

Policy ENT2 supports SP11 es. This will enable a range of

563	I wish to object to the proposal to development of 850 houses on the greenfield land between Laleston and Bryntirion. I believe the development would be a mistake and detrimental to the ecology of the area. Langewydd Road is a favourite walking route for my family and our grandchildren. We regularly go "squirrel spotting" and enjoy the fresh air. This volume of housing will also put incredible strain on the already stretched NHS services and schools in the local area. There will also be an environmental impact on terms of pollution from additional vehicles during construction and in the longer term when the homes occupied with two car families. We live in an age of global warming and efforts should be concentrated of reducing our carbon footprint and not building on an industrial scale. I think the development has many more disadvantages than advantages for the local area and it's environmental impact.	regarding ecology and local infrastructure, as well as traffic and environmental impact.	Comments noted. The Strategy acknowledges that the County Borough has a rich ar broad range of species, habitats and unique, rich landscapes. Policies within the refreshed and updated from the existing LDP and will continue to protect the count line with national planning policy and the Environment Act 2016. These policies countryside, special landscape areas, local / regional nature conservation site development, green infrastructure, nature conservation and natural resources protect As part of the technical supporting evidence base accompanying the Deposit Plan, t an updated detailed audit of existing outdoor sports and children's playspace across Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provis means of safeguarding and enhancing existing facilities as appropriate. Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur an integral and significant part of development and wider infrastructure proposals. Development proposals including strategic site allocations will be expected to mail Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development. In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spec masterplan development principles and development requirements. Such requirem retain and provide suitable buffers to habitats, particularly hedgerows, tress (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreat to be delivered in a accor

and varied biodiversity with a he Deposit Plan have been nty borough's environment in es cover development in the ites, trees, hedgerows and ection and public health.

, the Council has undertaken less the County Borough (See ls can be used as means of *r*ision. It can also be used as

e Appendix 23) to guide and Borough. The assessment and Children's Playing Space adopting a holistic approach ads, broad habitats) and the ure green infrastructure forms

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ecific requirements including ements will ensure that sites cluding Ancient and/or Semiation facilities will be required Facilities and New Housing

ansit-orientated development or vehicle dependency. Wellhe site to foster community

en produced (See Appendix t which the development of within the plan period could ental management, utilities in

University Health Board from e level and spatial distribution

her consultation bodies were re development and possible

			Whilst the Council cannot ultimately control provision of primary healthcare services, will continue and be maintained with Cwm Taf Morgannwg University Health Board provision planning as site allocations with the Deposit Plan progress.
			In terms of road infrastructure, the Council recognises that any development growt travel demand, and that increased traffic levels and congestion is likely to occur if app measures and infrastructure are not delivered. Therefore a Strategic Transport Asses to consider the impact of plan proposals and help guide and inform the process of d means of modelling and quantifying the transport impact of these proposals. The teo this assessment demonstrate that the proposed level of development detaile accommodated within the BCBC Highway Network with suitable mitigation.
572	I am in support of the proposal to build houses between Bryntirion and Laleston village. I feel that homes are desperately needed for people and provided the infrastructure doctors surgery, schools etc can cope then the development should be allowed. allowed.	Support for strategic allocation at West of Bridgend.	Support noted.
575	I am against the proposals for 850 houses on the greenfield land between Bryntirion and Laleston.	General objection to proposed allocation.	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and underpinned by robust evidence to ensure that plans are effective and deliverable an as defined in national policy set out in Planning Policy Wales (PPW).
			The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence to need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferre Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate p balanced level of housing and employment provision that will achieve sustainable existing settlements and maximise viable affordable housing delivery.
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield s the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designat Areas. The ongoing commitment to brownfield development opportunities within the the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing L development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable and ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See A sustainable settlement hierarchy. Based upon the consideration of a compre-

s, close working relationships rd. This will be key to service

wth will likely result in greater ppropriate mitigating transport essment has been undertaken delivering land allocations by echnical notes accompanying led within the LDP can be

sh Government Development I revise a development plan, and contribute to placemaking,

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables

sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general locati existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan. As such, candidate site was considered appropriate for allocation.
As part of the proposed allocation of Land West of Bridgend, development will requirements including masterplan development principles and placemaking principle – Page 71). The provision of new residential dwellings, including affordable units, will a new one and a half form entry Primary School, recreation facilities, public oper community facilities all set within distinct character areas.
Policy PLA3 will ensure development positively integrate the remains of Llangewyr Scheduled Ancient Monument in a manner that preserves and enhances the remain Development must also incorporate the Laleston Trail within the central part of the s Bridgend Circular Walk and realigned Public Right of Way. Furthermore, the enclose hedgerow corridor will be retained as the Y Berth cross link. In terms of active travers site and off-site measures to provide good quality, attractive, legible, safe and accer linkages in accordance with Active Travel design. Improved linkages must be prov Bryntirion Comprehensive School and Bridgend Town Centre (including the bus stat connections will be provided to accord with the proposed routes within the Council's BR-55, INM-BR-57, INM-BR-58, INM-BR-127 and 2120.
The Replacement LDP is accompanied by a SA Report (incorporating SEA) to ass and significant environmental effects of all substantive component within the P allocations, etc.) and any identified reasonable alternatives. This builds directly u including an SA Scoping Report (2018) and an Interim SA Scoping Report (201 Replacement LDP Preferred Strategy. The Deposit Plan SA Report demonstrates SEA, process has informed the development of the Deposit Plan, including the inco changes within the document. As a result, the SA Report concludes that there is sustainability issues in Deposit Plan, with plan components performing well against identifies strong compatibility between the LDP Vision/Objectives and the SA Framew adverse effects (taking account of mitigation in all its forms).
In accordance with statutory requirements, Planning Policy Wales sets out multiple re- to avoid direct adverse effects on nationally important heritage assets and for the resulting in adverse effects on the historic environment to be robustly justified presumption in favour of the preservation or enhancement of listed buildings and requirement for development not to result in direct adverse effects on Scheduled M exceptional circumstances. These issues are grouped under 'Cultural Heritage Sustainability Objectives considered by the SA. The potential for adverse impacts or is an important consideration in determining the overall sustainability and thus a allocations. Any sustainability impacts would also depend on the scale of development

Bridgend and Pencoed along

te has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters es to demonstrate the site's nt, only those sites deemed ite 308.C1 Bridgend (West of)

II be subject to site-specific les (See Deposit Policy PLA3 vill be incorporated alongside pen space, plus appropriate

ydd Church and Churchyard ins as part of the wider site. e site, providing access to the losed byway with the existing vel, Policy PLA3 requires oncessible pedestrian and cycle rovided along the A473, with station and train station). New il's ATNM: INM-BR-52, INM-

Plan (strategy, policies, site upon previous SA reporting 019) which accompanied the show the SA, incorporating neorporation of recommended is good coverage of all key net the SA Framework. It also ework, plus no likely significant

requirements for development ne need for any development ed. There is also a general ad their settings, along with a Monuments, unless there are ge', which is one of the 14 on Cultural Heritage was and as suitability of candidate site nent proposed.

	T	
		All Stage 2 Candidate Site Sites were considered to ascertain whether they had the impact upon the historic environment. To facilitate this assessment, the Council co Gwent Archaeological Trust (GGAT) early on in the process for their views on the historic environment along with recommendations for mitigation. Any identified is mitigated by site promoters.
		For Land West of Bridgend the SA identified the potential for adverse impacts due scheduled monuments and important archaeological sites. However, the require strategic site allocation to be supported by a detailed masterplan) and PLA3 (for allocation to implement specific masterplan development principles) represent forms the identified likely significant effects. These requirements also enhance the sust strategic site allocation more generally. The SA identifies relevant masterplan development proposal. Additional masterplan devince of likely significant effects of the avoidance of likely significant development proposal. Additional masterplan devince within Policy PLA3 to ensure site applies Good Design principles and approach to siting, design, construction and operation in accordance with Plaprinciples were informed by SA findings and have been incorporated into the final assessment scoring updated to reflect their inclusion in the Deposit Plan.
		Further to this, the site promoter commissioned EDP to undertake an Archaeologic The assessment establishes that the site does not contain any World Herita Monuments, listed buildings, registered historic parks and gardens or historic land be a presumption in favour of their physical preservation in-situ and agains archaeological remains, the site is identified as having moderate to high pote the medieval period, particularly in its northern extremity, which is adjacent to the s Church. However, the land is a SINC and will not be developed. Policy PLA3 will require integrate with the remains of Llangewydd Church and Churchyard Scheduled And that preserves and enhances the remains as part of the wider site.
		While there is a small amount of evidence for late prehistoric and Roman 1km study area, the potential for archaeology of these periods within the site is of settlement was focused elsewhere in the locality and any archaeology of this likely to relate to agriculture. Overall, the baseline data indicate that the probabil being present is low. Any further archaeological investigation can reasonably appropriately worded planning condition appended to a planning permission.
		Potential impacts upon the setting of historic assets in the locality have focused significant effects arising from changes to setting have been identified for scheduled and registered parks and gardens. In respect of the Laleston Conservation Area significant changes to its visual setting. It is acknowledged that development in the remove a part of the agricultural landscape around Laleston which forms a east. However, agricultural land will remain on all sides around Laleston, which w discrete settlement, while landscaping measures associated with the deve impression of coalescence. This is assessed as an impact of a minor order, w conservation area being retained. Policy PLA3 will require development to to main between the site and Laleston to retain the separate identities and character preventing coalescence.

potential to cause an adverse onsulted with the Glamorganikely range of impacts on the mpacts were required to be

to the proximity of the site to ements under SP2 (for each r the proposed strategic site s of mitigation to help address ainability performance of the relopment principles included ificant adverse effects which relopment principles are also a Sustainable Placemaking anning Policy Wales. These al Deposit Plan, with SA site

al and Heritage Assessment. ge Sites, Scheduled Ancient Iscapes, where there would t development. In terms of ential to contain remains from site of the former Llangewydd uire development to positively cient Monument in a manner

activity in the surrounding leemed low. Post-medieval period within the site is most ty of significant archaeology be secured through an

on the 1km study area. No d monuments, listed buildings a, there will also not be any southern part of the Site will buffer from Bryntirion to the ill retain its character as a lopment will mitigate any ith the special interest of the tain a strategic green corridor of these settlements whilst

 The site promoter also commissioned EDP to undertake a Landscape and Visual Ap of the appraisal was firstly to inform the design evolution of the scheme which enab to potential landscape and visual opportunities and constraints. The LVA outlines that there are adverse and beneficial landscape effects resulting fre However, the embedded mitigation and the approach to design is considered to mit time as the proposed landscape establishes and overall the predicted effects are not from a landscape and visual perspective in the context of the delivery of a strategic f appraisal included assessment for Bridgend County Borough (LCABC) (2013 assessment. The appraisal confirms that the site relates well both in landscape character Assessment for Bridgend County Borough (LCABC) (2013 assessment. The appraisal confirms that the site relates usell both in landscape and student that the site represents a logical extension to Brynt design is sensitive to the site's existing characteristics. The design appraised responsite such as the Bridgend Circular Walk, the byway, the hedgerow network and veg such the proposals put forward at this stage are considered to be a thoughtful ar development of this site. Mitigation measures include: The Laleston Meadows SINC would be brought into regular long-term mana the visual amenity and landscape character of this northern part of the sile. A development back from the SINC, and dwellings would fort on to it. The mitigation receptor site (in ecological terms) and the grazefields currently improved by the proposals as well as maintained in the long term. The SINC c informal and natural play on site provided increased public access would the the site has a strong network of hedgerows, some which would be lost and t urban form. However, the retained hedgerows and threes would be totaled. Provision of structural landscaping, a mix of native and non-anive trees and s the site for biosecurity, diversity of ecosystems and habita creation as well as the

Appraisal (LVA). The purpose abled an integrated approach

rom development of this site. ninimise adverse effects over not considered unacceptable housing site.

cter and visual amenity. The ent (NLCA), LANDMAP, and 13) in addition to an on-site nd visual terms to the existing ntirion provided a considered bonds sensitively to assets on vegetated site boundaries. As and easily assimilated future

agement. This would protect A landscape buffer would set e SINC could be used as a tly within the SINC could be offers a great opportunity for not clash with its ecological

documents on Laleston SLA. the field pattern replaced by ed by landscape buffers and l;

shrubs proposed throughout as the visual amenity of future ctural planting to create an proposed landscape strategy

of the emerging proposals as frastructure to the north, west

compensate for any loss of

has been designed to protect

andscape and visual effects nd contained within a c.400m

	Overall is it considered that the masterplan framework proposed for the site has through a landscape and ecology-led approach, with appropriate incorporation of mi to address concerns of the site in relation to landscape and visual matters. As such, th residential development should be considered an acceptable extension to the existing which would not cause significant or wide-ranging adverse effects upon its surrounding
	Policy PLA3 will ensure that the design and layout of the site has regard to the licensidering the interface between the site, Bridgend and Laleston. Visual impacts in the inclusion of mitigation measures and provide links with the existing landscape safeguard landscape character whilst creating a sense of place. The development detriment of the Special Landscape Area and any development proposal must incorpadverse effects and/or visual intrusion on the wider landscape.
	In terms of biodiversity/ecology, an ecological desk study and Extended Phase 1 su by EDP. The desk study has noted that within the Study Site's zone of influence there and non-statutory designated sites present, most notably Laleston Meadows SINC w itself.
	Given the combination of designated sites, it is concluded that any future plan to consider the potential for direct and indirect impacts to arise upon qualifying feature Meadows SINC. However, it is inherent within the emerging masterplan that the Lales associated designated features will be retained. Furthermore, such retained features from potential harm, damage and disturbance through the sensitive design of built dev boundaries and inclusion of suitable buffers.
	The desk study confirms that the inclusion of Laleston Meadows SINC within the provide substantial potential for a balanced provision of areas of informal public open When linked with proposed POS and play areas across the developable site this benefit to both visual and recreational amenity, conservation and biodiversity enhalter, the SINC provides a potential space to accommodate ecological mitigation and and thus offset ecological impacts that may arise during the development of adjacent
	An Extended Phase 1 survey was undertaken in February 2020, supplemented by fur March 2020. The Phase 1 survey concluded that the site is dominated by agricultural limited botanical interest and thus of low inherent ecological value. Habitats of great include the native hedgerows delineating the northern boundary and internal field woodland habitat and marshy grassland associated with Laleston Meadows SINC. identified several trees with low to high potential to support a bat roost whilst onsite potential for their potential to support great crested newt.
	The results of the desk study and Extended Phase 1 survey have influenced the mast to locate development across those habitats of predominantly limited ecolog boundary habitats as far as possible. Where retained, such features have been accorr informal green space and sustainable transport links, which ultimately enhances conn and contributes to the wider green infrastructure resource.
	Where avoidance is not possible, however, and will result in the loss of interpredominantly species-poor or defunct), the site is considered to be of sufficient size development proposals to flexibly avoid and/or mitigate for any significant ecological construction.

s been sensitively designed mitigation measures in order , the promotion of this site for sting settlement of Bryntirion ding landscape context.

e landscape in which it sits, s must be minimised through ape and access features to ent must also not be to the prorate measures to reduce

survey has been undertaken are are a number of statutorily which overlaps with the site

lanning submission will need atures, including the Laleston eston Meadows SINC and its ures will be further protected levelopment away from SINC

e Study's Site boundary will ben space and wildlife zones. his will provide a significant hancement. In respect of the had biodiversity enhancements ent land.

further roosting bat works in analy improved grassland of reatest ecological importance eld boundaries in addition to C. The roosting bats surveys ponds have been considered

asterplan which has sought logical value whilst retaining commodated within proposed nnectivity throughout the Site

ernal field boundaries (albeit e and extent to enable future constraints and compensate

where necessary. This will be in addition to the sensitive positioning of built
retained boundary features to minimise damage.
The report also highlights further detailed habitat and species surveys wh inform a planning application and ensure proposed mitigation is appropriat include a Dormouse survey, which was raised in comments received from NRW. F development to retain and provide suitable buffers to habitats, particularly hedgerow and/or Semi-Ancient Woodland) and Laleston Meadows SINC, which includes th the northern and north-western boundaries of the site. PLA3 will also require the dev ecological management plans including proposals for mitigation, enhancement and habitats and protected species (including for bats and dormouse) and provide and replacement habitat.
Policy PLA3 will require development to incorporate the Laleston Trail within the centra access to the Bridgend Circular Walk and realigned Public Right of Way. Additionally, I of retained green infrastructure and new areas of public open space across the key areas of formal open space (including 0.5ha of equipped play provision linkages, green streets, and explore the provision of enabling sensitive public access the SINC and woodland. In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has been 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses who proceed. Such infrastructure includes transport, education, health, environment addition to community and cultural infrastructure.
With regards to education and comprehensive school provision, a contribution will b the Education Facilities and Residential Development SPG and a decision will be ma Authority as to how the sum will be utilised.
In terms of sewerage, Dwr Cymru Welsh Water have confirmed that reinforcement the clean and foul network to accommodate the site as a whole and a Hydraulic Mo required to inform such works. They have also confirmed that there are no insurr delivery of the site.
With respect of drainage, the site promoter has prepared a high-level drainage strat the site is located with DAM Zone A, which is used within Technical Advice Note considered to be little to no risk of fluvial or tidal flooding at such a location. This refle from NRW, and in the Strategic Flood Consequence Assessment (SCFA which info site as green in its RAG assessment. As such, all proposed land uses are permitte consequence assessment. The SFCA does highlight that a small proportion of the s flooding due to surface water, which corresponds with topographic depressions ru There are two areas most at risk of surface water flooding. The first corresponds w flowing down into the north western corner of the site. This area of the site is currer which is to be retained as part of the proposals. It is therefore considered that this a risk will have little influence on development proposals. The second area is a key su runs through the centre of the site towards the A473 where a small area of high surface The surface water flow routes in this part of the site will be retained where possible a surface water drainage strategy through the use of SUDs and green corridors.

It development away from

which are recommended to riate and proportional. These Policy PLA3 will require the bws, trees (including Ancient the green space bordering eveloper to submit and agree nd maintenance for retained e appropriate compensatory

ntral part of the site, providing y, PLA3 requires 4.1 hectares the site comprising seven sion), informal spaces and s to part of Laleston Meadows

en produced (See Appendix t which the development of within the plan period could ental management, utilities in

be taken in accordance with nade by the Local Education

t works are required on both lodelling Assessment will be rmountable obstacles to the

ategic of which confirms that a 15 to indicate that there is flected in comments received forms the LDP and flags the tted without need for a flood a site (4.9%) has a low risk of running from north to south. with a path of surface water ently comprised of woodland s area of surface water flood surface water flow route that ace water flood risk is shown. a and incorporated within the

 Morganing University Health Board from the outset of the Replacement LDP proce to ensure the level and spatial distribution of growth proposed was clarified to help provision. As part of Stage 3 of the Candidate Site Assessment, the health boar bodies were invited to provide comments in respect of those sites identified as si and possible allocation in the Deposit LDP. Whilst the Council cannot ultimately healthcare services, close working relationships will continue and be maintaine University Health Board. This will be to to service provision planning as site alloc progress. The site promoter commissioned Air Quality Consultants to undertake an Air Qua impact of the proposed development and subsequent increased traffic emissions at on the Air Quality Management Area (AQIMA) of Park Street. Concentrations have of worst-case receptors, representing existing properties where impacts are expect the impacts of traffic emissions from local roads on the air quality for future development have been assessed. The assessment has demonstrated that concentrations of PM10 and PM2.5 will a all existing receptors in 2022, with or without the proposed development, and that will be negligible. In the case of annual mean nitrogen dioxide, concentrations will remain below the or receptor (representative of 6-8 homes) in 2022, with or without the proposed dev considered unlikely that my new homes within the development will be occupied would be reasonable to expect concentrations at these 8 homes to be below the o demonstrated that the impacts in terms of annual mean nitrogen dioxide concent traffic being on the roads in 2022 will be negligible everywhere other than at this o under this scenario to unleady that my new homes its unlikely that all existing and the development is unlikely to be complete and thus generating 2030s, this scenario to unrealistically worst-case. Applying professional judgemen that the actual impact of the development is unlikely to be complete and thus	
 impact of the proposed development and subsequent increased traffic emissions are on the Air Quality Management Area (AQMA) of Park Street. Concentrations have of worst-case receptors, representing existing properties where impacts are expect the impacts of traffic emissions from local roads on the air quality for future development have been assessed. The assessment has demonstrated that concentrations of PM10 and PM2.5 will mall existing receptors in 2022, with or without the proposed development, and that a will be negligible. In the case of annual mean nitrogen dioxide, concentrations will remain below the considered unlikely that any new homes within the development will be occupied would be reasonable to expect concentrations at these 8 homes to be below the o demonstrated that the impacts in terms of annual mean nitrogen dioxide, concentration at this o under this scenario would be reasonable to expect scenario would be reasonable to expect scenario would be reasonable to expect be consented and thus generating 2030s, this scenario is unlikely to be complete and thus generating 2030s, this scenario is unrealistically worst-case. Applying professional judgement that the accupation in 2024. The effects of local traffic on the air quality for future residents living in the proposed allocation is supported by detailed masterplaning work, includin identify a realistic dwelling yield on the site's net development at The proposed allocation is supported by detailed masterplaning work, includin identify a realistic dwelling yield on the site's net development a the various tr proposed development, and, in combination with the Strategic Transport Assess taken to deal with the anticipated transport impacts of the scheme. Proposed approxement requirements in relation to all forms of travel. For the 	In terms of the impacts on primary healthcare provision, the Council has been Morgannwg University Health Board from the outset of the Replacement LDP proces to ensure the level and spatial distribution of growth proposed was clarified to help fa provision. As part of Stage 3 of the Candidate Site Assessment, the health board bodies were invited to provide comments in respect of those sites identified as suita and possible allocation in the Deposit LDP. Whilst the Council cannot ultimately of healthcare services, close working relationships will continue and be maintained University Health Board. This will be key to service provision planning as site allocation progress.
all existing receptors in 2022, with or without the proposed development, and that a will be negligible. In the case of annual mean nitrogen dioxide, concentrations will remain below the or receptor (representative of 6-8 homes) in 2022, with or without the proposed development will be reasonable to expect concentrations at these 8 homes to be below the or demonstrated that the impacts in terms of annual mean nitrogen dioxide concentrating in mind that mean scale adverse. However, bearing in mind that means the development is unlikely to be complete and thus generating 2030s, this scenario would be moderate adverse. However, bearing in mind that mean before 2024, and the development is unlikely to be complete and thus generating 2030s, this scenario is unrealistically worst-case. Applying professional judgement that the actual impact of the development at these 8 homes will also be negligil occupation in 2024. The effects of local traffic on the air quality for future residents living in the proposed allocation is supported by detailed masterplanning work, includin identify a realistic develing yield on the site's net development as The proposed development, and, in combination with the Strategic Transport Assess taken to deal with the anticipated transport impacts of the scheme. Proposed	The site promoter commissioned Air Quality Consultants to undertake an Air Quality impact of the proposed development and subsequent increased traffic emissions arisi on the Air Quality Management Area (AQMA) of Park Street. Concentrations have b of worst-case receptors, representing existing properties where impacts are expected the impacts of traffic emissions from local roads on the air quality for future in development have been assessed.
receptor (representative of 6-8 homes) in 2022, with or without the proposed dev considered unlikely that any new homes within the development will be occupied would be reasonable to expect concentrations at these 8 homes to be below the o demonstrated that the impacts in terms of annual mean nitrogen dioxide concentr traffic being on the roads in 2022 will be negligible everywhere other than at this o under this scenario would be moderate adverse. However, bearing in mind that no before 2024, and the development is unlikely to be complete and thus generating 2030s, this scenario is unrealistically worst-case. Applying professional judgement that the actual impact of the development at these 8 homes will also be neglig occupation in 2024. The effects of local traffic on the air quality for future residents living in the propo- shown to be acceptable at the worst-case locations assessed, with concentrations I objectives. As such, the overall operational air quality effects of the development identify a realistic dwelling yield on the site's net developate rea. The Trans number of dwellings the site is expected to deliver. This identifies the various tr proposed development, and, in combination with the Strategic Transport Assess taken to deal with the anticipated transport impacts of the scheme. Proposed appropriate development requirements in relation to all forms of travel. For the	The assessment has demonstrated that concentrations of PM10 and PM2.5 will rem all existing receptors in 2022, with or without the proposed development, and that all will be negligible.
shown to be acceptable at the worst-case locations assessed, with concentrations is objectives. As such, the overall operational air quality effects of the development a The proposed allocation is supported by detailed masterplanning work, includin identify a realistic dwelling yield on the site's net developable area. The Trans number of dwellings the site is expected to deliver. This identifies the various tr proposed development, and, in combination with the Strategic Transport Assess taken to deal with the anticipated transport impacts of the scheme. Proposed appropriate development requirements in relation to all forms of travel. For the	In the case of annual mean nitrogen dioxide, concentrations will remain below the obj receptor (representative of 6-8 homes) in 2022, with or without the proposed devel considered unlikely that any new homes within the development will be occupied be would be reasonable to expect concentrations at these 8 homes to be below the obje demonstrated that the impacts in terms of annual mean nitrogen dioxide concentrat traffic being on the roads in 2022 will be negligible everywhere other than at this one under this scenario would be moderate adverse. However, bearing in mind that no r before 2024, and the development is unlikely to be complete and thus generating its 2030s, this scenario is unrealistically worst-case. Applying professional judgement, that the actual impact of the development at these 8 homes will also be negligibl occupation in 2024.
use of the existing net developable area. The density and mix of uses proposed support a diverse community and vibrant public realm, whilst generating a critic services such as public transport, local shops and schools. In accordance with na densities should be encouraged in urban centres and near major public transport the site's location within the Primary Key Settlement of the County Borough and the	The effects of local traffic on the air quality for future residents living in the propose shown to be acceptable at the worst-case locations assessed, with concentrations be objectives. As such, the overall operational air quality effects of the development are The proposed allocation is supported by detailed masterplanning work, including identify a realistic dwelling yield on the site's net developable area. The Transpor number of dwellings the site is expected to deliver. This identifies the various tran proposed development, and, in combination with the Strategic Transport Assessm taken to deal with the anticipated transport impacts of the scheme. Proposed F appropriate development requirements in relation to all forms of travel. For the ave number of dwellings does not require the original proposed site boundary to be expa- use of the existing net developable area. The density and mix of uses proposed is support a diverse community and vibrant public realm, whilst generating a critical services such as public transport, local shops and schools. In accordance with nati densities should be encouraged in urban centres and near major public transport no the site's location within the Primary Key Settlement of the County Borough and the Centre, this density level is therefore considered appropriate to foster sustainable con
by the proposed enhancements to the active travel network.	by the proposed enhancements to the active travel network.

en engaging with Cwm Taf ess. Early meetings were held facilitate alignment of service d amongst other consultation itable for future development control provision of primary d with Cwm Taf Morgannwg ations within the Deposit Plan

ty Assessment to assess the sing from the additional traffic been modelled for a number ed to be greatest. In addition, residents on the proposed

emain below the objectives at Il impacts for these pollutants

bjective at all but one existing elopment. However, it is now before 2024, by which time it bjective. The assessment has ations of the full development he receptor, where the impact o new homes will be occupied its full traffic volumes until the ht, it is considered most likely ble in all years from the first

sed development have been eing well below the air quality e judged to be 'not significant an illustrative block plan to port Assessment reflects the insport issues relating to the ment, what measures will be Policy PLA3 prescribes the avoidance of any doubt, this panded, rather more efficient is considered appropriate to al mass of people to support tional planning policy, higher nodes or interchanges. Given e proximity to Bridgend Town ommunities, further bolstered

The Replacement LDP aims to reduce private car reliance and help the County Bord set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and a active travel routes as identified in the Existing Route Maps. Consideration of active the master planning of strategic sites in the County Borough. Reference to the Active PLA3 in conjunction with Policy PLA12 should be considered essential in the delivery proposal, ensuring that development is contributing to the promotion of a sustainable
The Active Travel Network Maps aim to improve access to key services and facilit employment sites, retail areas and transport hubs, improved access to education fac colleges and improvements to, and expansion of, the existing strategic cycle netwo Opportunities will be maximised to further improve upon these routes, providing wall allow integration between new developments and existing communities.
Whilst developments should be encouraged in locations which reduce the need to tra- sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appro- measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and infor- land allocations by means of modelling and quantifying the transport impact of thes notes accompanying this assessment demonstrate that the proposed level of devel LDP can be accommodated within the BCBC Highway Network with suitable mitigation
Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces depende enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
Proposed Policy PLA3 prescribes a number of placemaking principles for Land We considered instrumental to achieving sustainable places, delivering socially ind promoting cohesive communities. Such requirements include pursuing transit-ord prioritises walking, cycling and public transport use, whilst reducing private motor designed, safe walking and cycling routes must be incorporated throughout the orientated, healthy walkable neighbourhoods. There will be a clear emphasis on procycling linkages along the A473, with Bryntirion Comprehensive School and Bridge the bus station and train station). New connections will be provided to accord with the Council's ATNM: INM-BR-52, INM-BR-55, INM-BR-57, INM-BR-58, INM-BR-127 and
Policy PLA3 will require on-site highway improvements to ensure the principal por achieved from a new signalised junction with the A473 at the southern boundary; the a new-shared use crossing to connect the internal cycleway/footway with the existing southern side of the A473.
The site promoter's Transport Assessment confirms that the traffic effect of 850 dwell order of 269 and 243two-way movements in the AM and PM peak hours respectively, worst case as attitudinal change towards travel progresses. This quantum of trips equ per minute two-way, diluted across the local highway network. The assessme development provides opportunities to create a new western edge to Bridgend in a community facilities suitable for day to-day living. In this way, the transport case for m

brough achieve the principles d expanding upon the current ve travel has been key during tive Routes detailed in Policy ery of any strategic site or any ble and healthy lifestyle.

lities including town centres, acilities such as schools and work in the County Borough. alking connections which will

aravel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical relopment detailed within the ation.

te that development must be dency on the private car and ity facilities. Development will e, public transport measures, Local Transport Plan and the

West of Bridgend, which are nclusive developments and prientated development that or vehicle dependency. Wellne site to foster community roviding safe pedestrian and gend Town Centre (including ne proposed routes within the and 2120.

point of vehicular access is ne junction will accommodate ng active route BRC9b on the

ellings is forecast to be in the y, although this is considered equates to just over 4vehicles nent concludes that the a self-sustaining site offering mobility provides the options

			necessary to promote sustainable travel modes before the private vehicle. The design travel planning and the locational advantages, together with the Mobility Strategy benefit for existing and new residents, significantly improving travel choice, for social journeys and hence social inclusion. Working from home and from a third Workhub will be encouraged from the outset, in line with Welsh Government's aspiral Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhancer incorporated within the Replacement LDP to ensure the avoidance of likely significant the properties of the plan. The findings of the SA indicate that the properties of the plan.
576	We have had to put up with heavy vehicles and more traffic in the last year and feel that the area is densely populated now and a further large sit on prime land merging Bryntirion into Laleston is not in the interest of public, wildlife and various lines that are being used during these tough times. It would be good to know that you listen to public opinion which did not seem to be the case in the latest development in llangewydd court	Concerns regarding traffic.	<u>proposed range of land uses will likely produce a wide range of significant beneficial</u> The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background Pa Strategic Growth Options). A range of growth scenarios across the whole Replacem analysed and discussed within the Strategic Growth Options Background Paper. Th County Borough's demographic situation is likely to change from 2018-2033 and infor response for the Replacement LDP. As such the Replacement LDP identifies an appl enable a balanced level of housing and employment provision that will achieve sust support existing settlements and maximise viable affordable housing delivery. The distribution of growth is further evaluated and justified in the Spatial Strategy of (See Appendix 43 – Background Paper 3). The strategy prioritises the developme periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designati Areas. The ongoing commitment to brownfield development opportunities within thes the site-search sequence outlined in Planning Policy Wales and seeks to minimise t Best and Most Versatile (BMV) agricultural land. However, given the existing LD development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable f and ensure the County Borough's future housing requirements can be realised. The Replacement LDP apportions sustainable growth towards settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly. The plan preparation has involved the assessment fas been undertaken (See Ap

sign of the environment, the y means there is a major for commuting, leisure and hird-place such as a non-site irations.

and wider sustainability effects ement measures should be ificant adverse effects and to roposed development with its al effects.

ppropriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the nformed the most appropriate ppropriate plan requirement to ustainable patterns of growth,

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

of which are greenfield. Each ment Methodology which was port (2020)). During Stage 2 in terms of their deliverability, cal character, environmental umber of technical supporting ding this detailed assessment, an.

r		1	
			In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses on not proceed. Such infrastructure includes transport, education, health, environmen additional to community and cultural infrastructure. In terms of road infrastructure, the Council recognises that any development growth travel demand, and that increased traffic levels and congestion is likely to occur if app measures and infrastructure are not delivered. Therefore a Strategic Transport Assess to consider the impact of plan proposals and help guide and inform the process of de means of modelling and quantifying the transport impact of these proposals. The tec this assessment demonstrate that the proposed level of development detailed accommodated within the BCBC Highway Network with suitable mitigation.
578	I believe that the proposed development to West of Bryntirion is required. The provision of much needed infrastructure and community facilities is essential along with the proposed erection of new homes.	Support for the Strategic Allocation PLA3 – Land West of Bridgend	Support noted.
579	To be honest the infrastructure around the development of 850 new home in the area will stretch the roads which are to capacity already and already very poorly maintained. Plus the schools in the area cannot cope with added numbers.	Concerns regarding Strategic Allocation PLA3 – In particular, infrastructure and school capacity.	Comments noted. Policies PLA1-PLA5 (See Deposit Plan – Page 62) detail the site-s mixed-use Strategic Development Sites in Regeneration Growth Areas and Sustai requirements include masterplan development principles and development require contribute and address the identified key issues and drivers identified through the Re process. This will be facilitated through the provision of affordable housing, on-site open space and active travel provision.
		school capacity.	Development of this scale is necessary to create sustainable communities that complementary uses and deliver improvements to existing infrastructure and/c infrastructure. The latter factor is particularly notable given the school capacity issues and the need for new strategic sites to be significant enough in scale to support provis as a minimum.
			In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses a not proceed. Such infrastructure includes transport, education, health, environment additional to community and cultural infrastructure.
			In terms of road infrastructure, the Council recognises that any development growth travel demand, and that increased traffic levels and congestion is likely to occur if app measures and infrastructure are not delivered. Therefore a Strategic Transport Assess to consider the impact of plan proposals and help guide and inform the process of demeans of modelling and quantifying the transport impact of these proposals. The tec this assessment demonstrate that the proposed level of development detailed accommodated within the BCBC Highway Network with suitable mitigation.
580	Yes		Comments noted.
583	Not only will they be taking away great walking routes but traffic will be a massive issue as already is	Concerns regarding traffic and walking routes at	Comments noted. The Strategy acknowledges that the County Borough has a rich ar broad range of species, habitats and unique, rich landscapes. Policies within the refreshed and updated from the existing LDP and will continue to protect the county line with national planning policy and the Environment Act 2016. These policies

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

wth will likely result in greater ppropriate mitigating transport essment has been undertaken delivering land allocations by echnical notes accompanying led within the LDP can be

e-specific requirements for the tainable Growth Areas. Such irements all of which seek to Replacement LDP preparation te education provision, public

hat will incorporate a mix of d/or provide new supporting es across the County Borough vision of a new primary school

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

wth will likely result in greater ppropriate mitigating transport essment has been undertaken delivering land allocations by echnical notes accompanying led within the LDP can be

and varied biodiversity with a the Deposit Plan have been nty borough's environment in es cover development in the

		proposed Strategic Allocation PLA3.	countryside, special landscape areas, local / regional nature conservation site development, green infrastructure, nature conservation and natural resources protect As part of the technical supporting evidence base accompanying the Deposit Plan, an updated detailed audit of existing outdoor sports and children's playspace acros Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provis means of safeguarding and enhancing existing facilities as appropriate.
			Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur an integral and significant part of development and wider infrastructure proposals.
			Development proposals including strategic site allocations will be expected to mai Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spear masterplan development principles and development requirements. Such requirer retain and provide suitable buffers to habitats, particularly hedgerows, tress (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreat to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance.
			Strategic site allocations identified by policies PLA1-PLA5 detail the site-spect masterplan development principles and development requirements. Such requirement orientated development that prioritises walking, cycling and public transport use, we vehicle dependency. Well-designed, safe walking and cycling routes must be incorpor- foster community orientated, healthy walkable neighbourhoods.
			In terms of road infrastructure, the Council recognises that any development growt travel demand, and that increased traffic levels and congestion is likely to occur if app measures and infrastructure are not delivered. Therefore a Strategic Transport Asses to consider the impact of plan proposals and help guide and inform the process of d means of modelling and quantifying the transport impact of these proposals. The tec this assessment demonstrate that the proposed level of development detailed accommodated within the BCBC Highway Network with suitable mitigation.
602	The plan will destroy good green land and future use of it. This is in the Bryntirion to	Concerns regarding the	Comments noted. The Strategy acknowledges that the County Borough has a rich a broad range of species, habitats and unique, rich landscapes. Policies within th
	Laleston plan.	loss of green space in relation to Strategic Allocation PLA3.	refreshed and updated from the existing LDP and will continue to protect the count line with national planning policy and the Environment Act 2016. These policies countryside, special landscape areas, local / regional nature conservation sit development, green infrastructure, nature conservation and natural resources protect As part of the technical supporting evidence base accompanying the Deposit Plan,
			an updated detailed audit of existing outdoor sports and children's playspace acros Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings

sites, trees, hedgerows and ection and public health.

n, the Council has undertaken oss the County Borough (See gs can be used as means of vision. It can also be used as

e Appendix 23) to guide and Borough. The assessment and Children's Playing Space b adopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

aintain, protect and enhance re retained wherever possible

becific requirements including ements will ensure that sites cluding Ancient and/or Semieation facilities will be required Facilities and New Housing

ecific requirements including nents include pursuing transitwhilst reducing private motor porated throughout the site to

wth will likely result in greater ppropriate mitigating transport essment has been undertaken delivering land allocations by echnical notes accompanying led within the LDP can be

and varied biodiversity with a the Deposit Plan have been inty borough's environment in es cover development in the sites, trees, hedgerows and ection and public health.

n, the Council has undertaken oss the County Borough (See gs can be used as means of

			justifying the provision of new facilities and/or remedying local deficiencies in provision
			 means of safeguarding and enhancing existing facilities as appropriate. Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur an integral and significant part of development and wider infrastructure proposals. Development proposals including strategic site allocations will be expected to mai Bridgend's green infrastructure network and ensuring that individual green assets are
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spectration and provide suitable buffers to habitats, particularly hedgerows, tress (inclue Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreation
612	I wish to object to the:- The private developer who wants to build 850 house	Concerns regarding the	 to be delivered in accordance with Policy COM10 and Outdoor Recreation Face Development Supplementary Planning Guidance. Comments noted. The Strategy acknowledges that the County Borough has a rich a broad range of species, habitats and unique, rich landscapes. Policies within th
	between. Bryntirion and Laleston village. This is open space need by local people for recreational use. Are you lot out of your mind, to even believe this as good idea. Now pull your finger out, and respect what	loss of green space in relation to Strategic Allocation PLA3.	refreshed and updated from the existing LDP and will continue to protect the count line with national planning policy and the Environment Act 2016. These policies countryside, special landscape areas, local / regional nature conservation sit development, green infrastructure, nature conservation and natural resources protect
	local people want. Brian Oatley.		As part of the technical supporting evidence base accompanying the Deposit Plan, an updated detailed audit of existing outdoor sports and children's playspace acros Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provis means of safeguarding and enhancing existing facilities as appropriate.
			Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensure an integral and significant part of development and wider infrastructure proposals.
			Development proposals including strategic site allocations will be expected to mai Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spectra masterplan development principles and development requirements. Such requirementaria retain and provide suitable buffers to habitats, particularly hedgerows, tress (inclue Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreations.

vision. It can also be used as

e Appendix 23) to guide and borough. The assessment and Children's Playing Space boadopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

aintain, protect and enhance retained wherever possible

becific requirements including ements will ensure that sites cluding Ancient and/or Semieation facilities will be required Facilities and New Housing

and varied biodiversity with a the Deposit Plan have been inty borough's environment in es cover development in the sites, trees, hedgerows and ection and public health.

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ecific requirements including ements will ensure that sites cluding Ancient and/or Semieation facilities will be required

[to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa
			Development Supplementary Planning Guidance.
616	I am against the proposal of a private developer building another 850 houses on greenfield land between Bryntirion and Laleston. We are a highly populated area now with all the recent and on going developments throughout Cefn Glas and Bryntirion which is putting massive strain on infrastructure and public services including schools, doctors surgeries and access roads. Plus it will destroy wildlife habitat, encroach on Llangewydd road lane which is an important and very popular walking and cycle route for local residents. Speaking as a disabled person with mobility difficulties I'm finding it increasingly problematic to get across roads with the amount of extra traffic that has been generated by the increase in housing developments now without adding to it. I'm also sure that you are aware of the backlog of traffic on Park Street during peak times as it is the main road for this area for gaining access into the town centre adding another 850 residential homes will cause absolute chaos. On top of this you also need to consider the emergency services, in the past fortnight alone there has been been three urgent situations requiring helicopter assistance, ambulance, first responders and police where time is critical in saving lives. The response time of these services is already under pressure not to mention how the helicopter crew are struggling to find a place to land and even then the attendees, like today's incident, have a long trek on foot with all necessary equipment which again can be the difference between life and death. So yes I strongly oppose any and all future housing developments proposed in this area.	Concerns relating to Strategic Allocation PLA3, specifically regarding traffic, infrastructure and the natural environment.	Comments noted. The Strategy acknowledges that the County Borough has a rich ar broad range of species, habitats and unique, rich landscapes. Policies within the refreshed and updated from the existing LDP and will continue to protect the county line with national planning policy and the Environment Act 2016. These policies countryside, special landscape areas, local / regional nature conservation site development, green infrastructure, nature conservation and natural resources protect As part of the technical supporting evidence base accompanying the Deposit Plan, t an updated detailed audit of existing outdoor sports and children's playspace across Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provis means of safeguarding and enhancing existing facilities as appropriate. Additionally, the Council has undertaken a Green Infrastructure Assessment (See , shape the planning and delivery of green infrastructure throughout the County for summaries the findings of the detailed 'audit' of the provision of Outdoor Sports and within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland: Integrated Network Maps. As such the assessment will provide a mechanism to ensure an integral and significant part of development and wider infrastructure proposals. Development proposals including strategic site allocations will be expected to mair Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.

Facilities and New Housing

and varied biodiversity with a he Deposit Plan have been nty borough's environment in s cover development in the ites, trees, hedgerows and ection and public health.

, the Council has undertaken ss the County Borough (See s can be used as means of ision. It can also be used as

e Appendix 23) to guide and v Borough. The assessment and Children's Playing Space adopting a holistic approach ads, broad habitats) and the ure green infrastructure forms

aintain, protect and enhance re retained wherever possible

ecific requirements including ements will ensure that sites luding Ancient and/or Semiation facilities will be required Facilities and New Housing

aces by defining a settlement ough Settlement Assessment I functional settlement pattern d type of growth apportioned thin the settlement hierarchy. Background Paper 3: Spatial hefit from good infrastructure an be provided.

ravel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical

		1	
			notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigation
			Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces dependent enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend L Bridgend Integrated Network Plan (See Appendix 29).
			Strategic site allocations identified by policies PLA1-PLA5 detail the site-spec masterplan development principles and development requirements. Such requireme orientated development that prioritises walking, cycling and public transport use, w vehicle dependency. Well-designed, safe walking and cycling routes must be incorport foster community orientated, healthy walkable neighbourhoods.
619	I am 100% against building 850 houses on the greenfield land between Bryntirion and Llaleston. Bridgend does not have the infrastructure to keep expanding at this vast rate. We are supposed to be looking at maintaining trees and hedgerows to slow down global warming, and flooding, not	to loss of green space.	The Strategy acknowledges that the County Borough has a rich and varied biodive species, habitats and unique, rich landscapes. Policies within the Deposit Plan have to from the existing LDP and will continue to protect the county borough's environment i policy and the Environment Act 2016. These policies cover development in the cou areas, local / regional nature conservation sites, trees, hedgerows and development, conservation and natural resources protection and public health.
	ploughing through them so that a small number of people can make massive profits, that they don't put back into the area. I'm disgusted that this is even being considered. There are now very few jobs in the area, which means commuting to		As part of the technical supporting evidence base accompanying the Deposit Plan, an updated detailed audit of existing outdoor sports and children's playspace acros Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provision and enhancing existing facilities as appropriate.
the area, which means commuting to Swansea and Cardiff, and pumping out even more gases, whilst sat idling on the M4, because of the sheer volume of traffic. LEAVE OUR GREEN SPACES GREEN!!!		Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur an integral and significant part of development and wider infrastructure proposals.	
			Development proposals including strategic site allocations will be expected to mai Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spect masterplan development principles and development requirements. Such requirement retain and provide suitable buffers to habitats, particularly hedgerows, trees (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreat to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance.
			Policies PLA1-PLA5 (See Deposit Plan – Page 62) detail the site-specific requi Strategic Development Sites in Regeneration Growth Areas and Sustainable Growth include masterplan development principles and development requirements all of w

velopment detailed within the ation.

re that development must be dency on the private car and hity facilities. Development will e, public transport measures, Local Transport Plan and the

ecific requirements including nents include pursuing transitwhilst reducing private motor porated throughout the site to

iversity with a broad range of e been refreshed and updated at in line with national planning puntryside, special landscape at, green infrastructure, nature

h, the Council has undertaken oss the County Borough (See gs can be used as means of vision. It can also be used as

e Appendix 23) to guide and Borough. The assessment and Children's Playing Space b adopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

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becific requirements including ements will ensure that sites cluding Ancient and/or Semieation facilities will be required Facilities and New Housing

uirements for the mixed-use with Areas. Such requirements which seek to contribute and

			address the identified key issues and drivers identified through the Replacement LD
			will be facilitated through the provision of affordable housing, on-site education provis active travel provision.
			Development of this scale (sustainable urban extensions) is necessary to create su will incorporate a mix of complementary uses and deliver improvements to existing in new supporting infrastructure. The latter factor is particularly notable given the schoo County Borough and the need for new strategic sites to be significant enough in sca new primary school as a minimum.
			In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses y not proceed. Such infrastructure includes transport, education, health, environment additional to community and cultural infrastructure.
			The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence be need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferred Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate p balanced level of housing and employment provision that will achieve sustainable part
			Over 30% of the County Borough's population is projected to be aged 60+ by 2033 growth across this age group, there is likely to be a broad reduction in local econor does not facilitate sustainable levels of economic growth to offset this phenomenet therefore seeks to deliver sustainable forms of growth that will attract and retain econor within the County Borough. As justified within the Strategic Growth Options Backgrou and Sustainable Growth Strategy is largely driven by households within the 35-44 projected to support an increase in people in workplace based employment ov accommodated through provision of up to 7,500 additional jobs.
			A positive employment land response is necessary to achieve an equilibrium betwe skilled labour force and job opportunities in order to stimulate the local to regional eco Evidence Base Study (EEBS) (See Appendix 14) and 2021 Update (See Appendix labour force boost alongside other employment trends including past take up of en based economic forecasts. The resulting evidence base has informed the scale and need and the land best suited to meet that need over the plan period in the context of Technical Advice Note 23, justified further in the Employment Background Paper, an
			Policy ENT1 supports SP11 by allocating new employment land for development. F by safeguarding the employment function of existing business and employment sites different sites to come forward.
653	The building of 850 houses inland between Laleston and Bryntirion, I am against this	General objection to Strategic Allocation PLA3	Comments noted. Considered non-material without rationale.
655	I'm very concerned about the proposal to build 850 houses between Bryntirion and	Objection to PLA3 and	The Strategy acknowledges that the County Borough has a rich and varied biodive species, habitats and unique, rich landscapes. Policies within the Deposit Plan have be

DP preparation process. This vision, public open space and

sustainable communities that g infrastructure and/or provide ool capacity issues across the scale to support provision of a

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a patterns of growth.

33. With absolute and relative nomic activity rates if the Plan enon. The Replacement LDP conomically active households ound Paper, the Regeneration 44 age group. This growth is over the Plan period, to be

tween new homes, a growing economy. The 2019 Economic ix 15) analysed this projected employment land and sector nd distribution of employment of Planning Policy Wales and and set out in SP11.

Policy ENT2 supports SP11 es. This will enable a range of

versity with a broad range of been refreshed and updated

	Laleston. The impact on the environment and local wildlife would be devastating. Also, the increase in traffic would lead to serious problems for the village of Laleston to enable access to the A48 and the town centre via Park Street. Water and sewage is another problem.	environmental	from the existing LDP and will continue to protect the county borough's environment it policy and the Environment Act 2016. These policies cover development in the cou- areas, local / regional nature conservation sites, trees, hedgerows and development, conservation and natural resources protection and public health. As part of the technical supporting evidence base accompanying the Deposit Plan, an updated detailed audit of existing outdoor sports and children's playspace acros Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provis means of safeguarding and enhancing existing facilities as appropriate. Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensu an integral and significant part of development and wider infrastructure proposals. Development proposals including strategic site allocations will be expected to mai Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development. In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spec masterplan development principles and development requirements. Such requirer retain and provide suitable buffers to habitats, particularly hedgerows, trees (incli Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recrea to be delivered in accordance with Policy COM10 and Outdoor Recreation F: Development Supplementary Planning Guidance. Strategic site allocations identified by policies PLA1-PLA5 detail the site-spec mas
			travel demand, and that increased traffic levels and congestion is likely to occur if app measures and infrastructure are not delivered. Therefore a Strategic Transport Asses to consider the impact of plan proposals and help guide and inform the process of de means of modelling and quantifying the transport impact of these proposals. The teo this assessment demonstrate that the proposed level of development detailed accommodated within the BCBC Highway Network with suitable mitigation.
668	there has been enough development in this area ,with broadlands being bigger than planned , there is also a new development behind bryntirion foot ball club , and as it stands at the moment the schools are	Objection to PLA2, specifically concerns around school capacity and loss of green	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and r underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW).
	running at full capacity , the area needs the green area as it is a place of local beauty .	space.	The Deposit Plan has been underpinned by the identification of the most appropriat and housing provision, all of which have been based upon well informed, evidence b

nt in line with national planning ountryside, special landscape nt, green infrastructure, nature

n, the Council has undertaken oss the County Borough (See gs can be used as means of vision. It can also be used as

e Appendix 23) to guide and by Borough. The assessment and Children's Playing Space by adopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

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ecific requirements including nents include pursuing transitwhilst reducing private motor porated throughout the site to

wth will likely result in greater ppropriate mitigating transport essment has been undertaken delivering land allocations by echnical notes accompanying led within the LDP can be

sh Government Development d revise a development plan, and contribute to placemaking,

ate scale of economic growth based judgements regarding

	need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferred Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate pl balanced level of housing and employment provision that will achieve sustainable p existing settlements and maximise viable affordable housing delivery.
	The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the developmer periphery of sustainable urban areas, primarily on previously developed brownfield sin the delivery of the brownfield regeneration allocations identified in the existing LDP, I and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LD development on brownfield land in other settlements (notably Bridgend and the Va limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable for and ensure the County Borough's future housing requirements can be realised.
	The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to a development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehe sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
	The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assesses based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan. As such, candidate site was considered appropriate for allocation.
	As part of the proposed allocation of Land West of Bridgend, development will requirements including masterplan development principles and placemaking principle – Page 71). The provision of new residential dwellings, including affordable units, wil a new one and a half form entry Primary School, recreation facilities, public oper community facilities all set within distinct character areas.
	Policy PLA3 will ensure development positively integrate the remains of Llangewyd Scheduled Ancient Monument in a manner that preserves and enhances the remains Development must also incorporate the Laleston Trail within the central part of the s Bridgend Circular Walk and realigned Public Right of Way. Furthermore, the enclose hedgerow corridor will be retained as the Y Berth cross link. In terms of active trave site and off-site measures to provide good quality, attractive, legible, safe and access

ed Strategy Strategic Growth od have been analysed and considered how the County ne most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a hensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's at, only those sites deemed te 308.C1 Bridgend (West of)

Il be subject to site-specific les (See Deposit Policy PLA3 vill be incorporated alongside pen space, plus appropriate

ydd Church and Churchyard ns as part of the wider site. site, providing access to the osed byway with the existing vel, Policy PLA3 requires oncessible pedestrian and cycle

linkages in accordance with Active Travel design. Improved linkages must be proved bryntirion Comprehensive School and Bridgend Town Centre (including the bus state connections will be provided to accord with the proposed routes within the Council's BR-55, INM-BR-57, INM-BR-58, INM-BR-127 and 2120.
The Replacement LDP is accompanied by a SA Report (incorporating SEA) to ass and significant environmental effects of all substantive component within the Pl allocations, etc.) and any identified reasonable alternatives. This builds directly u including an SA Scoping Report (2018) and an Interim SA Scoping Report (201 Replacement LDP Preferred Strategy. The Deposit Plan SA Report demonstrates SEA, process has informed the development of the Deposit Plan, including the inco changes within the document. As a result, the SA Report concludes that there is sustainability issues in Deposit Plan, with plan components performing well against identifies strong compatibility between the LDP Vision/Objectives and the SA Framew adverse effects (taking account of mitigation in all its forms).
In accordance with statutory requirements, Planning Policy Wales sets out multiple re- to avoid direct adverse effects on nationally important heritage assets and for the resulting in adverse effects on the historic environment to be robustly justified presumption in favour of the preservation or enhancement of listed buildings and requirement for development not to result in direct adverse effects on Scheduled Me exceptional circumstances. These issues are grouped under 'Cultural Heritage' Sustainability Objectives considered by the SA. The potential for adverse impacts or is an important consideration in determining the overall sustainability and thus a allocations. Any sustainability impacts would also depend on the scale of development
All Stage 2 Candidate Site Sites were considered to ascertain whether they had the point impact upon the historic environment. To facilitate this assessment, the Council con Gwent Archaeological Trust (GGAT) early on in the process for their views on the like historic environment along with recommendations for mitigation. Any identified immitigated by site promoters.
For Land West of Bridgend the SA identified the potential for adverse impacts due to scheduled monuments and important archaeological sites. However, the requirem strategic site allocation to be supported by a detailed masterplan) and PLA3 (for allocation to implement specific masterplan development principles) represent forms of the identified likely significant effects. These requirements also enhance the sustain strategic site allocation more generally. The SA identifies relevant masterplan development policies to help ensure the avoidance of likely signific could otherwise occur from this development proposal. Additional masterplan development to siting, design, construction and operation in accordance with Plan principles were informed by SA findings and have been incorporated into the final assessment scoring updated to reflect their inclusion in the Deposit Plan.
Further to this, the site promoter commissioned EDP to undertake an Archaeological The assessment establishes that the site does not contain any World Heritage Monuments, listed buildings, registered historic parks and gardens or historic lands be a presumption in favour of their physical preservation in-situ and against archaeological remains, the site is identified as having moderate to high potent

ovided along the A473, with tation and train station). New I's ATNM: INM-BR-52, INM-

ssess the likely sustainability Plan (strategy, policies, site upon previous SA reporting 019) which accompanied the es how the SA, incorporating corporation of recommended is good coverage of all key st the SA Framework. It also work, plus no likely significant

equirements for development e need for any development ed. There is also a general d their settings, along with a Monuments, unless there are e', which is one of the 14 on Cultural Heritage was and suitability of candidate site nent proposed.

potential to cause an adverse onsulted with the Glamorganikely range of impacts on the mpacts were required to be

to the proximity of the site to ements under SP2 (for each r the proposed strategic site s of mitigation to help address ainability performance of the relopment principles included ificant adverse effects which relopment principles are also a Sustainable Placemaking anning Policy Wales. These al Deposit Plan, with SA site

al and Heritage Assessment. ge Sites, Scheduled Ancient scapes, where there would t development. In terms of ntial to contain remains from

the medieval period, particularly in its northern extremity, which is adjacent to the site Church. However, the land is a SINC and will not be developed. Policy PLA3 will requir integrate with the remains of Llangewydd Church and Churchyard Scheduled Ancie that preserves and enhances the remains as part of the wider site.
While there is a small amount of evidence for late prehistoric and Roman a 1km study area, the potential for archaeology of these periods within the site is de- settlement was focused elsewhere in the locality and any archaeology of this per likely to relate to agriculture. Overall, the baseline data indicate that the probability being present is low. Any further archaeological investigation can reasonably appropriately worded planning condition appended to a planning permission.
Potential impacts upon the setting of historic assets in the locality have focused or significant effects arising from changes to setting have been identified for scheduled r and registered parks and gardens. In respect of the Laleston Conservation Area, significant changes to its visual setting. It is acknowledged that development in the s remove a part of the agricultural landscape around Laleston which forms a b east. However, agricultural land will remain on all sides around Laleston, which will discrete settlement, while landscaping measures associated with the develop impression of coalescence. This is assessed as an impact of a minor order, with conservation area being retained. Policy PLA3 will require development to to maintai between the site and Laleston to retain the separate identities and character of preventing coalescence.
The site promoter also commissioned EDP to undertake a Landscape and Visual Ap of the appraisal was firstly to inform the design evolution of the scheme which enable to potential landscape and visual opportunities and constraints.
The LVA outlines that there are adverse and beneficial landscape effects resulting from However, the embedded mitigation and the approach to design is considered to mini- time as the proposed landscape establishes and overall the predicted effects are not from a landscape and visual perspective in the context of the delivery of a strategic h
The appraisal included a review of national and local policy, landscape character appraisal included assessment of the National Landscape Character Assessment Landscape Character Assessment for Bridgend County Borough (LCABC) (2013) assessment. The appraisal confirms that the site relates well both in landscape and landscape and settlement, and that the site represents a logical extension to Brynti design is sensitive to the site's existing characteristics. The design appraised responsite such as the Bridgend Circular Walk, the byway, the hedgerow network and veg such the proposals put forward at this stage are considered to be a thoughtful an development of this site.
Mitigation measures include:
 The Laleston Meadows SINC would be brought into regular long-term manage the visual amenity and landscape character of this northern part of the site. A development back from the SINC, and dwellings would front onto it. The mitigation receptor site (in ecological terms) and the grazed fields currently improved by the proposals as well as maintained in the long term. The SINC or

ite of the former Llangewydd uire development to positively cient Monument in a manner

activity in the surrounding deemed low. Post-medieval period within the site is most ity of significant archaeology be secured through an

on the 1km study area. No d monuments, listed buildings a, there will also not be any e southern part of the Site will buffer from Bryntirion to the ill retain its character as a lopment will mitigate any ith the special interest of the cain a strategic green corridor of these settlements whilst

Appraisal (LVA). The purpose abled an integrated approach

rom development of this site. hinimise adverse effects over not considered unacceptable housing site.

ter and visual amenity. The ent (NLCA), LANDMAP, and I3) in addition to an on-site id visual terms to the existing intirion provided a considered onds sensitively to assets on egetated site boundaries. As and easily assimilated future

agement. This would protect A landscape buffer would set e SINC could be used as a tly within the SINC could be offers a great opportunity for

	 informal and natural play on site provided increased public access would n function; The site contains very few of the key characteristics listed in the published do The site has a strong network of hedgerows, some which would be lost and t urban form. However, the retained hedgerows and trees would be protected some of the character of the SLA within which the site lies would be retained; Provision of structural landscaping, a mix of native and non-native trees and s the site for biosecurity, diversity of ecosystems and habitat creation as well as residents. Ares of open space would be bolstered by considered struct aesthetically pleasing urban development which is well integrated with the pr and the settled landscape character currently experienced in the local area; Retention of existing landscape features (hedgerows and trees) is a priority of it forms a desirable strong green framework that links with the wider green infra and south of the site; Adequate replacement planting of local species in appropriate locations to a trees and hedgerows, and enhancement planting; and The localic character. Through consideration of the findings above, it is anticipated that any notable lar resulting from the addition of the proposed scheme would be localised in extent and radius of the site, despite the site's relatively open character. Overall is it considered that the masterplan framework proposed for the site has through a landscape and ecology-led approach, with appropriate incorporation of mit oaddress concerns of the site in relation to landscape and visual matters. As such, it residential development should be considered an acceptable extension to the exist which would not cause significant or wide-ranging adverse effects upon its surround as affects upon its surround is the inclusion of mitigation measures and any development proposal must incor adverse effects and/or visual intrusion on the wider landscape. In terms of biodiversil
	The desk study confirms that the inclusion of Laleston Meadows SINC within the provide substantial potential for a balanced provision of areas of informal public ope

not clash with its ecological

documents on Laleston SLA. the field pattern replaced by ed by landscape buffers and l;

shrubs proposed throughout as the visual amenity of future ctural planting to create an proposed landscape strategy

of the emerging proposals as frastructure to the north, west

compensate for any loss of

has been designed to protect

andscape and visual effects nd contained within a c.400m

is been sensitively designed mitigation measures in order , the promotion of this site for sting settlement of Bryntirion ding landscape context.

e landscape in which it sits, s must be minimised through ape and access features to ent must also not be to the orporate measures to reduce

survey has been undertaken re are a number of statutorily which overlaps with the site

lanning submission will need atures, including the Laleston eston Meadows SINC and its ures will be further protected levelopment away from SINC

e Study's Site boundary will ben space and wildlife zones.

When linked with proposed POS and play areas across the developable site this benefit to both visual and recreational amenity, conservation and biodiversity enha- latter, the SINC provides a potential space to accommodate ecological mitigation and and thus offset ecological impacts that may arise during the development of adjacent An Extended Phase 1 survey was undertaken in February 2020, supplemented by fu
March 2020. The Phase 1 survey concluded that the site is dominated by agricultural limited botanical interest and thus of low inherent ecological value. Habitats of great include the native hedgerows delineating the northern boundary and internal field woodland habitat and marshy grassland associated with Laleston Meadows SINC. identified several trees with low to high potential to support a bat roost whilst onsite potential for their potential to support great crested newt.
The results of the desk study and Extended Phase 1 survey have influenced the mast to locate development across those habitats of predominantly limited ecolor boundary habitats as far as possible. Where retained, such features have been account informal green space and sustainable transport links, which ultimately enhances conn and contributes to the wider green infrastructure resource.
Where avoidance is not possible, however, and will result in the loss of interpredominantly species-poor or defunct), the site is considered to be of sufficient size development proposals to flexibly avoid and/or mitigate for any significant ecological c where necessary. This will be in addition to the sensitive positioning of built retained boundary features to minimise damage.
The report also highlights further detailed habitat and species surveys which inform a planning application and ensure proposed mitigation is appropriate include a Dormouse survey, which was raised in comments received from NRW. P development to retain and provide suitable buffers to habitats, particularly hedgerow and/or Semi-Ancient Woodland) and Laleston Meadows SINC, which includes the northern and north-western boundaries of the site. PLA3 will also require the developing proposals for mitigation, enhancement and habitats and protected species (including for bats and dormouse) and provide and replacement habitat.
Policy PLA3 will require development to incorporate the Laleston Trail within the centr access to the Bridgend Circular Walk and realigned Public Right of Way. Additionally, F of retained green infrastructure and new areas of public open space across the key areas of formal open space (including 0.5ha of equipped play provision linkages, green streets, and explore the provision of enabling sensitive public access to SINC and woodland.
In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has been 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses w not proceed. Such infrastructure includes transport, education, health, environment addition to community and cultural infrastructure.

his will provide a significant hancement. In respect of the hid biodiversity enhancements ent land.

further roosting bat works in urally improved grassland of reatest ecological importance eld boundaries in addition to C. The roosting bats surveys ponds have been considered

asterplan which has sought logical value whilst retaining commodated within proposed nnectivity throughout the Site

ernal field boundaries (albeit e and extent to enable future l constraints and compensate ilt development away from

which are recommended to riate and proportional. These Policy PLA3 will require the bws, trees (including Ancient the green space bordering eveloper to submit and agree nd maintenance for retained e appropriate compensatory

htral part of the site, providing y, PLA3 requires 4.1 hectares the site comprising seven sion), informal spaces and s to part of Laleston Meadows

en produced (See Appendix it which the development of within the plan period could ental management, utilities in

With regards to education and comprehensive school provision, a contribution will be the Education Facilities and Residential Development SPG and a decision will be ma Authority as to how the sum will be utilised.
In terms of sewerage, Dwr Cymru Welsh Water have confirmed that reinforcement with the clean and foul network to accommodate the site as a whole and a Hydraulic More required to inform such works. They have also confirmed that there are no insurn delivery of the site.
With respect of drainage, the site promoter has prepared a high-level drainage stratt the site is located with DAM Zone A, which is used within Technical Advice Note considered to be little to no risk of fluvial or tidal flooding at such a location. This reflect from NRW, and in the Strategic Flood Consequence Assessment (SCFA which info- site as green in its RAG assessment. As such, all proposed land uses are permitted consequence assessment. The SFCA does highlight that a small proportion of the si flooding due to surface water, which corresponds with topographic depressions ru There are two areas most at risk of surface water flooding. The first corresponds w flowing down into the north western corner of the site. This area of the site is currer which is to be retained as part of the proposals. It is therefore considered that this a risk will have little influence on development proposals. The second area is a key su runs through the centre of the site towards the A473 where a small area of high surface the surface water flow routes in this part of the site will be retained where possible a surface water drainage strategy through the use of SUDs and green corridors.
In terms of the impacts on primary healthcare provision, the Council has been Morgannwg University Health Board from the outset of the Replacement LDP process to ensure the level and spatial distribution of growth proposed was clarified to help fa provision. As part of Stage 3 of the Candidate Site Assessment, the health board a bodies were invited to provide comments in respect of those sites identified as suita and possible allocation in the Deposit LDP. Whilst the Council cannot ultimately of healthcare services, close working relationships will continue and be maintained University Health Board. This will be key to service provision planning as site allocation progress.
The site promoter commissioned Air Quality Consultants to undertake an Air Quality impact of the proposed development and subsequent increased traffic emissions arisin on the Air Quality Management Area (AQMA) of Park Street. Concentrations have be of worst-case receptors, representing existing properties where impacts are expected the impacts of traffic emissions from local roads on the air quality for future redevelopment have been assessed.
The assessment has demonstrated that concentrations of PM10 and PM2.5 will rem all existing receptors in 2022, with or without the proposed development, and that all i will be negligible.
In the case of annual mean nitrogen dioxide, concentrations will remain below the object receptor (representative of 6-8 homes) in 2022, with or without the proposed develor considered unlikely that any new homes within the development will be occupied be would be reasonable to expect concentrations at these 8 homes to be below the object demonstrated that the impacts in terms of annual mean nitrogen dioxide concentrations

be taken in accordance with nade by the Local Education

t works are required on both lodelling Assessment will be rmountable obstacles to the

ategic of which confirms that e 15 to indicate that there is flected in comments received forms the LDP and flags the tted without need for a flood e site (4.9%) has a low risk of running from north to south. with a path of surface water ently comprised of woodland s area of surface water flood surface water flow route that ace water flood risk is shown. e and incorporated within the

en engaging with Cwm Taf ess. Early meetings were held facilitate alignment of service d amongst other consultation itable for future development control provision of primary d with Cwm Taf Morgannwg ations within the Deposit Plan

ty Assessment to assess the sing from the additional traffic been modelled for a number ed to be greatest. In addition, residents on the proposed

main below the objectives at II impacts for these pollutants

bjective at all but one existing elopment. However, it is now before 2024, by which time it bjective. The assessment has ations of the full development

	traffic being on the roads in 2022 will be negligible everywhere other than at this one under this scenario would be moderate adverse. However, bearing in mind that no n before 2024, and the development is unlikely to be complete and thus generating its 2030s, this scenario is unrealistically worst-case. Applying professional judgement, that the actual impact of the development at these 8 homes will also be negligible occupation in 2024.
	The effects of local traffic on the air quality for future residents living in the proposed shown to be acceptable at the worst-case locations assessed, with concentrations bein objectives. As such, the overall operational air quality effects of the development are The proposed allocation is supported by detailed masterplanning work, including a identify a realistic dwelling yield on the site's net developable area. The Transpo- number of dwellings the site is expected to deliver. This identifies the various trans proposed development, and, in combination with the Strategic Transport Assessment taken to deal with the anticipated transport impacts of the scheme. Proposed F appropriate development requirements in relation to all forms of travel. For the av- number of dwellings does not require the original proposed site boundary to be expa- use of the existing net developable area. The density and mix of uses proposed is support a diverse community and vibrant public realm, whilst generating a critical services such as public transport, local shops and schools. In accordance with nation densities should be encouraged in urban centres and near major public transport no the site's location within the Primary Key Settlement of the County Borough and the Centre, this density level is therefore considered appropriate to foster sustainable cor by the proposed enhancements to the active travel network.
	The Replacement LDP aims to reduce private car reliance and help the County Bord set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and active travel routes as identified in the Existing Route Maps. Consideration of active the master planning of strategic sites in the County Borough. Reference to the Active PLA3 in conjunction with Policy PLA12 should be considered essential in the delivery proposal, ensuring that development is contributing to the promotion of a sustainable
	The Active Travel Network Maps aim to improve access to key services and facilit employment sites, retail areas and transport hubs, improved access to education fac colleges and improvements to, and expansion of, the existing strategic cycle netwo Opportunities will be maximised to further improve upon these routes, providing wal allow integration between new developments and existing communities.
	Whilst developments should be encouraged in locations which reduce the need to tra- sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appro- measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and info land allocations by means of modelling and quantifying the transport impact of these notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigation
	Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces dependent enables sustainable access to employment, education, local services and community

he receptor, where the impact new homes will be occupied ts full traffic volumes until the t, it is considered most likely ble in all years from the first

sed development have been eing well below the air quality judged to be 'not significant an illustrative block plan to ort Assessment reflects the nsport issues relating to the nent, what measures will be Policy PLA3 prescribes the avoidance of any doubt, this panded, rather more efficient is considered appropriate to mass of people to support tional planning policy, higher nodes or interchanges. Given proximity to Bridgend Town ommunities, further bolstered

brough achieve the principles d expanding upon the current re travel has been key during tive Routes detailed in Policy rry of any strategic site or any le and healthy lifestyle.

lities including town centres, acilities such as schools and work in the County Borough. alking connections which will

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical velopment detailed within the ation.

e that development must be lency on the private car and ty facilities. Development will

			be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Le Bridgend Integrated Network Plan (See Appendix 29).
			Proposed Policy PLA3 prescribes a number of placemaking principles for Land W considered instrumental to achieving sustainable places, delivering socially in promoting cohesive communities. Such requirements include pursuing transit-or prioritises walking, cycling and public transport use, whilst reducing private motor designed, safe walking and cycling routes must be incorporated throughout the orientated, healthy walkable neighbourhoods. There will be a clear emphasis on procycling linkages along the A473, with Bryntirion Comprehensive School and Bridge the bus station and train station). New routes should be provided to accord with the Council's Active Travel Network Maps: INM-BR-52, INM-BR-55, INM-BR-57, INM-BR also require development to provide a new shared cycle / footway on the northern s the site with active travel route INM-BR-57 linking to the shops at Bryntirion to the east to the west of the site to provide a connection to the eastbound bus stop on the A473.
			Policy PLA3 will require on-site highway improvements to ensure the principal p achieved from a new signalised junction with the A473 at the southern boundary; the a new-shared use crossing to connect the internal cycleway/footway with the existing southern side of the A473.
			The site promoter's Transport Assessment confirms that the traffic effect of 850 dwell order of 269 and 243two-way movements in the AM and PM peak hours respectively, worst case as attitudinal change towards travel progresses. This quantum of trips eq per minute two-way, diluted across the local highway network. The assessme development provides opportunities to create a new western edge to Bridgend in a community facilities suitable for day to-day living. In this way, the transport case for n necessary to promote sustainable travel modes before the private vehicle. The desi travel planning and the locational advantages, together with the Mobility Strategy benefit for existing and new residents, significantly improving travel choice, fo social journeys and hence social inclusion. Working from home and from a thir Workhub will be encouraged from the outset, in line with Welsh Government's aspira
			Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform t Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhancer incorporated within the Replacement LDP to ensure the avoidance of likely signific enhance the effectiveness of the plan. The findings of the SA indicate that the prop proposed range of land uses will likely produce a wide range of significant beneficial
446	I understand the objectives of the plan		Support noted.
689	PLA3 appears to go against the principles of SOBJ4. It is hard to see how this proposed development will allow any differentaition of the current communities of Bryntirion and Laleston. This small area of green land is important to the many walkers, runners, cyclists etc. who use the footpaths	Concerns relating to the loss of green space associated with PLA3	The Strategy acknowledges that the County Borough has a rich and varied biodivers species, habitats and unique, rich landscapes. Policies within the Deposit Plan have be from the existing LDP and will continue to protect the county borough's environment in policy and the Environment Act 2016. These policies cover development in the court areas, local / regional nature conservation sites, trees, hedgerows and development, conservation and natural resources protection and public health.
	and enjoy the natural surroundings close to their homes		As part of the technical supporting evidence base accompanying the Deposit Plan, t an updated detailed audit of existing outdoor sports and children's playspace across

e, public transport measures, Local Transport Plan and the

West of Bridgend, which are inclusive developments and orientated development that or vehicle dependency. Wellthe site to foster community providing safe pedestrian and gend Town Centre (including he proposed routes within the BR-58 and BRC9b. PLA3 will side of the A473, connecting east, and a widened footway 473.

point of vehicular access is ne junction will accommodate ng active route BRC9b on the

vellings is forecast to be in the ly, although this is considered equates to just over 4vehicles ment concludes that the n a self-sustaining site offering r mobility provides the options esign of the environment, the y means there is a major for commuting, leisure and hird-place such as a non-site irations.

the Replacement LDP (See nd wider sustainability effects ement measures should be ficant adverse effects and to oposed development with its al effects.

versity with a broad range of been refreshed and updated t in line with national planning puntryside, special landscape t, green infrastructure, nature

, the Council has undertaken oss the County Borough (See

			Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provision of safeguarding and enhancing existing facilities as appropriate.
			Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensure an integral and significant part of development and wider infrastructure proposals.
			Development proposals including strategic site allocations will be expected to mail Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spee masterplan development principles and development requirements. Such requirer retain and provide suitable buffers to habitats, particularly hedgerows, trees (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recrea to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance.
			Strategic site allocations identified by policies PLA1-PLA5 detail the site-spect masterplan development principles and development requirements. Such requirement orientated development that prioritises walking, cycling and public transport use, we vehicle dependency. Well-designed, safe walking and cycling routes must be incorpor- foster community orientated, healthy walkable neighbourhoods.
793	I would like to protest against the housing	General objection	Comments noted. Considered non-material without rationale.
868	development proposal for Laleston. The possible development of Site PLA3	to PLA3 Objection to	The Deposit Plan has been underpinned through the identification of the most app
	meets none of the strategic objectives.	PLA3 in relation to strategic objectives.	growth and housing provision, all of which have been based upon well informed, eregarding need, demand and supply factors (See Appendix 42 – Background P Strategic Growth Options). A range of growth scenarios across the whole Replacen analysed and discussed within the Strategic Growth Options Background Paper. The County Borough's demographic situation is likely to change from 2018-2033 and informed response for the Replacement LDP. As such the Replacement LDP identifies an appenable a balanced level of housing and employment provision that will achieve sus support existing settlements and maximise viable affordable housing delivery.
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield s the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designat Areas. The ongoing commitment to brownfield development opportunities within the the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing L development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and

gs can be used as means of vision. It can also be used as

e Appendix 23) to guide and borough. The assessment and Children's Playing Space boadopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

aintain, protect and enhance retained wherever possible

becific requirements including ements will ensure that sites cluding Ancient and/or Semieation facilities will be required Facilities and New Housing

ecific requirements including nents include pursuing transitwhilst reducing private motor porated throughout the site to

ppropriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the nformed the most appropriate ppropriate plan requirement to ustainable patterns of growth,

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth hese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including

and ensure the County Borough's future housing requirements can be realised. The Replacement LDP approtions sustainable growth towards settlements that services, facilities and employment apportunities and are most conducive development. As such, a Sottlement Assessment has been undertaken (Set sustainable settlement hierarch). Based upon the consideration of a comp sustainable growth will be appropriately directed towards the Main Settlements c with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly. The plan preparation has involved the assessment of 171 sites, the vast majorit candidate site has been assessed against the criteria in the Candidate Site Asses previously consulted upon (See Appendx 13 – Candidate Site Assessement detailed assessment, sites were examined based on any specific issues they raiss general location, neighbouring land uses, existinability and subbility. Proce- only those sites deemed appropriate were included for allocation in the Deposit F As part of the proposed allocation of Land West of Bridgend, development nequirements including placemaking principles and masterplan development nequirements including placemaking principles and masterplan development page 71). The site will required to provide 4.1 hectares of retained green infrast open space as well as exploring the provision of enabling sensitive public access SINC and woodband. The proposed allocation of Land West of Bridgend, development nequirements including placemaking principles and masterplan development nequirements including placemaking principles and masterplan development nequirements including placemaking principles and masterplan development nequirements including placemaking unchankes and character of these coalescence. The Strategy acknowledges that the County Borough has a rich and varied bio species, habitats and unique, inch landscenges. Policies within the Deposit Pi an updated detailed audit of existing outdoor sports and children's playspace as of seleguarding and	
services, facilities and employment poportunities and are most conducive development. As such, a Settlement Assessment has been undertaken (Ses sustainable settlement hierarchy. Based upon the consideration of a comp sustainable growth will be appropriately directed towards the Main Settlements or with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly. The plan preparation has involved the assessment of 171 sites, the vast majorit candidate site has been assessed against the criteria in the Candidate Site Assessment I detailed assessment, sites were examined based on any specific issues they rais general location, neiphbouring land uses, existing use(s), accessibility, phy constraints and opportunities. Site promoters were asked to prepare and subtrait studies to demonstrate the site's deliverability, sustainability and suitability. Proce only those sites deerned appropriate were included for allocation in the Deposit F As part of the proposed allocation of Land West of Bridgend, development requirements including placemaking principles and masterplan development princ – Page 71). The site will required to provisi of enabling sensitive public acces SINC and woodland. The proposed allocation will also be required to maintain a s the site and Laleston to retain the separate identities and character of these coalescence. The Strategy acknowledges that the County Borough has a rich and varied bio species, habitats and unique, rich landscapes. Policies cover development in the areas, local / regional nature conservation sites, trees, hedgerows and development conservation and natural resources protection and public health. As part of the technical supporting evidence base accompanying the Deposit Pla an updated detailed avuil during existing facilities and character of these appendix 22: Outdoor Sport and Children's PlaySpace ac Appendix 22: Outdoor Sport and Children's PlaySpace ac Appendix 22: Outdoor Sport and Children's PlaySpace act Appendix 22: Outdoor Sport and Children's PlaySpace act Appen	some greenfield sites) are therefore required to implement SP1, deliver affordable I and ensure the County Borough's future housing requirements can be realised.
 candidate site has been assessed against the criteria in the Candidate Site Assessment I detailed assessment, sites were examined based on any specific issues they raise general location, neighbouring land uses, existing use(s), accessibility, phy constraints and opportunities. Site promoters were asked to prepare and submit a studies to demonstrate the site's deliverability, sustainability and suitability. Procee only those sites deemed appropriate were included for allocation in the Deposit F As part of the proposed allocation of Land West of Bridgend, development requirements including placemaking principles and masterplan development princ – Page 71). The site will required to provide 4.1 hectares of retained green infrast open space as well as exploring the provision of enabling sensitive public access SINC and woodland. The proposed allocation will also be required to maintain a st the site and Laleston to retain the separate identities and character of these coalescence. The Strategy acknowledges that the County Borough has a rich and varied bio species, habitats and unique, rich landscapes. Policies within the Deposit Plan ha from the existing LDP and will continue to protect the county borough's environme policy and the Environment Att 2016. These policies cover development in the areas, local / regional nature conservation attes, trees, hedgerows and development conservation attes, protection and public health. As part of the technical supporting evidence base accompanying the Deposit Pla an updated detailed audit of existing outdoor sports and children's playspace aad Appendix 22. Outdoor Sport and Children's Play Space Audit (2021)). Its findi justifying the provision of new facilities and/or remedying local deficiencies in pr means of safeguarding and enhancing existing facilities as appropriate. Additionally, the Council has undertaken a Green Infrastructure Assessment (5 shape the planning and delivery of green infrastructure Assess	The Replacement LDP apportions sustainable growth towards settlements that alre services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
 requirements including placemaking principles and masterplan development principle page 71). The site will required to provide 4.1 hectares of retained green infrast open space as well as exploring the provision of enabling sensitive public access SINC and woodland. The proposed allocation will also be required to maintain as the site and Laleston to retain the separate identities and character of these coalescence. The Strategy acknowledges that the County Borough has a rich and varied bio species, habitats and unique, rich landscapes. Policies within the Deposit Plan ha from the existing LDP and will continue to protect the county borough's environme policy and the Environment Act 2016. These policies cover development in the areas, local / regional nature conservation and public health. As part of the technical supporting evidence base accompanying the Deposit Pla an updated detailed audit of existing Justof Play Space Audit (2021)). Its findi justifying the provision of new facilities and/or remedying local deficiencies in pr means of safeguarding and enhancing existing facilities as appropriate. Additionally, the Council has undertaken a Green Infrastructure Assessment (S shape the planning and delivery of green infrastructure Assessment (S shape the planning and delivery of green infrastructure Assessment (S shape the planning and delivery of green infrastructure Assessment (S shape the planning and delivery of green infrastructure for the Counts within the County Borough of which is endorsed by Fields in Trust (FIT), whilst all solutions of the detailed 'audit' of the provision of Outdoor Sports within the County Borough of which is endorsed by Fields in Trust (FIT), whilst all solutions is the sing of the detailed 'audit' of the provision of Audit on Sports within the County Borough of which is endorsed by Fields in Trust (FIT), whilst all solutions are the findings of the detailed 'audit' of the provision of Audit on Sports within the County Borough o	The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessment previously consulted upon (See Appendix 13 – Candidate Sites Assessment Report detailed assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physical constraints and opportunities. Site promoters were asked to prepare and submit a nur studies to demonstrate the site's deliverability, sustainability and suitability. Proceeding only those sites deemed appropriate were included for allocation in the Deposit Plan
 species, habitats and unique, rich landscapes. Policies within the Deposit Plan ha from the existing LDP and will continue to protect the county borough's environmed policy and the Environment Act 2016. These policies cover development in the areas, local / regional nature conservation sites, trees, hedgerows and developmed conservation and natural resources protection and public health. As part of the technical supporting evidence base accompanying the Deposit Pla an updated detailed audit of existing outdoor sports and children's playspace act Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findi justifying the provision of new facilities and/or remedying local deficiencies in pr means of safeguarding and enhancing existing facilities as appropriate. Additionally, the Council has undertaken a Green Infrastructure Assessment (S shape the planning and delivery of green infrastructure throughout the Couns unmaries the findings of the detailed 'audit' of the provision of Outdoor Sports within the County Borough of which is endorsed by Fields in Trust (FIT), whilst all 	As part of the proposed allocation of Land West of Bridgend, development will requirements including placemaking principles and masterplan development principle – Page 71). The site will required to provide 4.1 hectares of retained green infrastruct open space as well as exploring the provision of enabling sensitive public access to SINC and woodland. The proposed allocation will also be required to maintain a strate the site and Laleston to retain the separate identities and character of these ser coalescence.
an updated detailed audit of existing outdoor sports and children's playspace au Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findi justifying the provision of new facilities and/or remedying local deficiencies in pr means of safeguarding and enhancing existing facilities as appropriate. Additionally, the Council has undertaken a Green Infrastructure Assessment (S shape the planning and delivery of green infrastructure throughout the Coun summaries the findings of the detailed 'audit' of the provision of Outdoor Sports within the County Borough of which is endorsed by Fields in Trust (FIT), whilst all	The Strategy acknowledges that the County Borough has a rich and varied biodivers species, habitats and unique, rich landscapes. Policies within the Deposit Plan have be from the existing LDP and will continue to protect the county borough's environment in policy and the Environment Act 2016. These policies cover development in the courareas, local / regional nature conservation sites, trees, hedgerows and development, conservation and natural resources protection and public health.
shape the planning and delivery of green infrastructure throughout the Coun summaries the findings of the detailed 'audit' of the provision of Outdoor Sports within the County Borough of which is endorsed by Fields in Trust (FIT), whilst al	As part of the technical supporting evidence base accompanying the Deposit Plan, that an updated detailed audit of existing outdoor sports and children's playspace across Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provision means of safeguarding and enhancing existing facilities as appropriate.
Integrated Network Maps. As such the assessment will provide a mechanism to en	Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports and within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur- an integral and significant part of development and wider infrastructure proposals.

housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

of which are greenfield. Each ment Methodology which was port (2020)). During Stage 2 in terms of their deliverability, cal character, environmental umber of technical supporting ling this detailed assessment, in.

II be subject to site-specific les (See Deposit Policy PLA3 cture and new areas of public to part of Laleston Meadows ategic green corridor between settlements whilst preventing

versity with a broad range of been refreshed and updated t in line with national planning puntryside, special landscape t, green infrastructure, nature

, the Council has undertaken ss the County Borough (See is can be used as means of rision. It can also be used as

e Appendix 23) to guide and Borough. The assessment and Children's Playing Space adopting a holistic approach ads, broad habitats) and the ure green infrastructure forms

			Development proposals including strategic site allocations will be expected to mai Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spectra masterplan development principles and development requirements. Such requirements and provide suitable buffers to habitats, particularly hedgerows, tress (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreation be delivered in accordance with Policy COM10 and Outdoor Recreation Facebook Development Supplementary Planning Guidance.
947	Strategic objective 4 although relevant does not seem to have been taken into account with regard to plans to build between Bryntirion and Laleston on land currently	•	Comments noted. The Deposit Plan has been prepared in accordance with Welsh Plans Manual (Edition 3). It contains guidance on how to prepare, monitor and r underpinned by robust evidence to ensure that plans are effective and deliverable and as defined in national policy set out in Planning Policy Wales (PPW).
removal of this green we coalescence of the s	and rightly identified as green wedge. The removal of this green wedge with lead to the coalescence of the settlements and the complete loss of their individual character and sense of place.		The Deposit Plan has been underpinned by the identification of the most appropriat and housing provision, all of which have been based upon well informed, evidence b need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferre Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate p balanced level of housing and employment provision that will achieve sustainable existing settlements and maximise viable affordable housing delivery.
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield s the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designat Areas. The ongoing commitment to brownfield development opportunities within the the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing L development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable and ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See A sustainable settlement hierarchy. Based upon the consideration of a compreh sustainable growth will be appropriately directed towards the Main Settlements of B with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously cor 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general locati existing use(s), accessibility, physical character, environmental constraints and optimized on the sector of the sector of the sector.

aintain, protect and enhance retained wherever possible

becific requirements including ements will ensure that sites cluding Ancient and/or Semieation facilities will be required Facilities and New Housing

sh Government Development I revise a development plan, and contribute to placemaking,

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth bese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

ready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

te has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters

were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan. As such, candidate site was considered appropriate for allocation.
As part of the proposed allocation of Land West of Bridgend, development will requirements including masterplan development principles and placemaking principle – Page 71). The provision of new residential dwellings, including affordable units, wil a new one and a half form entry Primary School, recreation facilities, public oper community facilities all set within distinct character areas.
Policy PLA3 will ensure development positively integrate the remains of Llangewyd Scheduled Ancient Monument in a manner that preserves and enhances the remains Development must also incorporate the Laleston Trail within the central part of the s Bridgend Circular Walk and realigned Public Right of Way. Furthermore, the enclose hedgerow corridor will be retained as the Y Berth cross link. In terms of active trave site and off-site measures to provide good quality, attractive, legible, safe and access linkages in accordance with Active Travel design. Improved linkages must be prov Bryntirion Comprehensive School and Bridgend Town Centre (including the bus stat routes should be provided to accord with the proposed routes within the Counce Maps:INM-BR-52, INM-BR-55, INM-BR-57, INM-BR-58, BRC9b.
The Replacement LDP is accompanied by a SA Report (incorporating SEA) to ass and significant environmental effects of all substantive component within the Pl allocations, etc.) and any identified reasonable alternatives. This builds directly u including an SA Scoping Report (2018) and an Interim SA Scoping Report (2019 Replacement LDP Preferred Strategy. The Deposit Plan SA Report demonstrates SEA, process has informed the development of the Deposit Plan, including the inco changes within the document. As a result, the SA Report concludes that there is sustainability issues in Deposit Plan, with plan components performing well against identifies strong compatibility between the LDP Vision/Objectives and the SA Framewor adverse effects (taking account of mitigation in all its forms).
In accordance with statutory requirements, Planning Policy Wales sets out multiple red to avoid direct adverse effects on nationally important heritage assets and for the resulting in adverse effects on the historic environment to be robustly justified presumption in favour of the preservation or enhancement of listed buildings and requirement for development not to result in direct adverse effects on Scheduled Mo exceptional circumstances. These issues are grouped under 'Cultural Heritage' Sustainability Objectives considered by the SA. The potential for adverse impacts or is an important consideration in determining the overall sustainability and thus s allocations. Any sustainability impacts would also depend on the scale of developmen
All Stage 2 Candidate Site Sites were considered to ascertain whether they had the point impact upon the historic environment. To facilitate this assessment, the Council con Gwent Archaeological Trust (GGAT) early on in the process for their views on the lik historic environment along with recommendations for mitigation. Any identified immitigated by site promoters.

s to demonstrate the site's at, only those sites deemed ate 308.C1 Bridgend (West of)

Il be subject to site-specific les (See Deposit Policy PLA3 vill be incorporated alongside pen space, plus appropriate

ydd Church and Churchyard ns as part of the wider site. site, providing access to the osed byway with the existing vel, Policy PLA3 requires oncessible pedestrian and cycle ovided along the A473, with tation and train station). New ncil's Active Travel Network

ssess the likely sustainability Plan (strategy, policies, site upon previous SA reporting 19) which accompanied the s how the SA, incorporating corporation of recommended is good coverage of all key st the SA Framework. It also work, plus no likely significant

equirements for development e need for any development ed. There is also a general d their settings, along with a Monuments, unless there are e', which is one of the 14 on Cultural Heritage was and suitability of candidate site nent proposed.

potential to cause an adverse onsulted with the Glamorganikely range of impacts on the mpacts were required to be

For Land West of Bridgend the SA identified the potential for adverse impacts due to scheduled monuments and important archaeological sites. However, the requirem strategic site allocation to be supported by a detailed masterplan) and PLA3 (for allocation to implement specific masterplan development principles) represent forms of the identified likely significant effects. These requirements also enhance the sustain strategic site allocation more generally. The SA identifies relevant masterplan development policies to help ensure the avoidance of likely signific could otherwise occur from this development proposal. Additional masterplan development to siting, design, construction and operation in accordance with Plan principles were informed by SA findings and have been incorporated into the final assessment scoring updated to reflect their inclusion in the Deposit Plan.
Further to this, the site promoter commissioned EDP to undertake an Archaeological The assessment establishes that the site does not contain any World Heritage Monuments, listed buildings, registered historic parks and gardens or historic lands be a presumption in favour of their physical preservation in-situ and against archaeological remains, the site is identified as having moderate to high potent the medieval period, particularly in its northern extremity, which is adjacent to the sit Church. However, the land is a SINC and will not be developed. Policy PLA3 will requi integrate with the remains of Llangewydd Church and Churchyard Scheduled Ancie that preserves and enhances the remains as part of the wider site.
While there is a small amount of evidence for late prehistoric and Roman 1km study area, the potential for archaeology of these periods within the site is de settlement was focused elsewhere in the locality and any archaeology of this po- likely to relate to agriculture. Overall, the baseline data indicate that the probability being present is low. Any further archaeological investigation can reasonably appropriately worded planning condition appended to a planning permission.
Potential impacts upon the setting of historic assets in the locality have focused or significant effects arising from changes to setting have been identified for scheduled and registered parks and gardens. In respect of the Laleston Conservation Area, significant changes to its visual setting. It is acknowledged that development in the s remove a part of the agricultural landscape around Laleston which forms a b east. However, agricultural land will remain on all sides around Laleston, which will discrete settlement, while landscaping measures associated with the develop impression of coalescence. This is assessed as an impact of a minor order, with conservation area being retained. Policy PLA3 will require development to to maintal between the site and Laleston to retain the separate identities and character of preventing coalescence.
The site promoter also commissioned EDP to undertake a Landscape and Visual Ap of the appraisal was firstly to inform the design evolution of the scheme which enab to potential landscape and visual opportunities and constraints.
The LVA outlines that there are adverse and beneficial landscape effects resulting from However, the embedded mitigation and the approach to design is considered to mit time as the proposed landscape establishes and overall the predicted effects are not from a landscape and visual perspective in the context of the delivery of a strategic h

to the proximity of the site to ements under SP2 (for each r the proposed strategic site s of mitigation to help address ainability performance of the velopment principles included ificant adverse effects which velopment principles are also a Sustainable Placemaking anning Policy Wales. These al Deposit Plan, with SA site

al and Heritage Assessment. ge Sites, Scheduled Ancient Iscapes, where there would t development. In terms of ential to contain remains from site of the former Llangewydd uire development to positively cient Monument in a manner

activity in the surrounding deemed low. Post-medieval period within the site is most ity of significant archaeology be secured through an

I on the 1km study area. No d monuments, listed buildings a, there will also not be any e southern part of the Site will buffer from Bryntirion to the ill retain its character as a lopment will mitigate any ith the special interest of the tain a strategic green corridor of these settlements whilst

Appraisal (LVA). The purpose abled an integrated approach

rom development of this site. ninimise adverse effects over not considered unacceptable housing site.

The appraisal included a review of national and local policy, landscape character appraisal included assessment of the National Landscape Character Assessment Landscape Character Assessment for Bridgend County Borough (LCABC) (2013) assessment. The appraisal confirms that the site relates well both in landscape and landscape and settlement, and that the site represents a logical extension to Brynti design is sensitive to the site's existing characteristics. The design appraised responsite such as the Bridgend Circular Walk, the byway, the hedgerow network and veg such the proposals put forward at this stage are considered to be a thoughtful an development of this site.
Mitigation measures include:
 The Laleston Meadows SINC would be brought into regular long-term manage the visual amenity and landscape character of this northern part of the site. A development back from the SINC, and dwellings would front onto it. The mitigation receptor site (in ecological terms) and the grazed fields currently improved by the proposals as well as maintained in the long term. The SINC o informal and natural play on site provided increased public access would n function; The site contains very few of the key characteristics listed in the published do The site has a strong network of hedgerows, some which would be lost and the urban form. However, the retained hedgerows and trees would be protected some of the character of the SLA within which the site lies would be retained; Provision of structural landscaping, a mix of native and non-native trees and s the site for biosecurity, diversity of ecosystems and habitat creation as well as residents. Ares of open space would be bolstered by considered structur aesthetically pleasing urban development which is well integrated with the privand the settled landscape character currently experienced in the local area; Retention of existing landscape features (hedgerows and trees) is a priority of it forms a desirable strong green framework that links with the wider green infra and south of the site; Adequate replacement planting of local species in appropriate locations to c trees and hedgerows, and enhancement planting; and The location of public open space, public footpaths and the street-alignment has a strong of public open space, public footpaths and the street-alignment has a strong green space.
and reflect local character.
Through consideration of the findings above, it is anticipated that any notable lar resulting from the addition of the proposed scheme would be localised in extent and radius of the site, despite the site's relatively open character.
Overall is it considered that the masterplan framework proposed for the site has through a landscape and ecology-led approach, with appropriate incorporation of m to address concerns of the site in relation to landscape and visual matters. As such, t residential development should be considered an acceptable extension to the exist which would not cause significant or wide-ranging adverse effects upon its surrounding
Policy PLA3 will ensure that the design and layout of the site has regard to the considering the interface between the site, Bridgend and Laleston. Visual impacts r the inclusion of mitigation measures and provide links with the existing landscape

ter and visual amenity. The ent (NLCA), LANDMAP, and I3) in addition to an on-site id visual terms to the existing intirion provided a considered onds sensitively to assets on egetated site boundaries. As and easily assimilated future

agement. This would protect A landscape buffer would set e SINC could be used as a tly within the SINC could be offers a great opportunity for not clash with its ecological

documents on Laleston SLA. I the field pattern replaced by ed by landscape buffers and d;

shrubs proposed throughout is the visual amenity of future ctural planting to create an proposed landscape strategy

of the emerging proposals as frastructure to the north, west

compensate for any loss of

has been designed to protect

andscape and visual effects nd contained within a c.400m

is been sensitively designed mitigation measures in order , the promotion of this site for sting settlement of Bryntirion ding landscape context.

e landscape in which it sits, must be minimised through ape and access features to

	safeguard landscape character whilst creating a sense of place. The developmen detriment of the Special Landscape Area and any development proposal must incom adverse effects and/or visual intrusion on the wider landscape.
	In terms of biodiversity/ecology, an ecological desk study and Extended Phase 1 su by EDP. The desk study has noted that within the Study Site's zone of influence there and non-statutory designated sites present, most notably Laleston Meadows SINC w itself.
	Given the combination of designated sites, it is concluded that any future plat to consider the potential for direct and indirect impacts to arise upon qualifying feature Meadows SINC. However, it is inherent within the emerging masterplan that the Lales associated designated features will be retained. Furthermore, such retained feature from potential harm, damage and disturbance through the sensitive design of built dev boundaries and inclusion of suitable buffers.
	The desk study confirms that the inclusion of Laleston Meadows SINC within the provide substantial potential for a balanced provision of areas of informal public open When linked with proposed POS and play areas across the developable site this benefit to both visual and recreational amenity, conservation and biodiversity enhalter, the SINC provides a potential space to accommodate ecological mitigation and and thus offset ecological impacts that may arise during the development of adjacent
	An Extended Phase 1 survey was undertaken in February 2020, supplemented by fur March 2020. The Phase 1 survey concluded that the site is dominated by agricultural limited botanical interest and thus of low inherent ecological value. Habitats of great include the native hedgerows delineating the northern boundary and internal field woodland habitat and marshy grassland associated with Laleston Meadows SINC. identified several trees with low to high potential to support a bat roost whilst onsite pot for their potential to support great crested newt.
	The results of the desk study and Extended Phase 1 survey have influenced the mast to locate development across those habitats of predominantly limited ecology boundary habitats as far as possible. Where retained, such features have been account informal green space and sustainable transport links, which ultimately enhances contra and contributes to the wider green infrastructure resource.
	Where avoidance is not possible, however, and will result in the loss of interpredominantly species-poor or defunct), the site is considered to be of sufficient size development proposals to flexibly avoid and/or mitigate for any significant ecological c where necessary. This will be in addition to the sensitive positioning of built retained boundary features to minimise damage.
	The report also highlights further detailed habitat and species surveys whi inform a planning application and ensure proposed mitigation is appropria include a Dormouse survey, which was raised in comments received from NRW. P development to retain and provide suitable buffers to habitats, particularly hedgerow and/or Semi-Ancient Woodland) and Laleston Meadows SINC, which includes the the northern and north-western boundaries of the site. PLA3 will also require the dev ecological management plans including proposals for mitigation, enhancement and

ent must also not be to the prorate measures to reduce

survey has been undertaken re are a number of statutorily which overlaps with the site

lanning submission will need atures, including the Laleston eston Meadows SINC and its ures will be further protected levelopment away from SINC

e Study's Site boundary will ben space and wildlife zones. his will provide a significant hancement. In respect of the hd biodiversity enhancements ent land.

further roosting bat works in urally improved grassland of reatest ecological importance eld boundaries in addition to C. The roosting bats surveys ponds have been considered

asterplan which has sought logical value whilst retaining commodated within proposed nnectivity throughout the Site

ernal field boundaries (albeit e and extent to enable future constraints and compensate t development away from

which are recommended to riate and proportional. These Policy PLA3 will require the bws, trees (including Ancient the green space bordering eveloper to submit and agree nd maintenance for retained

habitats and protected species (including for bats and dormouse) and provide and replacement habitat.
Policy PLA3 will require development to incorporate the Laleston Trail within the centra access to the Bridgend Circular Walk and realigned Public Right of Way. Additionally, of retained green infrastructure and new areas of public open space across the key areas of formal open space (including 0.5ha of equipped play provision linkages, green streets, and explore the provision of enabling sensitive public access the SINC and woodland.
In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has been 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses who not proceed. Such infrastructure includes transport, education, health, environment addition to community and cultural infrastructure.
With regards to education and comprehensive school provision, a contribution will be the Education Facilities and Residential Development SPG and a decision will be ma Authority as to how the sum will be utilised.
In terms of sewerage, Dwr Cymru Welsh Water have confirmed that reinforcement the clean and foul network to accommodate the site as a whole and a Hydraulic Mo required to inform such works. They have also confirmed that there are no insurr delivery of the site.
With respect of drainage, the site promoter has prepared a high-level drainage stratt the site is located with DAM Zone A, which is used within Technical Advice Note considered to be little to no risk of fluvial or tidal flooding at such a location. This reflect from NRW, and in the Strategic Flood Consequence Assessment (SCFA which info- site as green in its RAG assessment. As such, all proposed land uses are permitted consequence assessment. The SFCA does highlight that a small proportion of the st flooding due to surface water, which corresponds with topographic depressions ru There are two areas most at risk of surface water flooding. The first corresponds w flowing down into the north western corner of the site. This area of the site is current which is to be retained as part of the proposals. It is therefore considered that this risk will have little influence on development proposals. The second area is a key su runs through the centre of the site towards the A473 where a small area of high surface surface water flow routes in this part of the site will be retained where possible surface water drainage strategy through the use of SUDs and green corridors.
In terms of the impacts on primary healthcare provision, the Council has been Morgannwg University Health Board from the outset of the Replacement LDP process to ensure the level and spatial distribution of growth proposed was clarified to help far provision. As part of Stage 3 of the Candidate Site Assessment, the health board a bodies were invited to provide comments in respect of those sites identified as suita and possible allocation in the Deposit LDP. Whilst the Council cannot ultimately of healthcare services, close working relationships will continue and be maintained University Health Board. This will be key to service provision planning as site allocation progress.

e appropriate compensatory

ntral part of the site, providing y, PLA3 requires 4.1 hectares the site comprising seven sion), informal spaces and s to part of Laleston Meadows

en produced (See Appendix it which the development of s within the plan period could ental management, utilities in

be taken in accordance with made by the Local Education

t works are required on both Adelling Assessment will be rmountable obstacles to the

ategic of which confirms that e 15 to indicate that there is flected in comments received forms the LDP and flags the tted without need for a flood e site (4.9%) has a low risk of running from north to south. with a path of surface water ently comprised of woodland s area of surface water flood surface water flow route that ace water flood risk is shown. e and incorporated within the

en engaging with Cwm Taf ess. Early meetings were held facilitate alignment of service d amongst other consultation itable for future development control provision of primary d with Cwm Taf Morgannwg ations within the Deposit Plan

The site promoter commissioned Air Quality Consultants to undertake an Air Quality
impact of the proposed development and subsequent increased traffic emissions arisin on the Air Quality Management Area (AQMA) of Park Street. Concentrations have be of worst-case receptors, representing existing properties where impacts are expected the impacts of traffic emissions from local roads on the air quality for future re development have been assessed.
The assessment has demonstrated that concentrations of PM10 and PM2.5 will rem all existing receptors in 2022, with or without the proposed development, and that all i will be negligible.
In the case of annual mean nitrogen dioxide, concentrations will remain below the object receptor (representative of 6-8 homes) in 2022, with or without the proposed development unlikely that any new homes within the development will be occupied be would be reasonable to expect concentrations at these 8 homes to be below the object demonstrated that the impacts in terms of annual mean nitrogen dioxide concentrations at this one under this scenario would be moderate adverse. However, bearing in mind that no n before 2024, and the development is unlikely to be complete and thus generating its 2030s, this scenario is unrealistically worst-case. Applying professional judgement, that the actual impact of the development at these 8 homes will also be negligible occupation in 2024.
The effects of local traffic on the air quality for future residents living in the proposed shown to be acceptable at the worst-case locations assessed, with concentrations beil objectives. As such, the overall operational air quality effects of the development are junct The proposed allocation is supported by detailed masterplanning work, including a identify a realistic dwelling yield on the site's net developable area. The Transpor number of dwellings the site is expected to deliver. This identifies the various trans proposed development, and, in combination with the Strategic Transport Assessment taken to deal with the anticipated transport impacts of the scheme. Proposed P appropriate development requirements in relation to all forms of travel. For the av number of dwellings does not require the original proposed site boundary to be expa- use of the existing net developable area. The density and mix of uses proposed is support a diverse community and vibrant public realm, whilst generating a critical services such as public transport, local shops and schools. In accordance with nation densities should be encouraged in urban centres and near major public transport no the site's location within the Primary Key Settlement of the County Borough and the p Centre, this density level is therefore considered appropriate to foster sustainable con by the proposed enhancements to the active travel network.
The Replacement LDP aims to reduce private car reliance and help the County Bord set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and a active travel routes as identified in the Existing Route Maps. Consideration of active the master planning of strategic sites in the County Borough. Reference to the Activ PLA3 in conjunction with Policy PLA12 should be considered essential in the delivery proposal, ensuring that development is contributing to the promotion of a sustainable
The Active Travel Network Maps aim to improve access to key services and facilitien employment sites, retail areas and transport hubs, improved access to education fac

ty Assessment to assess the sing from the additional traffic been modelled for a number ed to be greatest. In addition, residents on the proposed

main below the objectives at Il impacts for these pollutants

bjective at all but one existing elopment. However, it is now before 2024, by which time it bjective. The assessment has ations of the full development he receptor, where the impact new homes will be occupied ts full traffic volumes until the t, it is considered most likely ble in all years from the first

sed development have been eing well below the air quality judged to be 'not significant an illustrative block plan to port Assessment reflects the nsport issues relating to the ment, what measures will be Policy PLA3 prescribes the avoidance of any doubt, this panded, rather more efficient is considered appropriate to mass of people to support tional planning policy, higher odes or interchanges. Given proximity to Bridgend Town ommunities, further bolstered

brough achieve the principles d expanding upon the current ve travel has been key during tive Routes detailed in Policy ery of any strategic site or any ble and healthy lifestyle.

lities including town centres, acilities such as schools and

	colleges and improvements to, and expansion of, the existing strategic cycle netwo Opportunities will be maximised to further improve upon these routes, providing wal allow integration between new developments and existing communities.
	Whilst developments should be encouraged in locations which reduce the need to tra- sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appro- measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and info- land allocations by means of modelling and quantifying the transport impact of these notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigation
	Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces dependent enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
	Proposed Policy PLA3 prescribes a number of placemaking principles for Land W considered instrumental to achieving sustainable places, delivering socially incorporating cohesive communities. Such requirements include pursuing transit-or prioritises walking, cycling and public transport use, whilst reducing private motor designed, safe walking and cycling routes must be incorporated throughout the orientated, healthy walkable neighbourhoods. There will be a clear emphasis on procycling linkages along the A473, with Bryntirion Comprehensive School and Bridge the bus station and train station). New connections will be provided to accord with the Council's ATNM: INM-BR-52, INM-BR-55, INM-BR-57, INM-BR-58, INM-BR-127 and
	Policy PLA3 will require on-site highway improvements to ensure the principal per achieved from a new signalised junction with the A473 at the southern boundary; the a new-shared use crossing to connect the internal cycleway/footway with the existing southern side of the A473.
	The site promoter's Transport Assessment confirms that the traffic effect of 850 dwell order of 269 and 243two-way movements in the AM and PM peak hours respectively, worst case as attitudinal change towards travel progresses. This quantum of trips eq per minute two-way, diluted across the local highway network. The assessme development provides opportunities to create a new western edge to Bridgend in a community facilities suitable for day to-day living. In this way, the transport case for m necessary to promote sustainable travel modes before the private vehicle. The design travel planning and the locational advantages, together with the Mobility Strategy benefit for existing and new residents, significantly improving travel choice, for social journeys and hence social inclusion. Working from home and from a third Workhub will be encouraged from the outset, in line with Welsh Government's aspira
	Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhancer

work in the County Borough. alking connections which will

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical velopment detailed within the ation.

te that development must be dency on the private car and ity facilities. Development will e, public transport measures, Local Transport Plan and the

West of Bridgend, which are nclusive developments and prientated development that or vehicle dependency. Wellne site to foster community roviding safe pedestrian and gend Town Centre (including ne proposed routes within the and 2120.

point of vehicular access is ne junction will accommodate ng active route BRC9b on the

ellings is forecast to be in the y, although this is considered equates to just over 4vehicles nent concludes that the a self-sustaining site offering mobility provides the options sign of the environment, the y means there is a major for commuting, leisure and hird-place such as a non-site rations.

the Replacement LDP (See nd wider sustainability effects ement measures should be

			incorporated within the Replacement LDP to ensure the avoidance of likely signific enhance the effectiveness of the plan. The findings of the SA indicate that the prop proposed range of land uses will likely produce a wide range of significant beneficial
948			Support noted.
980	I am opposed to this plan of 850 houses between Bryntirion and Laleston . This will cause unnecessary strain on our infrastructure and traffic will be unbearable	Objection to PLA3, specifically concerns relating to traffic and infrastructure.	The Replacement LDP identifies and differentiates between the sustainability of plac hierarchy. This has been informed by the conclusions of the Bridgend County Borou (2019, updated in 2021) (See Appendix 19), which reflects Bridgend's historical and fu and seeks to achieve more sustainable places in a number of ways. The scale and to settlements is dependent upon their individual roles, functions and positions withi This is to ensure the Replacement LDP and spatial strategy (See Appendix 43 – Ba Strategy Options) directs the majority of growth towards areas that already benef including transport networks, services and facilities, or where additional capacity can
			Whilst developments should be encouraged in locations which reduce the need to tra- sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appro- measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and infor- land allocations by means of modelling and quantifying the transport impact of thes notes accompanying this assessment demonstrate that the proposed level of devel LDP can be accommodated within the BCBC Highway Network with suitable mitigation
			Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces depende enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
			Strategic site allocations identified by policies PLA1-PLA5 detail the site-specir masterplan development principles and development requirements. Such requirement orientated development that prioritises walking, cycling and public transport use, where vehicle dependency. Well-designed, safe walking and cycling routes must be incorpored foster community orientated, healthy walkable neighbourhoods.
			In terms of infrastructure, policies PLA1-PLA5 (See Deposit Plan – Page 62) detail the for the mixed-use Strategic Development Sites in Regeneration Growth Areas and Such requirements include masterplan development principles and development require to contribute and address the identified key issues and drivers identified through preparation process. This will be facilitated through the provision of affordable h provision, public open space and active travel provision.
			Development of this scale (sustainable urban extensions) is necessary to create su- will incorporate a mix of complementary uses and deliver improvements to existing in new supporting infrastructure. The latter factor is particularly notable given the school County Borough and the need for new strategic sites to be significant enough in sca new primary school as a minimum.
			In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has been 37). The IDP provides a single schedule of all necessary infrastructure without

icant adverse effects and to oposed development with its al effects.

aces by defining a settlement ough Settlement Assessment I functional settlement pattern d type of growth apportioned thin the settlement hierarchy. Background Paper 3: Spatial hefit from good infrastructure an be provided.

aravel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical relopment detailed within the ation.

re that development must be dency on the private car and ity facilities. Development will e, public transport measures, Local Transport Plan and the

cific requirements including ents include pursuing transitwhilst reducing private motor porated throughout the site to

the site-specific requirements d Sustainable Growth Areas. equirements all of which seek bugh the Replacement LDP housing, on-site education

sustainable communities that infrastructure and/or provide ool capacity issues across the cale to support provision of a

en produced (See Appendix t which the development of

			allocated sites for the anticipated quantum of proposed housing/employment uses w not proceed. Such infrastructure includes transport, education, health, environment additional to community and cultural infrastructure.
688	I am particularly concerned about PLA3 - this is not in line with SOBJ4, protecting and enhancing distinctive and natural places. The proposed development will remove not only the visual distinction between Laleston and Bryntirion, but also eats up fields and footpaths used by local residents to enjoy the local countryside.	Concerns relating to loss of green space.	The Deposit Plan has been underpinned through the identification of the most appr growth and housing provision, all of which have been based upon well informed, ever regarding need, demand and supply factors (See Appendix 42 – Background Pa Strategic Growth Options). A range of growth scenarios across the whole Replacem analysed and discussed within the Strategic Growth Options Background Paper. Th County Borough's demographic situation is likely to change from 2018-2033 and info response for the Replacement LDP. As such the Replacement LDP identifies an appr enable a balanced level of housing and employment provision that will achieve susta support existing settlements and maximise viable affordable housing delivery.
			The distribution of growth is further evaluated and justified in the Spatial Strategy C (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield sitt the delivery of the brownfield regeneration allocations identified in the existing LDP, h and the Llynfi Valley are still denoted as regeneration priorities through their designation. Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise constrained for the brownfield land in other settlements (notably Bridgend and the Vallimited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable h and ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alreat services, facilities and employment opportunities and are most conducive to e development. As such, a Settlement Assessment has been undertaken (See Ap sustainable settlement hierarchy. Based upon the consideration of a comprehe sustainable growth will be appropriately directed towards the Main Settlements of Bri with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessment previously consulted upon (See Appendix 13 – Candidate Sites Assessment Reporterailed assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physical constraints and opportunities. Site promoters were asked to prepare and submit a num studies to demonstrate the site's deliverability, sustainability and suitability. Proceeding only those sites deemed appropriate were included for allocation in the Deposit Plan.
			As part of the proposed allocation of Land West of Bridgend, development will requirements including placemaking principles and masterplan development principles – Page 71). Green Infrastructure and Outdoor Recreation Facilities to be delivered COM10 and Outdoor Recreation Facilities and New Housing Development Supplement The proposed allocation will also be required to maintain a strategic green corridor bet to retain the separate identities and character of these settlements whilst preventing of

within the plan period could ntal management, utilities in

propriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the formed the most appropriate propriate plan requirement to stainable patterns of growth,

v Options Background Paper nent of land within or on the sites. It continues to focus on by hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are ad deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a shensive range of variables Bridgend and Pencoed along

of which are greenfield. Each ment Methodology which was port (2020)). During Stage 2 in terms of their deliverability, cal character, environmental umber of technical supporting ling this detailed assessment, in.

Il be subject to site-specific les (See Deposit Policy PLA3 ed in accordance with Policy mentary Planning Guidance. between the site and Laleston g coalescence.

			The Strategy acknowledges that the County Borough has a rich and varied biodive species, habitats and unique, rich landscapes. Policies within the Deposit Plan have the from the existing LDP and will continue to protect the county borough's environment is policy and the Environment Act 2016. These policies cover development in the court areas, local / regional nature conservation sites, trees, hedgerows and development, conservation and natural resources protection and public health. As part of the technical supporting evidence base accompanying the Deposit Plan, is an updated detailed audit of existing outdoor sports and children's playspace acros Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provisio means of safeguarding and enhancing existing facilities as appropriate. Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summaries the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensur an integral and significant part of development and wider infrastructure proposals. Development proposals including strategic site allocations will be expected to mai Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
			to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa
105	SOBJ4 - The proposed development of the	Concerns relating	Development Supplementary Planning Guidance. The Deposit Plan has been underpinned through the identification of the most app
9	land in bridgend i.e proposed development of the developer housing site of 850 houses west of Bridgend town, locally known as the "Circus Field" and the proposed development of the land near island farm will damage and not protect distinctive and natural places.	to loss of green space.	growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background P Strategic Growth Options). A range of growth scenarios across the whole Replacen analysed and discussed within the Strategic Growth Options Background Paper. The County Borough's demographic situation is likely to change from 2018-2033 and infor response for the Replacement LDP. As such the Replacement LDP identifies an app enable a balanced level of housing and employment provision that will achieve sus support existing settlements and maximise viable affordable housing delivery.
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n, the Council has undertaken oss the County Borough (See gs can be used as means of vision. It can also be used as

e Appendix 23) to guide and borough. The assessment and Children's Playing Space boadopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

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y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are

limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable hand ensure the County Borough's future housing requirements can be realised.
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The Strategy acknowledges that the County Borough has a rich and varied biodivers species, habitats and unique, rich landscapes. Policies within the Deposit Plan have be from the existing LDP and will continue to protect the county borough's environment in policy and the Environment Act 2016. These policies cover development in the courareas, local / regional nature conservation sites, trees, hedgerows and development, conservation and natural resources protection and public health.
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Bridgend's green infrastructure network and ensuring that individual green as and integrated into any new development.In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the s masterplan development principles and development requirements. Such retain and provide suitable buffers to habitats, particularly hedgerows, tre Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoo to be delivered in accordance with Policy COM10 and Outdoor Recre Development Supplementary Planning Guidance.138In relation to the above draft plan and comments. In relation to Penyfai: • GREEN SPACE: Residents believe the LDP should recognise and mark both the Pheasant Field (Pen y fai Kick about area - NHCC CAT Transfer for 35 years) and Cavendish Park BOTH as green leisure spaces. o I request these green spaces be recognised and marked as such in the published LDP. • TRAVELLER/ROMA SITE COURTConcerns relating to Gypsy and Traveller traffic.The Council has a statutory duty to carry out an assessment of the acco Travellers under Part 3 of the Housing (Wales) Act 2014 and to meet any in under section 56 of the Mobile Homes (Wales) Act 2013. PPW also clarifies Accommodation Assessment (GTAA) identifies an unmet need, a planning sites in their development plan to ensure that the identified pitch requireme can be met" (para 4.2.35). When the GTAA was completed, the total estimate and Travellers was 7 pitches up until 2033. Since then, one family has met existing authorised site, leaving a remaining need for six pitches over the Pla families (i.e., three pitches per family). One of these families has recently re their existing site and meet their accommodation needs (planning applicatio a remaining need for 3 pitches, which the Council considers can be appropri			
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 posed in Court Colman (SP7 (1) for the Travelling /Roma community - the key for which appears to be missing on the plans. The ward of Aberkenfig already has a site less than 1 mile away from the one proposed. Also, the LDP plans to place one in Bryncethin. I understand the need for such sites for the traveling /Roma community, but an opposed to the current plan concentrating on the ward and immediate area, particularly in a rural area of natural beauty (near Pennsylvania Woods). The area is a valued ecological / habitat area which, in a network to sur- rounding sites and woodlands, contributes to wider biodiversity. I ask BCBC to consider other options for placing this site outside of the wards. o I am opposed to this and wish for a more appropriate site to be considered. • SMALL DEVELOPMENTS: Smaller scale developments in recent years have eroded green space, ecologicall / habitats, and changed the face of our com- munity as well as put additional pressure on infrastructure. This fundamentally files in the face of what the LDP (this one and the previous on) states it will not do. 	consultation process, I make the follow-ing comments. In relation to Penyfai: • GREEN SPACE: Residents believe the LDP should recognise and mark both the Pheasant Field (Pen y fai Kick about area - NHCC CAT Transfer for 35 years) and Cavendish Park BOTH as green leisure spaces. o I request these green spaces be recognised and marked as such in the published LDP. • TRAVELLER/ROMA SITE COURT COLMAN: There is a small settlement pro- bosed in Court Colman (SP7 (1) for the Travelling /Roma community - the key for which appears to be missing on the plans. The ward of Aberkenfig already has a site ess than 1 mile away from the one proposed. Also, the LDP plans to place one n Bryncethin. 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This fundamentally flies in the face of what the LDP (this one and the previous on) states it will not do.	to Gypsy and Traveller provision, green space, biodiversity, infrastructure, schools and	The Council has a statutory duty to carry out an assessment of the accommodal Travellers under Part 3 of the Housing (Wales) Act 2014 and to meet any identified under section 56 of the Mobile Homes (Wales) Act 2013. PPW also clarifies that "w Accommodation Assessment (GTAA) identifies an unmet need, a planning authori sites in their development plan to ensure that the identified pitch requirements for recan be met" (para 4.2.35). When the GTAA was completed, the total estimated pitch p and Travellers was 7 pitches up until 2033. Since then, one family has met their ac existing authorised site, leaving a remaining need for six pitches over the Plan period families (i.e., three pitches per family). One of these families has recently received p their existing site and meet their accommodation needs (planning application P/21/6 a remaining need for 3 pitches, which the Council considers can be appropriately ac proposed allocation at Bryncethin (SP7(1)), which is already in the family's ow proposed allocation at Bryncethin (SP7(2)) is no longer considered necessary and I Replacement LDP. Refer to the Gypsy and Traveller Site Options Background Pape referred to another site in Aberkenfig, this is privately owned and cannot be used if from another family. The Deposit Plan has been prepared in accordance with Welsh Government Develop 3). It contains guidance on how to prepare, monitor and revise a development p evidence to ensure that plans are effective and deliverable and contribute to placematic policy set out in Planning Policy Wales (PPW). The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence b need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferre Options). A range of growth scenarios across the whole Replacement LDP periodiscussed within the Strategic Growth Options Background Paper. This has cot Borough's demographic situation is likely to change from 2018-2033 and informed the

aintain, protect and enhance retained wherever possible

ecific requirements including ements will ensure that sites cluding Ancient and/or Semieation facilities will be required Facilities and New Housing

dation needs of Gypsies and ed need for additional pitches where a Gypsy and Traveller prity should allocate sufficient residential and/or transit use provision needed for Gypsies accommodation needs on an od. This need stems from two I planning consent to intensify /677/FUL refers). This leaves accommodated by the original wnership. As such, the other d has been removed from the per. While the representor has d to offset the identified need

opment Plans Manual (Edition plan, underpinned by robust making, as defined in national

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a e patterns of growth, support

y Options Background Paper nent of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth sese settlements accords with e developmental pressure on LDP's success in delivering

make a full case that they are meet-ing the overall objectives of the LDP. There seems to be a lack of consideration of sustainable communities and the Wellbeing of Future Generations Act within the plan. The LDP notes that 'small developments' may be placed in Penyfai but fails to clear-ly identify potential places /candidate sites and therefore I do not feel it is a complete or sufficient consultation document for Penyfai area. I wish it to be noted that I am opposed to 'small scale' developments and believe this should be removed from the plan. Permitted householder developments would be acceptable. Further housing developments are not required in the village. Experience has shown where small developments have been built previously (and most recently Colman Vale), it has not added any positive social or economic value or impact or benefit to the community whatsoever. In fact, it has put more pressure on our vil-lage roads, created more environmental disruption, huge inconvenience to resi-dents and damage to householder's property and grass verges that have been care-fully planted up by NHCC using resident's precept payments over the years. It has created further unnecessary pressure on the infrastructure in terms of the local school and health care services. There are still no safe routes to schools and there is no safe walking route to the 'economically regenerated' sites such as Bridgend Town Centre from the village community - it would not be sustainable development. Many parents are forced to pay for buses or use their own vehicles to get their children safely to school (whether that be the catchment school or others). o My view is the LDP should delete small scale developments as permissible in Penyfai Village. In relation to Aberkenfig: Proposals I believe will impact directly and indirectly on our area include: Three separate parcels of land south of Pont Rhyd-y-Cyff – 372 homes. · Former Cooper Standard/Cosi/Revlon factory, Ewenny Road, Maesteg - 138 homes (though the City Region project suggests it'll be more development on brownfield land in other settlements (notably Bridgend and the Valleys Gateway), there are limited further brownfield regeneration opportunities remaining. Additional viable and deliverable sites (including some greenfield sites) are therefore required to implement SP1, deliver affordable housing in high need areas and ensure the County Borough's future housing requirements can be realised.

The Replacement LDP apportions sustainable growth towards settlements that already benefit from significant services, facilities and employment opportunities and are most conducive to enabling transit orientated development. As such, a Settlement Assessment has been undertaken (See Appendix 19) to establish a sustainable settlement hierarchy. Based upon the consideration of a comprehensive range of variables sustainable growth will be appropriately directed towards the Main Settlements of Bridgend and Pencoed along with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.

The plan preparation has involved the assessment of 171 sites. Each candidate site has been assessed against the criteria in the Candidate Site Assessment Methodology which was previously consulted upon (See Appendix 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assessment, sites were examined based on any specific issues they raised in terms of their deliverability, general location, neighbouring land uses, existing use(s), accessibility, physical character, environmental constraints and opportunities. Site promoters were asked to prepare and submit a number of technical supporting studies to demonstrate the site's deliverability, sustainability and suitability. Proceeding this detailed assessment, only those sites deemed appropriate were included for allocation in the Deposit Plan. As such, candidate site 308.C1 Bridgend (West of) was considered appropriate for allocation.

As part of the proposed allocation of Land West of Bridgend, development will be subject to site-specific requirements including masterplan development principles and placemaking principles (See Deposit Policy PLA3 – Page 71). The provision of new residential dwellings, including affordable units, will be incorporated alongside a new one and a half form entry Primary School, recreation facilities, public open space, plus appropriate community facilities all set within distinct character areas.

Policy PLA3 will ensure development positively integrate the remains of Llangewydd Church and Churchyard Scheduled Ancient Monument in a manner that preserves and enhances the remains as part of the wider site. Development must also incorporate the Laleston Trail within the central part of the site, providing access to the Bridgend Circular Walk and realigned Public Right of Way. Furthermore, the enclosed byway with the existing hedgerow corridor will be retained as the Y Berth cross link. In terms of active travel, Policy PLA3 requires on-site and off-site measures to provide good quality, attractive, legible, safe and accessible pedestrian and cycle linkages in accordance with Active Travel design. Improved linkages must be provided along the A473, with Bryntirion Comprehensive School and Bridgend Town Centre (including the bus station and train station). New connections will be provided to accord with the proposed routes within the Council's ATNM: INM-BR-52, INM-BR-55, INM-BR-57, INM-BR-58, INM-BR-127 and 2120.

The Replacement LDP is accompanied by a SA Report (incorporating SEA) to assess the likely sustainability and significant environmental effects of all substantive component within the Plan (strategy, policies, site allocations, etc.) and any identified reasonable alternatives. This builds directly upon previous SA reporting including an SA Scoping Report (2018) and an Interim SA Scoping Report (2019) which accompanied the Replacement LDP Preferred Strategy. The Deposit Plan SA Report demonstrates how the SA, incorporating SEA, process has informed the development of the Deposit Plan, including the incorporation of recommended changes within the document. As a result, the SA Report concludes that there is good coverage of all key sustainability issues in Deposit Plan, with plan components performing well against the SA Framework. It also identifies strong compatibility between the LDP Vision/Objectives and the SA Framework, plus no likely significant adverse effects (taking account of mitigation in all its forms).

than this). • Maesteg Washery Reclamation	In accordance with statutory requirements, Planning Policy Wales sets out multiple sets out multiple requirements, Planning Policy Wales sets out multiple requirements, Planning Policy Wales sets out multiple s
Scheme – 135 homes · Coegnant	to avoid direct adverse effects on nationally important heritage assets and for the r
Reclamation Scheme, Nantyffyllon – 100	resulting in adverse effects on the historic environment to be robustly justified.
homes. • Land between Bryntirion &	presumption in favour of the preservation or enhancement of listed buildings and the
Laleston – 850 houses (20% affordable),	requirement for development not to result in direct adverse effects on Scheduled Mo
with a new primary school and 12.8	exceptional circumstances. These issues are grouped under 'Cultural Heritage',
hectares of open space. A new signalised	Sustainability Objectives considered by the SA. The potential for adverse impacts on
junc-tion would be provided on the A473	is an important consideration in determining the overall sustainability and thus su
with Llangewydd Road would be shut to	allocations. Any sustainability impacts would also depend on the scale of developmen
vehicles at the Bryntirion end. · Land	
southeast of Pyle (everything between the	All Stage 2 Candidate Site Sites were considered to ascertain whether they had the pot
railway and the M4) – The largest strategic	impact upon the historic environment. To facilitate this assessment, the Council cons
site in the deposit LDP, potentially	Gwent Archaeological Trust (GGAT) early on in the process for their views on the like
accommodating 2,000 new homes (15%	historic environment along with recommendations for mitigation. Any identified imp
affordable), two primary schools, a new	mitigated by site promoters.
local retail centre, a foot/cycle bridge over	
the railway linking to Pyle and 8 hectares of	For Land West of Bridgend the SA identified the potential for adverse impacts due to
open space. Pyle railway station could be	scheduled monuments and important archaeological sites. However, the requireme
moved here to develop a transport	strategic site allocation to be supported by a detailed masterplan) and PLA3 (for the
interchange to improve links to Porthcawl. I	allocation to implement specific masterplan development principles) represent forms of
believe the proposed residential	the identified likely significant effects. These requirements also enhance the sustain
developments in Maesteg and LLangynwyd	strategic site allocation more generally. The SA identifies relevant masterplan develo
would have a significant effect on an area	in these spatial development policies to help ensure the avoidance of likely signific
which has major capacity issues when	could otherwise occur from this development proposal. Additional masterplan develo
looking at the access to the M4 corridor at	included within Policy PLA3 to ensure site applies Good Design principles and a
J36. BCBC has already acknowledged the	approach to siting, design, construction and operation in accordance with Plann
capacity issues, stating in the LDP -	principles were informed by SA findings and have been incorporated into the final [
'Unspecified improvements to the A4063	assessment scoring updated to reflect their inclusion in the Deposit Plan.
between Tondu and Maesteg' - recognising	
this road is at capacity but does not pro-vide	Further to this, the site promoter commissioned EDP to undertake an Archaeological
any rationalor coherent plan on how to	The assessment establishes that the site does not contain any World Heritage
resolve it. The extra volume of HGV traf-fic	Monuments, listed buildings, registered historic parks and gardens or historic landsc
from WEPA when their expansion is	be a presumption in favour of their physical preservation in-situ and against o
complete, along with further developments	archaeological remains, the site is identified as having moderate to high potentia
along the route, will impact the health and	the medieval period, particularly in its northern extremity, which is adjacent to the site
well-being of residents in Tondu, Coytrahen	Church. However, the land is a SINC and will not be developed. Policy PLA3 will require
and Aberkenfig with excessive noise and air	integrate with the remains of Llangewydd Church and Churchyard Scheduled Ancie
pollution. o I object to the above proposal	that preserves and enhances the remains as part of the wider site.
and ask for BCBC to consider the poten-tial	
direct and indirect impact the LDP will have	While there is a small amount of evidence for late prehistoric and Roman a
on the Tondu and Aberkenfig area, which	1km study area, the potential for archaeology of these periods within the site is dee
form part of the Valleys Gateway.	settlement was focused elsewhere in the locality and any archaeology of this pe
	likely to relate to agriculture. Overall, the baseline data indicate that the probability
	being present is low. Any further archaeological investigation can reasonably b
	appropriately worded planning condition appended to a planning permission.
	Potential impacts upon the setting of historic assets in the locality have focused or
	significant effects arising from changes to setting have been identified for scheduled m
	and registered parks and gardens. In respect of the Laleston Conservation Area, t
	significant changes to its visual setting. It is acknowledged that development in the sc

equirements for development e need for any development d. There is also a general d their settings, along with a Monuments, unless there are e', which is one of the 14 on Cultural Heritage was and suitability of candidate site nent proposed.

potential to cause an adverse insulted with the Glamorganikely range of impacts on the impacts were required to be

to the proximity of the site to ments under SP2 (for each r the proposed strategic site of mitigation to help address ainability performance of the elopment principles included ficant adverse effects which elopment principles are also a Sustainable Placemaking nning Policy Wales. These al Deposit Plan, with SA site

al and Heritage Assessment. ge Sites, Scheduled Ancient scapes, where there would t development. In terms of ntial to contain remains from ite of the former Llangewydd uire development to positively cient Monument in a manner

activity in the surrounding eemed low. Post-medieval period within the site is most ty of significant archaeology be secured through an

on the 1km study area. No monuments, listed buildings a, there will also not be any southern part of the Site will

remove a part of the agricultural landscape around Laleston which forms a be east. However, agricultural land will remain on all sides around Laleston, which will discrete settlement, while landscaping measures associated with the develoc impression of coalescence. This is assessed as an impact of a minor order, with conservation area being retained. Policy PLA3 will require development to to mainta between the site and Laleston to retain the separate identities and character of preventing coalescence.
The site promoter also commissioned EDP to undertake a Landscape and Visual Ap of the appraisal was firstly to inform the design evolution of the scheme which enab to potential landscape and visual opportunities and constraints.
The LVA outlines that there are adverse and beneficial landscape effects resulting from However, the embedded mitigation and the approach to design is considered to mit time as the proposed landscape establishes and overall the predicted effects are not from a landscape and visual perspective in the context of the delivery of a strategic h
The appraisal included a review of national and local policy, landscape character appraisal included assessment of the National Landscape Character Assessment Landscape Character Assessment for Bridgend County Borough (LCABC) (2013) assessment. The appraisal confirms that the site relates well both in landscape and landscape and settlement, and that the site represents a logical extension to Brynt design is sensitive to the site's existing characteristics. The design appraised respo site such as the Bridgend Circular Walk, the byway, the hedgerow network and ve such the proposals put forward at this stage are considered to be a thoughtful ar development of this site.
Mitigation measures include:
 The Laleston Meadows SINC would be brought into regular long-term mana the visual amenity and landscape character of this northern part of the site. A development back from the SINC, and dwellings would front onto it. The mitigation receptor site (in ecological terms) and the grazed fields currently improved by the proposals as well as maintained in the long term. The SINC of informal and natural play on site provided increased public access would re function;
 The site contains very few of the key characteristics listed in the published do The site has a strong network of hedgerows, some which would be lost and the urban form. However, the retained hedgerows and trees would be protected some of the character of the SLA within which the site lies would be retained; Provision of structural landscaping, a mix of native and non-native trees and st the site for biosecurity, diversity of ecosystems and habitat creation as well as
 residents. Ares of open space would be bolstered by considered struct aesthetically pleasing urban development which is well integrated with the pland the settled landscape character currently experienced in the local area; Retention of existing landscape features (hedgerows and trees) is a priority or it forms a desirable strong green framework that links with the wider green infr and south of the site;
Adequate replacement planting of local species in appropriate locations to trees and hedgerows, and enhancement planting; and

buffer from Bryntirion to the ill retain its character as a lopment will mitigate any ith the special interest of the tain a strategic green corridor of these settlements whilst

Appraisal (LVA). The purpose abled an integrated approach

rom development of this site. ninimise adverse effects over not considered unacceptable housing site.

cter and visual amenity. The ent (NLCA), LANDMAP, and 13) in addition to an on-site nd visual terms to the existing ntirion provided a considered bonds sensitively to assets on vegetated site boundaries. As and easily assimilated future

agement. This would protect A landscape buffer would set e SINC could be used as a tly within the SINC could be offers a great opportunity for not clash with its ecological

documents on Laleston SLA. I the field pattern replaced by ed by landscape buffers and d;

I shrubs proposed throughout as the visual amenity of future ctural planting to create an proposed landscape strategy

of the emerging proposals as frastructure to the north, west

compensate for any loss of

	The location of public open space, public footpaths and the street-alignment has and reflect local character.
	Through consideration of the findings above, it is anticipated that any notable lar resulting from the addition of the proposed scheme would be localised in extent and radius of the site, despite the site's relatively open character.
	Overall is it considered that the masterplan framework proposed for the site has through a landscape and ecology-led approach, with appropriate incorporation of m to address concerns of the site in relation to landscape and visual matters. As such, t residential development should be considered an acceptable extension to the exist which would not cause significant or wide-ranging adverse effects upon its surroundi
	Policy PLA3 will ensure that the design and layout of the site has regard to the considering the interface between the site, Bridgend and Laleston. Visual impacts in the inclusion of mitigation measures and provide links with the existing landscape safeguard landscape character whilst creating a sense of place. The development detriment of the Special Landscape Area and any development proposal must incor adverse effects and/or visual intrusion on the wider landscape.
	In terms of biodiversity/ecology, an ecological desk study and Extended Phase 1 so by EDP. The desk study has noted that within the Study Site's zone of influence there and non-statutory designated sites present, most notably Laleston Meadows SINC v itself.
	Given the combination of designated sites, it is concluded that any future plat to consider the potential for direct and indirect impacts to arise upon qualifying feature Meadows SINC. However, it is inherent within the emerging masterplan that the Lales associated designated features will be retained. Furthermore, such retained feature from potential harm, damage and disturbance through the sensitive design of built de boundaries and inclusion of suitable buffers.
	The desk study confirms that the inclusion of Laleston Meadows SINC within the provide substantial potential for a balanced provision of areas of informal public ope When linked with proposed POS and play areas across the developable site this benefit to both visual and recreational amenity, conservation and biodiversity enhalter, the SINC provides a potential space to accommodate ecological mitigation and and thus offset ecological impacts that may arise during the development of adjacent
	An Extended Phase 1 survey was undertaken in February 2020, supplemented by for March 2020. The Phase 1 survey concluded that the site is dominated by agricultural limited botanical interest and thus of low inherent ecological value. Habitats of gree include the native hedgerows delineating the northern boundary and internal field woodland habitat and marshy grassland associated with Laleston Meadows SINC. identified several trees with low to high potential to support a bat roost whilst onsite potential to support great crested newt.
	The results of the desk study and Extended Phase 1 survey have influenced the mast to locate development across those habitats of predominantly limited ecolor boundary habitats as far as possible. Where retained, such features have been acco

has been designed to protect

andscape and visual effects nd contained within a c.400m

is been sensitively designed mitigation measures in order , the promotion of this site for sting settlement of Bryntirion ding landscape context.

e landscape in which it sits, s must be minimised through ape and access features to ent must also not be to the orporate measures to reduce

survey has been undertaken ere are a number of statutorily which overlaps with the site

lanning submission will need atures, including the Laleston eston Meadows SINC and its ures will be further protected levelopment away from SINC

e Study's Site boundary will ben space and wildlife zones. his will provide a significant hancement. In respect of the hd biodiversity enhancements ent land.

r further roosting bat works in urally improved grassland of reatest ecological importance eld boundaries in addition to C. The roosting bats surveys ponds have been considered

asterplan which has sought logical value whilst retaining commodated within proposed

informal green space and sustainable transport links, which ultimately enhances conn and contributes to the wider green infrastructure resource.
Where avoidance is not possible, however, and will result in the loss of intern predominantly species-poor or defunct), the site is considered to be of sufficient size development proposals to flexibly avoid and/or mitigate for any significant ecological co where necessary. This will be in addition to the sensitive positioning of built retained boundary features to minimise damage.
The report also highlights further detailed habitat and species surveys whi inform a planning application and ensure proposed mitigation is appropria include a Dormouse survey, which was raised in comments received from NRW. P development to retain and provide suitable buffers to habitats, particularly hedgerow and/or Semi-Ancient Woodland) and Laleston Meadows SINC, which includes th the northern and north-western boundaries of the site. PLA3 will also require the dev ecological management plans including proposals for mitigation, enhancement and habitats and protected species (including for bats and dormouse) and provide and replacement habitat.
Policy PLA3 will require development to incorporate the Laleston Trail within the centraccess to the Bridgend Circular Walk and realigned Public Right of Way. Additionally, For retained green infrastructure and new areas of public open space across the key areas of formal open space (including 0.5ha of equipped play provision linkages, green streets, and explore the provision of enabling sensitive public access to SINC and woodland.
In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has been 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses w not proceed. Such infrastructure includes transport, education, health, environment addition to community and cultural infrastructure.
With regards to education and comprehensive school provision, a contribution will be the Education Facilities and Residential Development SPG and a decision will be ma Authority as to how the sum will be utilised.
In terms of sewerage, Dwr Cymru Welsh Water have confirmed that reinforcement were the clean and foul network to accommodate the site as a whole and a Hydraulic Morequired to inform such works. They have also confirmed that there are no insurred delivery of the site.
With respect of drainage, the site promoter has prepared a high-level drainage strate the site is located with DAM Zone A, which is used within Technical Advice Note considered to be little to no risk of fluvial or tidal flooding at such a location. This reflect from NRW, and in the Strategic Flood Consequence Assessment (SCFA which info site as green in its RAG assessment. As such, all proposed land uses are permitted consequence assessment. The SFCA does highlight that a small proportion of the s flooding due to surface water, which corresponds with topographic depressions run There are two areas most at risk of surface water flooding. The first corresponds w flowing down into the north western corner of the site. This area of the site is current

nnectivity throughout the Site

ernal field boundaries (albeit e and extent to enable future constraints and compensate It development away from

which are recommended to riate and proportional. These Policy PLA3 will require the bws, trees (including Ancient the green space bordering eveloper to submit and agree nd maintenance for retained e appropriate compensatory

ntral part of the site, providing r, PLA3 requires 4.1 hectares the site comprising seven sion), informal spaces and s to part of Laleston Meadows

en produced (See Appendix t which the development of within the plan period could ental management, utilities in

be taken in accordance with made by the Local Education

t works are required on both lodelling Assessment will be rmountable obstacles to the

ategic of which confirms that a 15 to indicate that there is flected in comments received forms the LDP and flags the tted without need for a flood site (4.9%) has a low risk of running from north to south. with a path of surface water ently comprised of woodland

	which is to be retained as part of the proposals. It is therefore considered that this risk will have little influence on development proposals. The second area is a key s runs through the centre of the site towards the A473 where a small area of high surface. The surface water flow routes in this part of the site will be retained where possible surface water drainage strategy through the use of SUDs and green corridors. In terms of the impacts on primary healthcare provision, the Council has been Morgannwg University Health Board from the outset of the Replacement LDP proces to ensure the level and spatial distribution of growth proposed was clarified to help fa provision. As part of Stage 3 of the Candidate Site Assessment, the health board bodies were invited to provide comments in respect of those sites identified as suita and possible allocation in the Deposit LDP. Whilst the Council cannot ultimately chealthcare services, close working relationships will continue and be maintained University Health Board. This will be key to service provision planning as site allocation progress.
	The site promoter commissioned Air Quality Consultants to undertake an Air Quality impact of the proposed development and subsequent increased traffic emissions arisi on the Air Quality Management Area (AQMA) of Park Street. Concentrations have b of worst-case receptors, representing existing properties where impacts are expected the impacts of traffic emissions from local roads on the air quality for future r development have been assessed.
	The assessment has demonstrated that concentrations of PM10 and PM2.5 will rem all existing receptors in 2022, with or without the proposed development, and that all will be negligible.
	In the case of annual mean nitrogen dioxide, concentrations will remain below the obj receptor (representative of 6-8 homes) in 2022, with or without the proposed develor considered unlikely that any new homes within the development will be occupied be would be reasonable to expect concentrations at these 8 homes to be below the object demonstrated that the impacts in terms of annual mean nitrogen dioxide concentration traffic being on the roads in 2022 will be negligible everywhere other than at this one under this scenario would be moderate adverse. However, bearing in mind that no r before 2024, and the development is unlikely to be complete and thus generating its 2030s, this scenario is unrealistically worst-case. Applying professional judgement, that the actual impact of the development at these 8 homes will also be negligible occupation in 2024.
	The effects of local traffic on the air quality for future residents living in the proposed shown to be acceptable at the worst-case locations assessed, with concentrations be objectives. As such, the overall operational air quality effects of the development are The proposed allocation is supported by detailed masterplanning work, including identify a realistic dwelling yield on the site's net developable area. The Transpor number of dwellings the site is expected to deliver. This identifies the various trans proposed development, and, in combination with the Strategic Transport Assessm taken to deal with the anticipated transport impacts of the scheme. Proposed F appropriate development requirements in relation to all forms of travel. For the ave number of dwellings does not require the original proposed site boundary to be expa- use of the existing net developable area. The density and mix of uses proposed is support a diverse community and vibrant public realm, whilst generating a critical

s area of surface water flood surface water flow route that ace water flood risk is shown. and incorporated within the

en engaging with Cwm Taf ess. Early meetings were held facilitate alignment of service d amongst other consultation itable for future development control provision of primary d with Cwm Taf Morgannwg ations within the Deposit Plan

ty Assessment to assess the sing from the additional traffic been modelled for a number ed to be greatest. In addition, residents on the proposed

main below the objectives at II impacts for these pollutants

bjective at all but one existing elopment. However, it is now before 2024, by which time it bjective. The assessment has ations of the full development he receptor, where the impact o new homes will be occupied ts full traffic volumes until the it, it is considered most likely ble in all years from the first

sed development have been being well below the air quality e judged to be 'not significant g an illustrative block plan to bort Assessment reflects the ansport issues relating to the ment, what measures will be Policy PLA3 prescribes the avoidance of any doubt, this panded, rather more efficient is considered appropriate to al mass of people to support

services such as public transport, local shops and schools. In accordance with nation densities should be encouraged in urban centres and near major public transport no the site's location within the Primary Key Settlement of the County Borough and the Centre, this density level is therefore considered appropriate to foster sustainable con by the proposed enhancements to the active travel network. The Replacement LDP aims to reduce private car reliance and help the County Boro set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and active travel routes as identified in the Existing Route Maps. Consideration of active the master planning of strategic sites in the County Borough. Reference to the Activ PLA3 in conjunction with Policy PLA12 should be considered essential in the delivery proposal, ensuring that development is contributing to the promotion of a sustainable
The Active Travel Network Maps aim to improve access to key services and facilit employment sites, retail areas and transport hubs, improved access to education fac colleges and improvements to, and expansion of, the existing strategic cycle netwo Opportunities will be maximised to further improve upon these routes, providing wall allow integration between new developments and existing communities.
Whilst developments should be encouraged in locations which reduce the need to tra- sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appro- measures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and info land allocations by means of modelling and quantifying the transport impact of these notes accompanying this assessment demonstrate that the proposed level of devel LDP can be accommodated within the BCBC Highway Network with suitable mitigation
Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces depende enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend Lo Bridgend Integrated Network Plan (See Appendix 29).
Proposed Policy PLA3 prescribes a number of placemaking principles for Land W considered instrumental to achieving sustainable places, delivering socially incompositive promoting cohesive communities. Such requirements include pursuing transit-orn prioritises walking, cycling and public transport use, whilst reducing private motor designed, safe walking and cycling routes must be incorporated throughout the orientated, healthy walkable neighbourhoods. There will be a clear emphasis on procycling linkages along the A473, with Bryntirion Comprehensive School and Bridge the bus station and train station). New routes should be provided to accord with the Council's Active Travel Network Maps: INM-BR-52, INM-BR-55, INM-BR-57, INM-BR also require development to provide a new shared cycle / footway on the northern si the site with active travel route INM-BR-57 linking to the shops at Bryntirion to the east to the west of the site to provide a connection to the eastbound bus stop on the A473.
Policy PLA3 will require on-site highway improvements to ensure the principal policy achieved from a new signalised junction with the A473 at the southern boundary; the

tional planning policy, higher nodes or interchanges. Given e proximity to Bridgend Town ommunities, further bolstered

brough achieve the principles d expanding upon the current re travel has been key during tive Routes detailed in Policy rry of any strategic site or any le and healthy lifestyle.

lities including town centres, acilities such as schools and work in the County Borough. alking connections which will

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering ese proposals. The technical velopment detailed within the ation.

e that development must be dency on the private car and ty facilities. Development will e, public transport measures, Local Transport Plan and the

West of Bridgend, which are nclusive developments and prientated development that or vehicle dependency. Wellne site to foster community roviding safe pedestrian and gend Town Centre (including e proposed routes within the BR-58 and BRC9b. PLA3 will side of the A473, connecting east, and a widened footway 73.

point of vehicular access is ne junction will accommodate

		a new-shared use crossing to connect the internal cycleway/footway with the existing southern side of the A473.
		The site promoter's Transport Assessment confirms that the traffic effect of 850 dwe order of 269 and 243two-way movements in the AM and PM peak hours respectively worst case as attitudinal change towards travel progresses. This quantum of trips ec- per minute two-way, diluted across the local highway network. The assessme development provides opportunities to create a new western edge to Bridgend in a community facilities suitable for day to-day living. In this way, the transport case for r necessary to promote sustainable travel modes before the private vehicle. The desi travel planning and the locational advantages, together with the Mobility Strategy benefit for existing and new residents, significantly improving travel choice, fo social journeys and hence social inclusion. Working from home and from a thir Workhub will be encouraged from the outset, in line with Welsh Government's aspira
		Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environmental and from the Deposit Plan. It also considers whether any mitigation and enhanced incorporated within the Replacement LDP to ensure the avoidance of likely significant environmental the proposed range of land uses will likely produce a wide range of significant beneficial
555	No changes proposed – new jobs needed to support new homes	The Deposit Plan has been underpinned by the identification of the most appropriat and housing provision, all of which have been based upon well informed, evidence-b need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferre Options). A range of growth scenarios across the whole Replacement LDP perio discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate p balanced level of housing and employment provision that will achieve sustainable pa
		Over 30% of the County Borough's population is projected to be aged 60+ by 2033 growth across this age group, there is likely to be a broad reduction in local econor does not facilitate sustainable levels of economic growth to offset this phenomene therefore seeks to deliver sustainable forms of growth that will attract and retain econor within the County Borough. As justified within the Strategic Growth Options Backgroun and Sustainable Growth Strategy is largely driven by households within the 35-44 projected to support an increase in people in workplace-based employment of accommodated through provision of up to 7,500 additional jobs.
		A positive employment land response is necessary to achieve an equilibrium betw skilled labour force and job opportunities in order to stimulate the local to regional eco Evidence Base Study (EEBS) (See Appendix 14) and 2021 Update (See Appendix labour force boost alongside other employment trends including past take up of e based economic forecasts. The resulting evidence base has informed the scale and need and the land best suited to meet that need over the plan period in the context of Technical Advice Note 23, justified further in the Employment Background Paper, and
		Policy ENT1 supports SP11 by allocating new employment land for development. F by safeguarding the employment function of existing business and employment sites different sites to come forward.

ng active route BRC9b on the

vellings is forecast to be in the ly, although this is considered equates to just over 4vehicles ment concludes that the n a self-sustaining site offering r mobility provides the options esign of the environment, the y means there is a major for commuting, leisure and hird-place such as a non-site irations.

n the Replacement LDP (See and wider sustainability effects cement measures should be ificant adverse effects and to roposed development with its al effects.

ate scale of economic growth b-based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a patterns of growth.

33. With absolute and relative nomic activity rates if the Plan enon. The Replacement LDP conomically active households ound Paper, the Regeneration 44 age group. This growth is over the Plan period, to be

tween new homes, a growing economy. The 2019 Economic ix 15) analysed this projected employment land and sector nd distribution of employment of Planning Policy Wales and and set out in SP11.

Policy ENT2 supports SP11 es. This will enable a range of

567	All the strategic objectives focus on places or communities without specifying areas between which may be neglected in the consideration and planning of any developments. For example when creating productive and enterprising places, consideration should be given to travel corridors to such places, over and above current infrastructure, so as to prevent negative impact on surrounding areas with increased footfall. It would be better to see these considerations captured at a strategic level.	need greater connectivity between communities	Whilst developments should be encouraged in locations which reduce the need to tra- sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appr measures and infrastructure are not delivered. Therefore, a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and info land allocations by means of modelling and quantifying the transport impact of these notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigati Furthermore, Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces dependence enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend L Bridgend Integrated Network Plan (See Appendix 29)
569	Wish to see more social and community	No changes –	Bridgend Integrated Network Plan (See Appendix 29). Local social and community facilities are important to the health and well-being of
	hubs in the area for younger children and for young families. More health opportunities and clubs available for all ages. I do not believe there is a need for residential allocation on all places listed.	need more social, community and	existence is often the key determinant in creating viable and sustainable local comm in easy walking and cycling distance for local residents. SP9 therefore seeks to ref ensure no section of the community is excluded from having access to basic servic creating sustainable and inclusive communities. It is essential that the quality of life of residents is sustained and adequately catered for, and that community services and address their needs and are not diminished or undermined by planned growth. Social facilities include schools, sport, recreation, leisure and cultural facilities, health ser learning facilities, training enterprises, cemeteries, and all types of community bu worship.
			It is recognised that opportunities for new social and community facilities may often a these are not commercially funded but subsidised by the Council; therefore the LDP retaining existing facilities where these provide a vital and sustainable role within thei seeks to provide new facilities where they are needed and justified, with new res providing the opportunity to achieve this.
582	I think it is great to see that local development plan is long term although I a	No changes – concern over lack	Comments noted.
	mindful of the lack of transport infrastructure which is in place to support travel in the county.	of transport infrastructure	Whilst developments should be encouraged in locations which reduce the need to trasustainable transport, the Council recognises that any development growth will like demand, and that increased traffic levels and congestion is likely to occur if approximeasures and infrastructure are not delivered. Therefore a Strategic Transport Asset has been undertaken to consider the impact of plan proposals and help guide and info land allocations by means of modelling and quantifying the transport impact of these notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigation.
			Development will be required to deliver, or contribute towards the provision of, a transport measures, road infrastructure, and other transport measures, in accordant Transport Plan and the Bridgend Integrated Network Plan (See Appendix 29).
591	These things need to be morally correct not just legally ok	No changes	Comments noted
592	More consultation with the public required, and to take views on board.	No changes – more public	It is the view of the Council that the overall objectives of the Community Involvement set out in with the approved Delivery Agreement, including the CIS have been met. It
	· · · · · · · · · · · · · · · · · · ·		

travel and promote the use of likely result in greater travel propriate mitigating transport ssessment (See Appendix 36) form the process of delivering nese proposals. The technical velopment detailed within the ation.

ire that development must be idency on the private car and hity facilities. Development will e, public transport measures, Local Transport Plan and the

g of local communities. Their mmunities if such facilities are retain or enhance facilities to rvices, with the overall aim of of all of the County Borough's nd social facilities continue to al and community uses and/or services, libraries, community buildings including places of

n be limited, especially where P sets out a basic principle of heir communities. Policy SP10 residential development often

travel and promote the use of likely result in greater travel propriate mitigating transport ssessment (See Appendix 36) nform the process of delivering nese proposals. The technical velopment detailed within the ation.

active travel scheme, public ance with the Bridgend Local

ent Scheme (CIS) as originally ... It is also considered that the

		consultation required	 LDP has been prepared in accordance with the LDP 'Preparation Requirements' Plans Manual (Edition 3). The Council previously consulted the public on the Preferred Strategy of which was to 8th November 2019. Following the public consultation period the Council was representations made in accordance with LDP Regulation 16(2) before determining LDP. As such the Council drafted an initial Consultation Report (See Appendix 8 – Consultation Report) for publishing. This report was subsequently signed off by men As part of Stage 4 of the Delivery Agreement, the Council made an allowance for 8 v public participation. This was to ensure a range of views could be considered as pa wide consensus on the Replacement LDP's strategy and policies. A number of cons to ensure efficient and effective consultation and participation, in accordance wit included: A Legal Notice was placed within the Glamorgan Gazette on 3rd June 2021 The package of consultation documents were been made available online via Council's Website (www.bridgend.gov.uk/ldpconsultation). Respondents we electronic survey online to make a formal representation. Printed reference copies were placed within public facing Council buildings, i County Borough (fixed and mobile), subject to social distancing guidelines. also available to view at the Council's Civic Offices in Angel Street, Bridgen only as the offices had not re-opened to the public due to the pandemic. Har were also been made available at these locations for members of the public to Dissemination of hard copies of information to individuals. Members of the public
			 whole Deposit Plan to cover printing and postage costs for such a large document in the event individual and organisation on the LDP Consultation Database was (depending on their preference) to inform them of the availability of Approximately 500 representors were contacted, provided with details of how consultation documents and how to respond. As the consultation progressed, a been informed of and added to the database upon request. Planning Aid Wales were commissioned by the Council to run remote engage and Community Councils in Bridgend County Borough. A comprehensive social media plan was devised. A series of social media post on Facebook, LinkedIn and Twitter. They drew attention to different thematic Borough throughout the consultation period. Planning Officers have presented the consultation remotely to established we Bridgend Community Cohesion and Equalities Forum and Youth Forum. In place of face to face public drop in sessions, representors were able to appointments with planning officers to discuss any queries/concerns they may to do this by emailing ldp@bridgend.gov.uk or telephoning 01656 643633. Posters were been sent to all Town and Community Councils to display on the community Councils to all the community Councils to display on the community Councils to display on the community Councils to all Town and Community Councils to display on the councils to display on the council councils to display on the councils t
593	No development should be allowed on green field sites or outside the settlement boundary.	No changes – objects to development of green field sites	The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield s the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designate Areas. The ongoing commitment to brownfield development opportunities within the

set out in the Development

as held from 30th September was required to consider all ing the content of the deposit – Preferred Strategy & Initial embers of Council.

ke Deposit public consultation 8 weeks in order to maximise part of a process of building a nsultation methods were used with the CIS. These methods

via Bridgend County Borough were able to complete an

, including every library in the s. The reference copies were end, although by appointment ard copies of the survey form to complete by hand.

ublic were able request a copy charge for a hard copy of the cument.

as notified by letter or email of the Deposit Consultation. how to access the package of l, additional representors were

agement events for all Town

osts were released periodically tic areas / parts of the County

working groups, including the

o book one to one telephone hay have had. They were able

their notice boards.

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with

			the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing L development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable and ensure the County Borough's future housing requirements can be realised.
598	Yes	No changes	Comments Noted
600	Leave it alone	No changes	Comments Noted
601	Why build more business developments and destroy essential green areas when so many premises are left empty after closures from Covid 19.	No changes – questions development of green field sites over empty properties	The 2019 Economic Evidence Base Study (EEBS) (See Appendix 14) and 2021 analysed the land best suited to meet employment need over the plan period in the Wales and Technical Advice Note 23, justified further in the Employment Backgrour Consequently, the sites that make up the Employment Land Strategy of the Dep existing employment allocations and vacant land that forms part of established en realistic prospect of contributing to future supply. This approach is felt to be the n opportunities for economic growth by directing employment generating development sustainable locations, supporting expansion of existing businesses and ensurin between housing and employment growth. It is encapsulated in Policy SP11 – Emplies supported by Policy ENT1 which allocates new employment land for development. by safeguarding the employment function of existing business and employment site different sites to come forward.
			In light of the pandemic, the Deposit LDP is supported by a Covid-19 Policy Revier report evaluates the foundations of the Plan's strategic direction to determine were of the pandemic. It also considers whether any updates and/or modifications are Replacement LDP remains sufficiently flexible to accommodate any potential event. SP11 found that although changes in working practices (i.e. additional home working B1 space provision, this could equally be offset with additional need for B2/B8 provi in demand for storage and distribution). Whilst it is difficult for any forecast to predict the pandemic in these respects, it is vital for the Replacement LDP to allocate sufficient dwellings, employment, jobs and employment land. The planned level of housing g in a manner that could frustrate economic development or promoted in such a w commuting. SP11 is considered to provide sufficient flexibility to respond to chan prevent sites (that cannot viably be utilised for employment purposes) being discours uses to contribute to other identified needs. This will ensure the Replacement LD circumstances. Equally, the LDP can be reviewed every 2 years if necessary, u monitoring to help mitigate such uncertainties.
607	It concerns me that of the 4 objectives protection of natural spaces is last on the list. I am very concerned that essential natural environments are going to be destroyed.	No changes – concern over natural environment and ordering of objectives	The 4 strategic objectives of the LDP are not listed in priority order and are cross cutt not be considered in isolation. They cross reference the goals and objectives of Generations (Wales) Act 2015 (See Appendix 50) and the Bridgend Local Well-bein The development of the Strategic Objectives has also been informed by the Sus Deposit LDP (See Appendix 9). A detailed assessment of the compatibility and Objectives against key sustainability issues is provided in Appendix D of the Sustain
			The LDP acknowledges that the County Borough has a rich and varied biodiversity we habitats and unique, rich landscapes. Policies within the Deposit Plan have been resisting LDP and will continue to protect the county borough's environment in policy and the Environment Act 2016. These policies cover development in the county borough is the county borough in the county borough in the county borough.

e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

1 Update (See Appendix 15) the context of Planning Policy und Paper (see Appendix 47). eposit LDP largely consist of employment sites that have a most appropriate to facilitate int to the most appropriate and ring strong spatial alignment ployment Land Supply, which it. Policy ENT2 supports SP11 ites, thus enabling a range of

view (See Appendix 51). The whether the Vision, Strategic given the emerging impacts are necessary to ensure the tualities. The review of Policy ng) could reduce the need for vision (i.e. due to an increase lict the longer term impacts of ient B space provision to plan nk between economic growth, growth is neither constrained way as to encourage inward anging market conditions and counted for more appropriate DP can respond to changing underpinned by appropriate

tting in their nature, so should of the Well-being of Future eing Plan (See Appendix 49). ustainability Appraisal of the nd coverage of the Strategic inability Appraisal.

with a broad range of species, refreshed and updated from in line with national planning ountryside, special landscape

			areas, local / regional nature conservation sites, trees, hedgerows and development, conservation and natural resources protection and public health.
609	Not a lot. Not much thought put into much of the plans, and most will never be completed.	No changes	Comments noted
611	I do not believe that the LDP takes proper account of SOBJ4.	No changes – SOBJ4 not taken into account	The 4 strategic objectives of the LDP cross reference the goals and objectives of Generations (Wales) Act 2015 (See Appendix 50) and the Bridgend Local Well-bein The development of the Strategic Objectives has also been informed by the Sus Deposit LDP (See Appendix 9). A detailed assessment of the compatibility and Objectives against key sustainability issues is provided in Appendix D of the Sustainability with specific reference to SOBJ4, the LDP acknowledges that the County Boron biodiversity with a broad range of species, habitats and unique, rich landscapes. Polie have been refreshed and updated from the existing LDP and will continue to provide the policy and the Environment Act 20 and the Environment in the country biodiversity and the Environment Act 20 and the Environment in the country biodiversity and the Environment Act 20 and the Environment in the country biodiversity biodiversity biodiversity biodiversity biodiversity biodiversity biodiversity biodiversity and updated from the existing LDP and will continue to provide the policy biodiversity
			development in the countryside, special landscape areas, local / regional nature hedgerows and development, green infrastructure, nature conservation and natura public health.
615	There has been inadequate consideration of our remaining green belt areas, in particular, the parcel of land between Bryntirion and Laleston. The development of this land for housing will effectively combine Laleston with Bryntirion removing an essential green buffer which currently provides essential biodiversity and natural habitats for many forms of wildlife	No changes – concern over loss of green buffer between Bryntirion and Laleston	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background Pa Strategic Growth Options). A range of growth scenarios across the whole Replacem analysed and discussed within the Strategic Growth Options Background Paper. Th County Borough's demographic situation is likely to change from 2018-2033 and infor response for the Replacement LDP. As such the Replacement LDP identifies an appr enable a balanced level of housing and employment provision that will achieve sust support existing settlements and maximise viable affordable housing delivery.
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation. The site-search sequence outlined in Planning Policy Wales and seeks to minimise the site-search sequence outlined in Planning Policy Wales and seeks to minimise the site on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable I and ensure the County Borough's future housing requirements can be realised.
			The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessmer previously consulted upon (See Appendix 13 – Candidate Sites Assessment Report detailed assessment, sites were examined based on any specific issues they raised in general location, neighbouring land uses, existing use(s), accessibility, physica constraints and opportunities. Site promoters were asked to prepare and submit a nur studies to demonstrate the site's deliverability, sustainability and suitability. Proceeding only those sites deemed appropriate were included for allocation in the Deposit Plan

t, green infrastructure, nature

s of the Well-being of Future eing Plan (See Appendix 49). sustainability Appraisal of the nd coverage of the Strategic inability Appraisal.

rough has a rich and varied olicies within the Deposit Plan protect the county borough's 2016. These policies cover are conservation sites, trees, aral resources protection and

ppropriate scale of economic evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the nformed the most appropriate ppropriate plan requirement to ustainable patterns of growth,

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

of which are greenfield. Each ment Methodology which was ort (2020)). During the Stage 2 I in terms of their deliverability, cal character, environmental number of technical supporting ding this detailed assessment, an.

			The Green Wedge Review (Appendix 34) shows that, in total, 24 candidate sites were wedge areas as part of the LDP review process. Whilst this indicates development Council has considered the impact on preventing coalescence if such sites were confuture development needs. Only one candidate site (308.C1: Bridgend (West of)) with proposed within the replacement Deposit Plan. Other candidate sites have not been meet future development needs or there are other constraints that mean the sites allocation. Further details of the site assessments can be found in the Council's Cand Appendix 13). The Green Wedge Review concluded that future green wedge allocat not be necessary as their primary function, i.e. to prevent urban coalescence, has be successfully achieved through Deposit Plan Policy ENV1: Development in the Count As part of the proposed allocation of Land West of Bridgend, development will requirements including placemaking principles and masterplan development principle
			– Page 71). Green Infrastructure and Outdoor Recreation Facilities to be delivered COM10 and Outdoor Recreation Facilities and New Housing Development Supplem The proposed allocation will also be required to maintain a strategic green corridor be to retain the separate identities and character of these settlements whilst preventing Policy PLA3 requires the creation of a multi-functional green infrastructure network w biodiversity with particular emphasis on retaining existing trees and hedgerows landscaping and providing habitats for local species. The policy also requires the su ecological management plans including proposals for mitigation, enhancement and habitats and protected species (including for bats and dormouse) and provision of appr replacement habitats where necessary.
618	I am against the proposal to place massive windfarms in the Maesteg area. Also, it would be more helpful to the General Public if these survey forms were easier to understand instead of incomprehensible GOBBLEDYGOOK!!!	No changes – opposed to windfarm proposals in Maesteg area	Comments noted. There are no proposals in the Deposit LDP to allocate specific sites for windfarm identifies the criteria against which proposals up to Local Authority-wide scale (i.e. up generation projects) will be assessed. Proposals which are likely to have a significa and/or visual amenity will be required to undertake a Landscape and Visual Imp relevant technical assessments to identify likely significant effects and demonstrate the been incorporated into the development.
			The Plan has to be prepared in the context of national legislation and guidance and evidence base comprising of background papers and other technical documents. The written with the aim of being understandable and not too technical or jargonistic but fact that it is a land use plan. The Plan has been accompanied by an easy read opportunity for telephone calls on an appointment basis where Officers were on h persons through the Plan, its policies and proposals and how to comment. All documents were available in main libraries throughout the County Borough in addii appointment. Guides on how to comment and register were available online. Addition manned between the hours of 9am-5pm weekdays to provide assistance. The Loca be written in a particular style to meet the guidance set out in the LDP regulations manned
622	Roundabouts in some area's are too big and need to be reduced in size, some area's require a pavement and some require the pavement to be reduced in size. Lower taxation for local residents is key to run a successful council and the head of the council is currently not a welsh speaker? and is over paid	No changes – concern over dimensions of pavements and roundabouts	Comments noted. Policy SP5 of the Deposit Plan emphasises that movement, connectivity and legibility components in the creation of a successful, sustainable place. An efficient, integra prioritises sustainable transport is critical to making a contribution to decarbonisatio growth. SP5 requires all development proposals to consider improving and/or expanding travel and public transport networks. This will prove fundamental in ensuring the inactive travel as a credible alternative to the private car, thereby encouraging

ere submitted in existing green at pressure in these areas the considered necessary to meet ithin a green wedge has been een considered necessary to es are not recommended for indidate Site Assessment (See ations in the Deposit Plan will been and will continue to be intryside.

rill be subject to site-specific oles (See Deposit Policy PLA3 red in accordance with Policy ementary Planning Guidance. between the site and Laleston ng coalescence. Furthermore, within the site that enhances vs, incorporating appropriate submission and agreement of and maintenance for retained appropriate compensatory and

m development. Policy SP13 up to 10MW for onshore wind cant impact on the landscape npact Assessment and other that adequate mitigation has

and has to be informed by an ne written statement has been ut its content must reflect the ad summary leaflet, and the hand to help talk interested All Local Development Plan idition to the Civic Offices via tionally, the phone lines were cal Development Plan has to manual.

ity of transport links are critical grated transport network that tion and supporting economic panding corresponding active e increasing attractiveness of ing modal shifts away from

			unsustainable forms of transportation, helping to promote physical activity and redubased emissions.
669	Save the City Graveyard.	No changes – concern over Coity Graveyard	Comments noted
692	Before this takes place BCBC need to address these objectives currently as Bridgend/Porthcawl is a in total neglect	No changes – concern over Bridgend/ Porthcawl	 Comments noted (Please refer to Appendix 41 – Background Paper 1: LDP Vision a The Strategic Objectives have been defined to reflect identified key local issues, all ensure an appropriate balance between the different elements of sustainability. Th nature and also cross-reference the goals and objectives of the Wellbeing of Futur 2015 and Bridgend Local Well-being Plan (LWBP). Acting together, the LDP Visio provide an overarching framework to underpin all other components of the Replace importance, the Strategic Objectives have been subject to iterative testing and refinent in tandem with preparing the Deposit Plan. Whilst necessarily high level, the resprovide good coverage of all key sustainability issues which the Replacement LDP r In turn, the 4 Strategic Objectives are supported by 35 Specific Objectives. These h the right conditions to address the various social, cultural, environmental and econor Amongst these: Objective 1a seeks to promote Bridgend as the Primary Key Settlement of major employment, commercial and residential development is focused. Objective 1d seeks to realise the potential of Porthcawl as a premier seasid prioritising the regeneration of its waterfront and investing in key infrastructure attractiveness of the town as a place to live and work, whilst enhancing the vi Objective 2d seeks to enable Bridgend Town to become an attractive and su commercial destination within the Cardiff Capital Region which also meets is supported by a network of viable town, district and local centres that serve the supported by a network of viable town, district and local centres that serve the supported by a network of viable town, district and local centres that serve the supported by a network of viable town, district and local centres that serve the supported by a network of viable town.
696	yes, its rubbish	No changes	Comments noted
697	As long as opportunities don't keep going to the same companies	No changes	Comments noted. This is not a land use matter to be addressed in the Local Development Plan.
725	Given the nature of the climate crisis we face, we should be looking to enhance and protect the environment we have.	No changes – concern over environment	Comments noted. The Deposit LDP acknowledges that the County Borough has a rich and varied biogonal of species, habitats and unique, rich landscapes. Policies within the Deposit Plar updated from the existing LDP and will continue to protect the county borough's environment Act 2016. These policies cover development landscape areas, local / regional nature conservation sites, trees, hedgerows infrastructure, nature conservation and natural resources protection and public healt
727	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	No changes	Comments noted

ducing the impact of transport

and Objectives).

align with national policy and They are cross-cutting in their ture Generations (Wales) Act sion and Strategic Objectives acement LDP. Reflecting their ement through the SA process resulting Strategic Objectives P needs to address.

have been devised to create nomic well-being outcomes.

of the County Borough where

side and tourist destination by ure. This will also improve the vibrancy of the Town Centre. successful regional retail and s the needs of its catchment, their local communities.

iodiversity with a broad range an have been refreshed and ivironment in line with national ent in the countryside, special ws and development, green alth.

	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
735	Yes	No changes	Comments noted
769	Too high level for comments, public need an appropriate consultationnot this	No changes – concern over public consultation	It is the view of the Council that the overall objectives of the Community Involvement set out in the approved Delivery Agreement, have been met. It is also considered that in accordance with the LDP 'Preparation Requirements' set out in the Development P part of Stage 4 of the Delivery Agreement, the Council was required to undertake De a statutory period of 6 weeks, however the Council made an allowance for 8 weeks participation. This was to ensure a range of views could be considered as part of a consensus on the Replacement LDP's strategy and policies. A number of consulta ensure efficient and effective consultation and participation, in accordance with th accompanied by an easy read summary leaflet, and the opportunity existed for mer telephone appointments with Officers to help talk through the Plan, its policies comment. All Local Development Plan documents were available in main libraries thro in addition to the Civic Offices via appointment. Guides on how to comment and reg Additionally, the phone lines were manned between the hours of 9am-5pm weekdays Local Development Plan has to be written in a particular style to meet the guidance se manual. The Plan also has to be prepared in the context of national legislation and informed by an evidence base comprising of background papers and other techni statement has been written with the aim of being understandable and not too technic content must reflect the fact that it is a land use plan.
776	SOBJ4 does not seem to be a priority.	No changes – SOBJ4 should be prioritised	The 4 strategic objectives of the LDP are not listed in priority order and are cross cutti not be considered in isolation. They cross reference the goals and objectives of Generations (Wales) Act 2015 (See Appendix 50) and the Bridgend Local Well-bein The development of the Strategic Objectives has also been informed by the Sus Deposit LDP (See Appendix 9). A detailed assessment of the compatibility and Objectives against key sustainability issues is provided in Appendix D of the Sustain
778	I think that as an ordinary member of the public I have an average understanding of the English language however I find the jargon used in this document indeed on this page to be wordy and convoluted. If you want the public to engage with this consultation you need to use everyday language. After looking at the map and reading the text I could not gain sufficient understanding as to how things may look on the ground. It feels to me that you made language a barrier not a help to communication.		The Plan has to be prepared in the context of national legislation and guidance an evidence base comprising of background papers and other technical documents. The written with the aim of being understandable and not too technical or jargonistic but fact that it is a land use plan. The Plan has been accompanied by an easy read opportunity existed for members of the public to make telephone appointments with the Plan, its policies and proposals and how to comment. All Local Development Plan in main libraries throughout the County Borough in addition to the Civic Offices via a to comment and register were available online. Additionally, the phone lines were ma 9am-5pm weekdays to provide assistance. The Local Development Plan has to be were the guidance set out in the LDP regulations manual.

ent Scheme (CIS) as originally at the LDP has been prepared t Plans Manual (Edition 3). As Deposit public consultation for ks in order to maximise public a process of building a wide Itation methods were used to the CIS. The Plan has been embers of the public to make and proposals and how to nroughout the County Borough egister were available online. ays to provide assistance. The set out in the LDP regulations and guidance and has to be nical documents. The written technical or jargonistic but its

Itting in their nature, so should of the Well-being of Future eing Plan (See Appendix 49). Sustainability Appraisal of the nd coverage of the Strategic ainability Appraisal.

and has to be informed by an he written statement has been out its content must reflect the ead summary leaflet, and the th Officers to help talk through lan documents were available a appointment. Guides on how manned between the hours of e written in a particular style to

786	To ensure that in carrying out the four proposals the ability of the general infrastructure for human waste, river and rainfall runoffs, and accessibility in and out of Pencoed in particular. Are of sufficient size and type to cope with any develoopment proposal. This would include upgrading of existing systems to ensure they are not overloaded and not susseptable to flooding. Any work found necessary to be completed before stating any development at any site.	No changes – concern over infrastructure provision	The preparation of the Deposit LDP has involved the assessment of 171 candidate has been assessed against the criteria in the Candidate Site Assessment Method Candidate Sites Assessment Report (2020)). During the assessment, sites were exan issues they raised in terms of their deliverability, general location, neighbouring accessibility, physical character, environmental constraints and opportunities. Site prepare and submit a number of technical supporting studies to demonstrate the site's and suitability. Proceeding this detailed assessment, only those sites deemed app allocation in the Deposit Plan. The Candidate Site Assessment acknowledges that new development can place addi infrastructure such as highways, water supply, drainage, and sewerage capacities as as schools, community facilities, and recreational space. The Council engaged with service providers and all appropriate Council Directorates to determine whether infrastructure exist, and to identify whether appropriate mitigation measures could example through the use of planning obligations). This criterion also determined when not be viable or realistic within the timescale of the Plan. In addition to the above, at various stages in the process the Council obtained the v specific consultation bodies in respect of those sites identified as suitable for future allocation in the Deposit LDP. The specific consultation bodies that were consulted in • Natural Resources Wales • CADW
			Glamorgan-Gwent Archaeological Trust
			 Dwr Cymru / Welsh Water Wales & West Utilities
			Western Power Distribution
			 Coal Authority Cwm Taf Morgannwg University Health Board
			The comments received helped to inform the final list of sites put forward for allocation further comments from the above and internal consultees received as part of the De be used to make appropriate changes to the Deposit Plan.
			In terms of the provision of supporting infrastructure, an Infrastructure Delivery Plan (See Appendix 37). The IDP provides a single schedule of all necessary infras development of allocated sites for the anticipated quantum of proposed housing/employ period could not proceed. Such infrastructure includes active travel measures, highway health facilities, environmental management, utility connections and upgrades, in a cultural infrastructure.
676	Need to create high quality sustainable	No changes	Comments noted.
	places for nature		Strategic Objective 4 seeks to protect and enhance distinctive and natural pla underpinned by specific objective 4a which is "To promote, conserve and enhance the environment of the County Borough."
			The Deposit LDP acknowledges that the County Borough has a rich and varied biod of species, habitats and unique, rich landscapes. Policies within the Deposit Plan

ate sites. Each candidate site odology (See Appendix 13 – amined based on any specific g land uses, existing use(s), ite promoters were asked to e's deliverability, sustainability appropriate were included for

dditional pressures on existing as well as local facilities such ith Natural Resources Wales, her such pressures on local uld and should be taken (for whether such a course would

e views of a limited number of re development and possible d included:

ation in the Deposit LDP. Any Deposit LDP consultation will

lan (IDP) has been produced astructure without which the ployment uses within the plan way improvements, education, n addition to community and

places. Furthermore, this is the natural, historic and built

iodiversity with a broad range an have been refreshed and

			updated from the existing LDP and will continue to protect the county borough's envir planning policy and the Environment Act 2016. These policies cover development landscape areas, local / regional nature conservation sites, trees, hedgerows infrastructure, nature conservation and natural resources protection and public healt Development proposals including strategic site allocations will be expected to mai Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development.
792	The key driver behind any developments must engage with the expectation that green field and open spaces are protected. Brownfield land must be used. Environmental protection must be the first question asked. The quality of our environment influences the social and wellness of our communities.	No changes – no green field development and protection of environment	The distribution of future growth is evaluated and justified in the Spatial Strategy Option Appendix 43 – Background Paper 3). The strategy prioritises the development of land of sustainable urban areas, primarily on previously developed brownfield sites. It delivery of the brownfield regeneration allocations identified in the existing LDP, hence the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing L development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable and ensure the County Borough's future housing requirements can be realised.
880	Yes, and how some aspects of the draft LDP contradict these proposals.	No changes	Comments noted
900	No I totally agree with the proposals.	No changes – support	Comments noted
901	The council doesn't take into consideration existing properties when allowing developments causing great problems to existing property and causing a great intrusion of privacy	No changes – impact on existing	A key aspect of the preparation of the Replacement LDP has involved the assessine Each candidate site has been assessed against the criteria outlined in the C Methodology (See Appendix 13 – Candidate Sites Assessment Report (2020)). It assessment, sites were examined based on any specific issues they raised. This indicate and, where relevant, the impact on neighbouring land uses. Other factors incomplete and, where relevant, the impact on neighbouring land uses. Other factors incomplete and, where relevant, the impact on neighbouring land uses. Other factors incomplete and, where relevant, the impact on neighbouring land uses. Other factors incomplete and, where relevant, the Replacement LDP seeks to ensure design that goes be the social, economic, environmental and cultural aspects of development. Therefore, Design, development must consider how space is utilised, how buildings and the proposals will be asplacemaking compatibility. Poor design can have adverse impacts on the character in addition to harming the collective street scene. Various elements (e.g. visual impacts and which will require all development proposals to be supported through the submission technical information to demonstrate compliance with 2 overarching and 14 detailed reference to the consideration of existing properties and land uses, this includes the ensure that the viability and amenity of neighbouring uses and their users/occupiers were the set of the source is a submission to demonstrate compliance with 2 overarching and 14 detailed reference to the consideration of existing properties and land uses, this includes the ensure that the viability and amenity of neighbouring uses and their users/occupiers were and the relevance and the relation of existing properties and their users/occupiers were and the relevance and the relation of existing properties and their users/occupiers were and the relevance and the relation of existing properties and their users/occupiers were and the relevance and the relation as the submission technical i

vironment in line with national nt in the countryside, special ws and development, green alth.

aintain, protect and enhance retained wherever possible

tions Background Paper (See and within or on the periphery It continues to focus on the ence, Porthcawl, Maesteg and tion as Regeneration Growth nese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

sment of 171 candidate sites. Candidate Site Assessment During the detailed Stage 2 ncluded the existing use(s) of ncluded deliverability, general ties.

blacement LDP. In achieving s beyond aesthetics to include ore, in order to achieve Good public realm can support this assessed for their design and er and appearance of an area, pact, loss of light, overlooking, cts.

nd Sustainable Place Making, ion of appropriate design and ed policy criteria. With specific ne need for all development to will not be adversely affected.

960	The strategic objectives are fine, but do not differ substantially from the aims of the previous LDP, which did not achieve the SOBJ. This draft plan also does nothing to suggest that the strategic objectives will be achieved when it is actually proposing what amounts to over development, merging of	No changes – concern that objectives will not be achieved	The Replacement LDP has been prepared in line with the Well-Being of Future General duty on public bodies to carry out sustainable development. The LDP Vision has baccount the 7 Well-being Goals and Bridgend's Local Well-being Plan with the species sues affecting the County Borough. Background Paper 10 (See Appendix 5 Replacement LDP assists in the delivery of the 7 Well-being Goals. The Replacement LDP has also been prepared in line with Bridgend Public Server
	small villages and communities, an erosion of distinctive and natural places, and does not really consider wellbeing goals or the wellbeing of future generations act.		objectives. The Bridgend Well-being Plan outlines the things that Bridgend Public together on over the next five years; our wellbeing objectives and steps, and how we years' time. Background Paper 9 (See Appendix 49), demonstrates that the Replandelivery of the local well-being plan.
			The Deposit Consultation Document (See Appendix 1) contains a monitoring frame allows for an ongoing assessment of whether the underlying LDP objectives re prevailing economic, social, environmental or cultural circumstances have sign preparation of the plan. In essence, the monitoring framework will allow an assessment the Replacement LDP strategy, policies and proposals.
594	Porthcawl needs more leisure facilities not housing as proposed	No changes	Comments noted. As set out by Policy PLA1 (See Page 63), Porthcawl Waterfront is site occupying a prominent seafront position. The regeneration site is allocated for a scheme that will deliver up to 1,115 dwellings with associated facilities, including to retail, a bus terminus and community provision. Policy PLA1 details the site-spec masterplan development principles and development requirements to enable its imp with the Growth (See Appendix 42) and Spatial Strategy (See Appendix 43) identifie identified within SP2. Delivery of the site will prove fundamental in achieving the Rep Objectives for the County Borough.
			A Placemaking Strategy has been developed and produced which provides the frame vision for Porthcawl; which aims to create a premier seaside resort of regional comprehensive regeneration of this key waterfront site. It proposes a sustainable complementary land uses across the area. It also proposed to retain and improve up space within Griffin Park, whilst creating significant new areas of open space along the with high quality active travel routes that traverse the entire site between the harbour development of the waterfront in this manner will improve the attractiveness of the work, enhance the vibrancy of the Town Centre and deliver wider socio-economic between settlement of Porthcawl to thrive and prosper.
			In terms of leisure, an area north of the marina will be safeguarded for a leisure use event that a hotel facility is not delivered then the site could provide an alternati commercial, year round, wet-weather attraction. In terms of open space, Policy PLA Porthcawl Waterfront to incorporate Green Infrastructure and Outdoor Recreation F delivered in accordance with Policy COM10 and Outdoor Recreation Facilities and I Supplementary Planning Guidance.
988	Please prioritise nature and quality of life for current inhabitants over building anything new.	No changes	Comments noted. The Deposit Plan has been underpinned by the identification of the most appropriate and housing provision, all of which have been based upon well informed, evidence be need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferred Options).

nerations Act of which places s been developed to take into becific characteristics and key 50) demonstrates that the

ervice Board Well-being Plan Iblic Service Board will work we want Bridgend to look in 10 placement LDP assists in the

mework in Appendix 4 which remain valid or whether the gnificantly altered since the ment of the implementation of

is an underutilised brownfield or a residential-led, mixed use tourism, open space, leisure, becific requirements including nplementation, in accordance fied within SP1 and allocation eplacement LDP's Vision and

mework to deliver the broader onal significance through the ole distribution and variety of upon areas of attractive open g the seafront, supplemented our and Trecco Bay. Physical le town as a place to live and penefits that allow the broader

use, potentially a hotel. In the ative form of leisure/tourism/ LA1 requires development of a Facilities of which are to be d New Housing Development

ate scale of economic growth based judgements regarding red Strategy Strategic Growth

			As such the Replacement LDP identifies an appropriate plan requirement to enable and employment provision that will achieve sustainable patterns of growth, support maximise viable affordable housing delivery. As explained in Background Paper 2, pursuing a 'Low Growth Option' would likely lead amongst economically active households and an increasingly ageing population re- impair the County Borough's ability to attract and retain employers. Whilst pressure of lower, this level of growth would therefore not deliver significant long term economic infrastructure and services for the local population to utilise. It would also perform affordable housing and could unduly constrain housing supply. For these reasons, to not considered optimal to provide a sufficient level of housing development and emp the Replacement LDP. Proceeding on that basis would render it difficult to deliver age Plan is seeking to address.
102 3	I think the damage to the local fauna flora, wildlife and natural resources in this beautiful area would be devastating. The increase in traffic, traffic noise and pollution would be very very disruptive it would spoil the local environment. The infrastructure would not be able cope with this new traffic overload and Bridgend would become a series of traffic queues with cars emitting fumes constantly	No changes – concern over environmental impact	The Replacement LDP identifies and differentiates between the sustainability of plat hierarchy. This has been informed by the conclusions of the Bridgend County Borod (2019, updated in 2021) (See Appendix 19), which reflects Bridgend's historical and fe and seeks to achieve more sustainable places in a number of ways. The scale and to settlements is dependent upon their individual roles, functions and positions with This is to ensure the Replacement LDP and spatial strategy (See Appendix 43 – B Strategy Options) directs the majority of growth towards areas that already bene including transport networks, services and facilities, or where additional capacity car Whilst developments should be encouraged in locations which reduce the need to tr sustainable transport, the Council recognises that any development growth will li demand, and that increased traffic levels and congestion is likely to occur if appi measures and infrastructure are not delivered. Therefore a Strategic Transport Assi has been undertaken to consider the impact of plan proposals and help guide and info land allocations by means of modelling and quantifying the transport impact of the notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigat Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces depende enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgend L Bridgend Integrated Network Plan (See Appendix 29).
103 2	No consideration has been made for the infrastructure to support this new development. School places are oversubscribed, doctors appointments are hard to get and the volumes of traffic that this development will generate will gridlock an already struggling road network in the area	No changes – concern over infrastructure delivery	 Policies PLA1-PLA5 (See Deposit Plan – Page 62) detail the site-specific requires Strategic Development Sites in Regeneration Growth Areas and Sustainable Growth include masterplan development principles and development requirements all of warddress the identified key issues and drivers identified through the Replacement LD will be facilitated through the provision of affordable housing, on-site education proviractive travel provision. Development of this scale (sustainable urban extensions) is necessary to create su will incorporate a mix of complementary uses and deliver improvements to existing in new supporting infrastructure. The latter factor is particularly notable given the school

e a balanced level of housing port existing settlements and

ead to significant out-migration residing locally, which could e on greenfield sites would be nic well-being, new supporting n poorly in terms of providing s, the Low Growth Option was nployment growth to underpin against the range of issues the

aces by defining a settlement ough Settlement Assessment d functional settlement pattern ad type of growth apportioned ithin the settlement hierarchy. Background Paper 3: Spatial hefit from good infrastructure an be provided.

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) form the process of delivering lese proposals. The technical velopment detailed within the ation.

re that development must be dency on the private car and hity facilities. Development will e, public transport measures, Local Transport Plan and the

uirements for the mixed-use wh Areas. Such requirements which seek to contribute and .DP preparation process. This vision, public open space and

sustainable communities that infrastructure and/or provide ool capacity issues across the

			County Borough and the need for new strategic sites to be significant enough in sca new primary school as a minimum. In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses of not proceed. Such infrastructure includes transport, education, health, environment additional to community and cultural infrastructure. In terms of GP surgeries, the Council has been engaging with Cwm Taf Morgannwg U the outset of the Replacement LDP process. Early meetings were held to ensure the l of growth proposed was clarified to help facilitate alignment of service provision. Candidate Site Assessment, the health board amongst other consultation bodie comments in respect of those sites identified as suitable for future development an Deposit LDP. Whilst the Council cannot ultimately control provision of primary healthor relationships will continue and be maintained with Cwm Taf Morgannwg University He to service provision planning as site allocations within the Deposit Plan progress. The Replacement LDP identifies and differentiates between the sustainability of place hierarchy. This has been informed by the conclusions of the Bridgend County Borou (2019, updated in 2021) (See Appendix 19), which reflects Bridgend's historical and fu and seeks to achieve more sustainable places in a number of ways. The scale and
			to settlements is dependent upon their individual roles, functions and positions with This is to ensure the Replacement LDP and spatial strategy (See Appendix 43 – Ba Strategy Options) directs the majority of growth towards areas that already bener including transport networks, services and facilities, or where additional capacity can Whilst developments should be encouraged in locations which reduce the need to tra sustainable transport, the Council recognises that any development growth will lik demand, and that increased traffic levels and congestion is likely to occur if appri- measures and infrastructure are not delivered. Therefore, a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide and info land allocations by means of modelling and quantifying the transport impact of these notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigati Furthermore, Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces depende enables sustainable access to employment, education, local services and community be required to deliver, or contribute towards the provision of, active travel scheme,
103 3	SOBJ2: it would be nice to see the word inclusive somewhere, for wheelchair, pram users, dog walkers, cyclists, runners, inclusive playgrounds with accessible equipment for people with additional needs	Incorporate 'inclusive' into SOBJ2	road infrastructure, and other transport measures, in accordance with the Bridgend Le Bridgend Integrated Network Plan (See Appendix 29). Comments noted. The suggested amendment to the wording of SOBJ2 is support accordingly.
	etc.		

scale to support provision of a

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

University Health Board from le level and spatial distribution n. As part of Stage 3 of the dies were invited to provide and possible allocation in the thcare services, close working Health Board. This will be key

aces by defining a settlement ough Settlement Assessment d functional settlement pattern ad type of growth apportioned ithin the settlement hierarchy. Background Paper 3: Spatial hefit from good infrastructure an be provided.

travel and promote the use of likely result in greater travel propriate mitigating transport ssessment (See Appendix 36) form the process of delivering nese proposals. The technical velopment detailed within the ation.

are that development must be idency on the private car and hity facilities. Development will e, public transport measures, I Local Transport Plan and the

ported and will be amended

866	Too many new housing developments being proposed.	No changes	 This LDP is based on a balanced and sustainable level of economic growth that transformation of the County Borough into a network of safe, healthy and inclusive more widely with the Cardiff Capital Region and Swansea Bay Region. The prodwellings per annum is derived from a POPGROUP Scenario that Uses an ONS 20 year and calibrates its migration assumptions from a 6-year historical period (2013) witnessed sustainable population growth, in part linked to the number of dwelling con Borough, which the Replacement LDP seeks to continue. Maintaining this trajectory will lead to more established households (particularly are both remaining within and moving into the County Borough, coupled with less outwe conomically active age groups. This will encourage a more youthful, skilled population
			the ageing population, resulting in an overall population increase of 9.4% or 13,681 p This level of growth will also enable delivery of 1,646 affordable homes, there combination with other sources of affordable housing supply in the context of plan- Strategy is deemed the most appropriate, sustainable means to deliver the LDP Vision within the Strategic Growth Options Background Paper. All reasonable alternatives ha under the SA process.
			The projected increase in the working age population and the linked dwelling required will provide significant scope for residents to live and work in the area, supporting g annum. The planned level of housing growth is neither constrained in a manner the development or promoted in such a way as to encourage inward commuting. Rather promotes sustainable forms of growth that will help minimise the need for out-commu contained, inter-connected communities in accordance with the LDP Vision. This le most conducive to achieving an equilibrium between the number of homes provide expected, a balance that is required by PPW.
			The Growth Strategy can be succinctly explained by the acronym 'CARM', which intentions to Counter-balance the ageing population by attracting skilled, econo Retaining skilled, economically active households and rendering the County Borough expand within or move into.
104 2	these are worthy objectives.	No changes	Comments noted
104 5	There is far too much housing in this plan.	No changes	This LDP is based on a balanced and sustainable level of economic growth that transformation of the County Borough into a network of safe, healthy and inclusive more widely with the Cardiff Capital Region and Swansea Bay Region. The pro dwellings per annum is derived from a POPGROUP Scenario that Uses an ONS 20 year and calibrates its migration assumptions from a 6-year historical period (2013 witnessed sustainable population growth, in part linked to the number of dwelling con Borough, which the Replacement LDP seeks to continue.
			Maintaining this trajectory will lead to more established households (particularly are both remaining within and moving into the County Borough, coupled with less outwe economically active age groups. This will encourage a more youthful, skilled populat the ageing population, resulting in an overall population increase of 9.4% or 13,681 p This level of growth will also enable delivery of 1,646 affordable homes, there combination with other sources of affordable housing supply in the context of plan- Strategy is deemed the most appropriate, sustainable means to deliver the LDP Vision

at will facilitate the continued ive communities that connect roposed growth level of 505 2019 Mid-Year Estimate base 013/14–2018/19). This period ompletions across the County

around the 35-44 age group) utward migration across other ation base to counter-balance 1 people over the plan period. ereby maximising delivery in an-wide viability. This Growth tion and Objectives as justified have also been duly assessed

rement underpinning this LDP g growth of up to 500 jobs per that could frustrate economic ther, the underlying projection nuting and promote more selflevel of growth is considered ded and the job opportunities

th summarises the Strategy's nomically active households, ugh a Magnet for employers to

at will facilitate the continued ive communities that connect roposed growth level of 505 2019 Mid-Year Estimate base 013/14–2018/19). This period ompletions across the County

around the 35-44 age group) utward migration across other lation base to counterbalance 1 people over the plan period. ereby maximising delivery in an-wide viability. This Growth sion and Objectives as justified

			within the Strategic Growth Options Background Paper. All reasonable alternatives ha under the SA process.
			The projected increase in the working age population and the linked dwelling requirer will provide significant scope for residents to live and work in the area, supporting g annum. The planned level of housing growth is neither constrained in a manner that development or promoted in such a way as to encourage inward commuting. Rather promotes sustainable forms of growth that will help minimise the need for out-commu contained, inter-connected communities in accordance with the LDP Vision. This le most conducive to achieving an equilibrium between the number of homes provide expected, a balance that is required by PPW.
			The Growth Strategy can be succinctly explained by the acronym 'CARM', which intentions to Counter-balance the ageing population by attracting skilled, econo Retaining skilled, economically active households and rendering the County Borough expand within or move into.
106 7	The issues and drivers are fair	No changes	Comments noted
106 9	They all appear to have a sound basis	No changes	Comments noted
107 0	I would like there to be more consideration of ecosystems and biodiversity than there are in existence currently and I did not see anything of significance in the Proposed Local Development Plan to take us to 2033. I do not think that biodiversity should be reserved to specific wildlife locations. I believe we have a duty to incorporate the enhancement of nature and build protections into all aspects of planning strategies. I am concerned how low down this matter appears on the plan and the wording of it as a key strategy. I want to know if it will be given equal consideration to other human activities? We are facing habitat and species loss at an alarming rate and I do not see this crisis reflected in the local development plan, especially if it will take us to the next decade 2033. I have seen large oak trees cut down in the name of development in the locality. An oak tree can support up to 2300 species. Insect species are in decline by 75%. If we do not have insect pollinators we do not have a future. The insect decline is largely down to habitat loss and pesticide use. If we are to call this kind of destruction to a halt and really commit to the wellbeing of Future Generations then we need a much bolder,	No changes – needs greater consideration of ecosystems and biodiversity	Comments noted The 4 strategic objectives of the LDP are not listed in priority order and are cross cuttin not be considered in isolation. They cross reference the goals and objectives of Generations (Wales) Act 2015 (See Appendix 50) and the Bridgend Local Well-beir The development of the Strategic Objectives has also been informed by the Sus Deposit LDP (See Appendix 9). A detailed assessment of the compatibility and Objectives against key sustainability issues is provided in Appendix D of the Sustaina- The LDP acknowledges that the County Borough has a rich and varied biodiversity with habitats and unique, rich landscapes. Policies within the Deposit Plan have been re- the existing LDP and will continue to protect the county borough's environment in policy and the Environment Act 2016. These policies cover development in the cou- areas, local / regional nature conservation sites, trees, hedgerows and development, conservation and natural resources protection and public health.

have also been duly assessed

rement underpinning this LDP g growth of up to 500 jobs per that could frustrate economic her, the underlying projection nuting and promote more selflevel of growth is considered ded and the job opportunities

ch summarises the Strategy's nomically active households, ugh a Magnet for employers to

atting in their nature, so should of the Well-being of Future eing Plan (See Appendix 49). Sustainability Appraisal of the nd coverage of the Strategic ainability Appraisal.

with a broad range of species, n refreshed and updated from in line with national planning ountryside, special landscape nt, green infrastructure, nature

			-
	robust plan to protect our delicate habitats. I propose a Guardianship of the earth citizens assembly to be involved in decision making in Bridgend so that there is a voice for the voiceless at the table. I am going to write to the Welsh Assembly in relation to this matter also.		
107 3	Yes	No changes	Comments noted
113 5	More houses are needed and to make it commercially viable they need to be in areas people may complain about, but to sell its all about location. But please remember public facilities like bus links doctors schools and roads all need to be updated.	No changes – infrastructure needed with new housing	Comments noted. Policies PLA1-PLA5 (See Deposit Plan – Page 62) detail the site-specific requires Strategic Development Sites in Regeneration Growth Areas and Sustainable Growth include masterplan development principles and development requirements all of w address the identified key issues and drivers identified through the Replacement LD will be facilitated through the provision of affordable housing, on-site education provir active travel provision. Development of this scale (sustainable urban extensions) is necessary to create su
			 will incorporate a mix of complementary uses and deliver improvements to existing in new supporting infrastructure. The latter factor is particularly notable given the school County Borough and the need for new strategic sites to be significant enough in scanew primary school as a minimum. In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. Such infrastructure includes transport, education, health, environmen additional to community and cultural infrastructure.
121	I think the key issues should focus on residents and developments that will enhance their lives, all ages, all generations.	No changes – focus on enhancing quality of life for existing residents	Comments noted. Development will ultimately be directed towards environs conducive to sustainable plaance of environmentally friendly, economically vibrant, and socially inclusive char current inhabitants and future generations alike. Sustainable placemaking is theref that underpins the Replacement LDP, specifically seeking to create places that: • Meet the needs of all members of the community; • Promote balanced economic growth that provides access to employment opp • Provide for active travel and integrated Green Infrastructure networks; • Provide a range of high quality private and affordable housing; and • Are resilient and adaptable to change and support the Councils vision to mak digitally connected smart County Borough.
			Regeneration and Sustainable Growth Strategy. This will provide the framework to h priorities of the Council, whilst also apportioning sustainable growth towards demonstrate strong employment, service and transportation functions. This dual

quirements for the mixed-use wth Areas. Such requirements which seek to contribute and LDP preparation process. This pvision, public open space and

sustainable communities that g infrastructure and/or provide nool capacity issues across the scale to support provision of a

been produced (See Appendix but which the development of es within the plan period could mental management, utilities in

le placemaking that facilitate a naracteristics, aiming to benefit refore an overarching concept

pportunities;

ake Bridgend a decarbonised,

DP, the Council will follow a o help realise the regeneration rds existing settlements that al faceted approach seeks to

			broadly balance housing, economic development, connectivity, social needs and en enhancement to allow the County Borough to prosper, whilst contributing to the suc Region and Swansea Bay Region.
100 6	By protecting and enhancing distinctive and natural places SOBJ4, SOBJ1-3 should also benefit. The plan needs to take into account the Nature Emergency declared by the Senedd on 1 July 2021 as well as the Climate emergency and prioritise protecting bidoiversity.	LDP needs to make reference to the Climate Emergency announced in the Senedd on 1 st July 2021	Comments noted. The LDP acknowledges that the County Borough has a rich and varied biodiversity with habitats and unique, rich landscapes. The protection of such biodiversity interests issue and driver (See Appendix 1, Table 3, Issue LS1). Policies within the Deposit Pla updated from the existing LDP and will continue to protect the county borough's environed planning policy and the Environment Act 2016. These policies cover development landscape areas, local / regional nature conservation sites, trees, hedgerows infrastructure, nature conservation and natural resources protection and public health At all stages of plan preparation, the accompanying Sustainability Appraisal (see App assessment of the likely significant environmental and wider sustainability effects fro As one of the 14 objectives of the SA, all aspects of the plan have been measured aga protect and enhance all biodiversity and geodiversity interests, including through sa and species, improving green infrastructure provision and safeguarding important sc of the SA have informed the development of the LDP Strategy, the strategic and there of sites and the measures deemed necessary to address relevant sustainability issues of the Deposit Plan is now predicted to generate a range of likely significant beneficial and in relation to identified key sustainability issues, no residual significant adverse eff The preparation of the LDP Deposit Plan and the Deposit consultation period pre-da announced by the Senedd on 1 st July 2021. BCBC will continue to monitor f announcements relating to policy direction and target setting to assess whether amend LDP are considered necessary.
560	Objection to the planned site SP7(2) for a permanent 3 pitch gypsy/traveller site land adjacent to Bryncethin Depot. I feel it is wholly inappropriate for the area as it abuts several private dwellings within the village. From my experience as a retired police officer, I know that when there is an established site such as the one proposed, then there is a significant increase in crime and antisocial behaviour. I appreciate that the majority of the gypsy/traveller community are generally law abiding but there are a significant minority who have no regard or respect for the law or rules and regulations of the community. How this equates with one of the stated aims of the Council in making communities in Bridgend safer and more cohesive, I am at a loss to know. Ironically, this reason is what the Council have used in rejecting other, unspecified sites that were under	Objection to Gypsy, Traveller and Showperson Allocation SP7 (2) Land adjacent to Bryncethin Depot	The Council has a statutory duty to carry out an assessment of the accommodat Travellers under Part 3 of the Housing (Wales) Act 2014 and to meet any identified under section 56 of the Mobile Homes (Wales) Act 2013. PPW also clarifies that "wh Accommodation Assessment (GTAA) identifies an unmet need, a planning authorit sites in their development plan to ensure that the identified pitch requirements for re can be met" (para 4.2.35). When the GTAA was completed, the total estimated pitch pr and Travellers was 7 pitches up until 2033. Since then, one family has met their ac existing authorised site, leaving a remaining need for six pitches over the Plan period families (i.e., three pitches per family). One of these families has recently received pl their existing site and meet their accommodation needs (planning application P/21/67 a remaining need for 3 pitches, which the Council considers can be appropriately acc proposed allocation at Court Colman (SP7(1)), which is already in the family's own proposed allocation at Bryncethin (SP7(2)) is no longer considered necessary and h Replacement LDP. Refer to the Gypsy and Traveller Site Options Background Paper

environmental protection and uccess of the Cardiff Capital

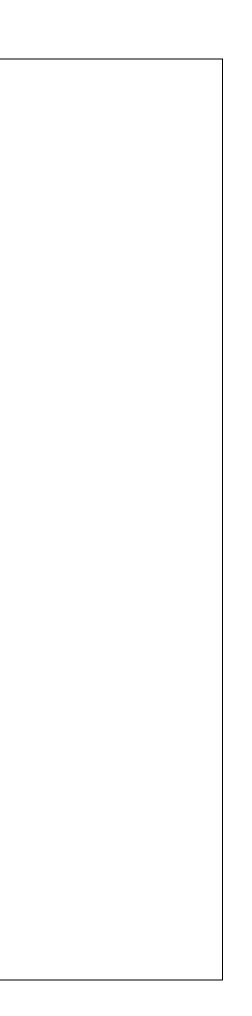
with a broad range of species, ts is identified as a key local Plan have been refreshed and vironment in line with national nt in the countryside, special vs and development, green alth.

ppendix 9) has carried out an from the Deposit Documents. gainst the need to "Conserve, safeguarding important sites soil resources". The findings ematic policies, the allocation ues. As such, the final version ial effects on the environment effects are considered likely.

dates the nature emergency future Welsh Government endments or additions to the

lation needs of Gypsies and ed need for additional pitches where a Gypsy and Traveller with should allocate sufficient residential and/or transit use provision needed for Gypsies accommodation needs on an od. This need stems from two planning consent to intensify /677/FUL refers). This leaves accommodated by the original wnership. As such, the other thas been removed from the per.

consideration. Why is this proposed site acceptable for Bryncethin and not for the other sites? Also the location of these other potential sites should be published for comparison purposes. As a member of the Council's Citizen Panel, I appreciate the need to accommodate the aforementioned people. However, given the size of the County Borough I am sure that are other more suitable rural locations, where such a site would have minimal or even zero impact on the area. Returning to the subject of lack of information on this matter I feel the Council are fully aware of the contentious nature of this proposal, and as such are using the Covid 19 situation to minimise and stifle debate. I must admit to being disappointed by our local Councillor, Mr Gary Thomas. He initially claimed to have no knowledge of the proposal, despite being on the planning committee and the small amount of feedback that we have had, has come from Councillors in adjoining Boroughs. If there is any conflict of interest on this matter then Mr Thomas should stand aside, just for this particular issue and let another Councillor properly represent us. From discussions with another local resident we feel that we have been marginalised and that our opinions are being ignored. I am given to understand that there was a recent meeting on this issue held at the Bryncethin RFC Pavilion. However, due to Covid restrictions it was limited to 15 specially invited persons only one of whom as far as I am aware is resident anywhere near the proposed site. How is this representative of the communities feelings on this issue. If the Council's aim of encouraging local democracy is to have any credence, then all of the residents views on this matter should be properly heard and considered. The current situation where we are effectively being ignored and have to rely on snippets of information gleaned from the internet is unacceptable and is treating local law abiding tax paying residents with contempt. For example, we have information that the Council have already decided who they are



774	 going to house at the site, even before the planning application has been heard. I would hope that this proposal will be considered openly and objectively with due regard to the opinions of affected residents, as required by the planning rules and regulations. A travellers site in Bryncethin would restrict the usage of the proposed site. It would not create active, cohesive and social communities(SOBJ2) productive and enterprising places(SOBJ3) nor would it project and enhance distinctive and natural places(SOBJ4) It would limit the use of the area to the local community reducing the ability to active and healthy. 	Concerns regarding Gypsy, Traveller and Showperson Allocation SP7 (2) Land adjacent to Bryncethin Depot	The Council has a statutory duty to carry out an assessment of the accommoda Travellers under Part 3 of the Housing (Wales) Act 2014 and to meet any identified under section 56 of the Mobile Homes (Wales) Act 2013. PPW also clarifies that "w Accommodation Assessment (GTAA) identifies an unmet need, a planning authorisites in their development plan to ensure that the identified pitch requirements for recan be met" (para 4.2.35). When the GTAA was completed, the total estimated pitch p and Travellers was 7 pitches up until 2033. Since then, one family has met their acexisting authorised site, leaving a remaining need for six pitches over the Plan period families (i.e., three pitches per family). One of these families has recently received p their existing site and meet their accommodation needs (planning application P/21/6 a remaining need for 3 pitches, which the Council considers can be appropriately ac proposed allocation at Court Colman (SP7(1)), which is already in the family's own
			proposed allocation at Bryncethin (SP7(2)) is no longer considered necessary and I Replacement LDP. Refer to the Gypsy and Traveller Site Options Background Pape
104 1	None	No changes proposed	Comments noted.
107 9	SOBJ2 The siting of a Gypsy, travellers and showmans site at Bryncethin. We object as we feel that this is an ill considered location in a residential and established community between Blackmill Road and Dennis Place, it will inevitably result negatively in the well being of our community. Also this land was promised to the residents of Bryncethin as recreational land at the time that the clay hole was filled in. In summary, we believe that BCBC have a duty of care to protect the health and welfare of the residents in Bryncethin, establishing this site will undoubtedly cause unnecessary stress and anxiety.	Objection to Gypsy, Traveller and Showperson Allocation SP7 (2) Land adjacent to Bryncethin Depot	The Council has a statutory duty to carry out an assessment of the accommodal Travellers under Part 3 of the Housing (Wales) Act 2014 and to meet any identified under section 56 of the Mobile Homes (Wales) Act 2013. PPW also clarifies that "w Accommodation Assessment (GTAA) identifies an unmet need, a planning authorisistes in their development plan to ensure that the identified pitch requirements for recan be met" (para 4.2.35). When the GTAA was completed, the total estimated pitch p and Travellers was 7 pitches up until 2033. Since then, one family has met their activity existing authorised site, leaving a remaining need for six pitches over the Plan period families (i.e., three pitches per family). One of these families has recently received p their existing site and meet their accommodation needs (planning application P/21/6 a remaining need for 3 pitches, which the Council considers can be appropriately activity proposed allocation at Court Colman (SP7(1)), which is already in the family's own proposed allocation at Bryncethin (SP7(2)) is no longer considered necessary and H Replacement LDP. Refer to the Gypsy and Traveller Site Options Background Pape
125 7	No	No changes proposed	Comments noted.
552	Yes, the Council constantly fails to appreciate that people live in an area because they like it as it is. We certainly don't want to see another housing explosion ruining the countryside which is the beauty of the area. The houses are not even for the local population they are now for urbanites wanting to relocate to quieter more attractive areas with good commute opportunities to travel back and fore to cities	Concerns regarding housing and impacts upon the countryside	Comments noted. The Deposit Plan has been underpinned by the identification of the economic growth and housing provision, all of which have been based upon well judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whole have been analysed and discussed within the Strategic Growth Options Background how the County Borough's demographic situation is likely to change from 2018-20 appropriate response for the Replacement LDP. As such the Replacement LDP ide requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable house.

dation needs of Gypsies and ed need for additional pitches "where a Gypsy and Traveller prity should allocate sufficient residential and/or transit use provision needed for Gypsies accommodation needs on an iod. This need stems from two d planning consent to intensify /677/FUL refers). This leaves accommodated by the original ownership. As such, the other d has been removed from the per.

dation needs of Gypsies and ed need for additional pitches "where a Gypsy and Traveller prity should allocate sufficient residential and/or transit use provision needed for Gypsies accommodation needs on an iod. This need stems from two d planning consent to intensify /677/FUL refers). This leaves accommodated by the original ownership. As such, the other d has been removed from the per.

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period ad Paper. This has considered -2033 and informed the most identifies an appropriate plan that will achieve sustainable pusing delivery.

	like London and Bristol because the housing prices are so much cheaper here. Before long the countryside will be noisier and more urbanised than the towns. Why, why, why over develop the countryside. We are ruining it for not only the people who live here but the wildlife, flora and fauna.		The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield s the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within their the site-search sequence outlined in Planning Policy Wales and seeks to minimise Best and Most Versatile (BMV) agricultural land. However, given the existing L development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable and ensure the County Borough's future housing requirements can be realised. The Replacement LDP apportions sustainable growth towards settlements that alres services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See A sustainable growth will be appropriately directed towards the Main Settlements of B with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			the criteria in the Candidate Site Assessment Methodology which was previously cor 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general locati existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
			In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spear masterplan development principles and development requirements. Such requirement retain and provide suitable buffers to habitats, particularly hedgerows, trees (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreat to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance
556	create SOBJ1. I know it's council land but it's not even linked to Pencoed	Concerns regarding Strategic Allocation PLA4: Land East of Pencoed	The land in questioned is owned by Bridgend College and not Bridgend County Bord The Replacement Local Development has to ensure an appropriate balance betwee and protecting the environment is achieved. The evidence that supports the Plan Environmental Assessment demonstrates that an appropriate balance has been ach
613	N/A	No changes proposed	Comments noted.
658	Pencoed is losing far too much grass space and natural beauty to housing that this young generation cannot afford. Schools and Dr's, dentists, are over capacity.	Concerns regarding Strategic Allocation PLA4: Land East of Pencoed	The Deposit Plan has been underpinned by the identification of the most appropriat and housing provision, all of which have been based upon well informed, evidence b need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferre Options). A range of growth scenarios across the whole Replacement LDP perior discussed within the Strategic Growth Options Background Paper. This has co Borough's demographic situation is likely to change from 2018-2033 and informed the for the Replacement LDP. As such the Replacement LDP identifies an appropriate p

y Options Background Paper ment of land within or on the sites. It continues to focus on P, hence, Porthcawl, Maesteg ation as Regeneration Growth nese settlements accords with be developmental pressure on LDP's success in delivering Valleys Gateway), there are nd deliverable sites (including e housing in high need areas

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables Bridgend and Pencoed along

te has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters es to demonstrate the site's nt, only those sites deemed

becific requirements including ements will ensure that sites cluding Ancient and/or Semieation facilities will be required Facilities and New Housing

brough Council.

een providing the new homes an in particular the Strategic chieved.

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County he most appropriate response plan requirement to enable a

balanced level of housing and employment provision that will achieve sustainable
existing settlements and maximise viable affordable housing delivery.
The distribution of growth is further evaluated and justified in the Spatial Strategy ((See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield si the delivery of the brownfield regeneration allocations identified in the existing LDP, and the Llynfi Valley are still denoted as regeneration priorities through their designation Areas. The ongoing commitment to brownfield development opportunities within these the site-search sequence outlined in Planning Policy Wales and seeks to minimise of Best and Most Versatile (BMV) agricultural land. However, given the existing LI development on brownfield land in other settlements (notably Bridgend and the V limited further brownfield regeneration opportunities remaining. Additional viable and some greenfield sites) are therefore required to implement SP1, deliver affordable for and ensure the County Borough's future housing requirements can be realised.
The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Approximately sustainable settlement hierarchy. Based upon the consideration of a comprehest sustainable growth will be appropriately directed towards the Main Settlements of Browth the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
The plan preparation has involved the assessment of 171 sites. Each candidate site the criteria in the Candidate Site Assessment Methodology which was previously con 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general location existing use(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment, appropriate were included for allocation in the Deposit Plan.
As part of PLA4: Land East of Pencoed, Green Infrastructure and Outdoor Recreation in accordance with Policy COM10 and Outdoor Recreation Facilities and Ne Supplementary Planning Guidance. In addition, the site is crossed by a high pressure to south across the site and a 10m buffer zone must be retained either side of the pipe to make a significant, positive contribution to the development's green infrastructure is park that incorporates landscaping areas, nature conservation and pedestrian links sterilisation of land. Equally, there are two Listed Buildings within the main college ca and the bridge located on the driveway leading to the House), which will be protected site. These factors will ensure delivery of a high quality public realm, with public space defined, safe, inclusive, high quality and ecologically diverse making them pleasant p well connected and integrated into the existing settlement of Pencoed, help prom combat social isolation and provide close, sustainable linkages to the key places res
In terms of road infrastructure, the Council recognises that any development growth travel demand, and that increased traffic levels and congestion is likely to occur if app measures and infrastructure are not delivered. Therefore a Strategic Transport Assess to consider the impact of plan proposals and help guide and inform the process of de means of modelling and quantifying the transport impact of these proposals. The tec

e patterns of growth, support

v Options Background Paper nent of land within or on the sites. It continues to focus on by hence, Porthcawl, Maesteg ation as Regeneration Growth ese settlements accords with e developmental pressure on LDP's success in delivering Valleys Gateway), there are ad deliverable sites (including e housing in high need areas

ready benefit from significant enabling transit orientated Appendix 19) to establish a shensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed

ion Facilities will be delivered New Housing Development re gas main which runs north peline. This area will be used a network by creating a linear kages to avoid unnecessary campus (Tregroes House 78 d and incorporated within the aces and streets that are well places to be. The site will be pmote more active lifestyles, esidents will need to travel to.

th will likely result in greater propriate mitigating transport ssment has been undertaken delivering land allocations by echnical notes accompanying

			this assessment demonstrate that the proposed level of development detailed
			accommodated within the BCBC Highway Network with suitable mitigation.
			In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. Such infrastructure includes transport, education, health, environmen additional to community and cultural infrastructure.
			In terms of health, the Council has also been engaging with Cwm Taf Morgannwg U the outset of the Replacement LDP process. Early meetings were held to ensure the of growth proposed was clarified to help facilitate alignment of service provision. Candidate Site Assessment, the health board amongst other consultation bodie comments in respect of those sites identified as suitable for future development ar Deposit LDP.
			Whilst the Council cannot ultimately control provision of primary healthcare services, will continue and be maintained with Cwm Taf Morgannwg University Health Board provision planning as site allocations with the Deposit Plan progress.
			Finally, as part of PLA4: Land East of Pencoed, 2.3 hectares of land to accommoda school with co-located nursery facility and a financial contribution to nursery, prima education provision as required by the Local Education Authority. The financial contriphasing thereof) will be secured through Section 106 Planning Obligations in accertaic Facilities and Residential Development SPG. The school will be accessible to new a travel modes, enabled by the development.
937	No - seems a sensible listing of priorities to protect the local population from poorly planned developments in the area	No changes proposed	Comments noted.
956	I personally believe that there is not enough infrastructure in place for more houses in Pencoed. le doctors surgery's, dentists. There is Too much traffic already, I've lived here in Pencoed all my life & I feel that it's changed so much , not enough places for children in school, they have to go to other parts of Bridgend. Traffic really is horrendous from 8.30 - 9 & from 1/2 past 2 until 3.30.	Concerns regarding infrastructure	Comments noted. In terms of road infrastructure, the Council recognises that any de result in greater travel demand, and that increased traffic levels and congestion is I mitigating transport measures and infrastructure are not delivered. Therefore, a Strat has been undertaken to consider the impact of plan proposals and help guide and informational allocations by means of modelling and quantifying the transport impact of these notes accompanying this assessment demonstrate that the proposed level of deve LDP can be accommodated within the BCBC Highway Network with suitable mitigation in terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has bee 37). The IDP provides a single schedule of all necessary infrastructure without allocated sites for the anticipated quantum of proposed housing/employment uses not proceed. Such infrastructure includes transport, education, health, environmen additional to community and cultural infrastructure.
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led within the LDP can be

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

University Health Board from he level and spatial distribution on. As part of Stage 3 of the dies were invited to provide and possible allocation in the

es, close working relationships rd. This will be key to service

odate a 1.5 form entry primary mary, secondary and post-16 atribution (including timing and ccordance with the Education v and existing residents by all

development growth will likely s likely to occur if appropriate rategic Transport Assessment form the process of delivering nese proposals. The technical velopment detailed within the ation.

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

University Health Board from he level and spatial distribution on. As part of Stage 3 of the dies were invited to provide and possible allocation in the

 973 Yes - regarding SOBJ1, SOBJ2 & SOBJ4, The proposed development in Penced is on green land and this will reduce the approximation of the proposed development in Penced is on green land and this will reduce the active in natural places. More housing will strategic 973 Yes - regarding SOBJ1, SOBJ2 & SOBJ4, The proposed development in Penced is on green land and this will reduce the active in natural places. More housing will strategic 974 Yes - regarding SOBJ1, SOBJ2 & SOBJ4, The proposed development in Penced is on green land and this will reduce the active in natural places. More housing will put greater pressure on an already stretched infra-structure e.g. schools and doctor's surgeries. 974 Concerns regarding stretepic 975 Yes - regarding SOBJ1, SOBJ2 & SOBJ4, The proposed development in Penced is on green land and this will reduce the active in natural places. More housing will put greater pressure on an already stretched infra-structure e.g. schools and doctor's surgeries. 975 Yes - regarding SOBJ1, SOBJ2 & SOBJ4, The Strategic Concerns regarding strategic Concerns regarding strategic Concerns regarding scheme to the strategic alter allow and the provision of plates and provision plates. 976 Yes - regarding scheme to the strategic strategic concerns and children's playspace an updated detailed audit of the provision of plates as appropriate. 978 Additionally, the Council has undertaken a Green Infrastructure Assessment shape the planning and delivery of green infrastructure Assessment shape the planning and delivery of green infrastructure Assessment shape the planning and delivery of green infrastructure Assessment shape the planning strategic site allocations will be oveldoor Sp within the Council has undertaken a Green Infrastructure Assessment shape the planning strategic site allocations will provide a mechanism an integrated not any newe development. 970 The IDP provides a single sch				
 School with co-locate nursery facility and a financial contribution to nurser education provision as required by the Locat Education Authority. The financia contribution to nurser education provision as required by the Locat Education Authority. The financia contribution to nurser education provision as required by the Locat Education Authority. The financia contribution to nurser each and and this will reduce the opportunities for current residents to be active in natural places. More housing will clocation PLAL Land East of put greater pressure on an already stretched infra-structure e.g. schools and bift for the existing LDP and will continue to protect the county borough's environment Act 2016. These policies cover development in an updated detailed audit of existing outdoor sports and children's playspac Appendix 22: Outdoor Sport and Children's Playspace Audit (2021). Its I justifying the provision of new facilities and PLAC 2021). Its I justifying the Council has undertaken a Green Infrastructure throughout the County Borough on which is endorsed by Fields in Trust (FTI), while to include green infrastructure transcale companying the expected Bridgend's green infrastructure transcale of evelopment and wide infrastructure proportate. Additionally, the Council has undertaken a Green Infrastructure proportate and significant part of development. 				Whilst the Council cannot ultimately control provision of primary healthcare services will continue and be maintained with Cwm Taf Morgannwg University Health Board provision planning as site allocations with the Deposit Plan progress.
The proposed development in Pencoed is on green land and this will reduce the active in natural places. More housing will put greater pressure on a already stretched infra-structure e.g. schools and doctor's surgeries.				Finally, as part of PLA4: Land East of Pencoed, 2.3 hectares of land to accommod school with co-located nursery facility and a financial contribution to nursery, prim education provision as required by the Local Education Authority. The financial contriphasing thereof) will be secured through Section 106 Planning Obligations in acc Facilities and Residential Development SPG. The school will be accessible to new travel modes, enabled by the development.
additional to community and cultural infrastructure. In terms of health, the Council has also been engaging with Cwm Taf Morga	973	The proposed development in Pencoed is on green land and this will reduce the opportunities for current residents to be active in natural places. More housing will put greater pressure on an already stretched infra-structure e.g. schools and	regarding Strategic Allocation PLA4: Land East of Pencoed and	The Strategy acknowledges that the County Borough has a rich and varied biodiv species, habitats and unique, rich landscapes. Policies within the Deposit Plan have from the existing LDP and will continue to protect the county borough's environment policy and the Environment Act 2016. These policies cover development in the cou areas, local / regional nature conservation sites, trees, hedgerows and development conservation and natural resources protection and public health. As part of the technical supporting evidence base accompanying the Deposit Plan, an updated detailed audit of existing outdoor sports and children's playspace acros Appendix 22: Outdoor Sport and Children's Play Space Audit (2021)). Its findings justifying the provision of new facilities and/or remedying local deficiencies in provi means of safeguarding and enhancing existing facilities as appropriate. Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County summaries the findings of the detailed 'audit' of the provision of Outdoor Sports ar within the County Borough of which is endorsed by Fields in Trust (FIT), whilst also to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to ensu an integral and significant part of development and wider infrastructure proposals. Development proposals including strategic site allocations will be expected to ma Bridgend's green infrastructure network and ensuring that individual green assets are and integrated into any new development. In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spe masterplan development principles and development requirements. Such require retain and provide suitable buffers to habitats, particularly hedgerows, trees (incl Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreat to be delivered in accordance with Policy COM10 an

es, close working relationships rd. This will be key to service

bdate a 1.5 form entry primary mary, secondary and post-16 htribution (including timing and ccordance with the Education v and existing residents by all

iversity with a broad range of e been refreshed and updated at in line with national planning ountryside, special landscape at, green infrastructure, nature

n, the Council has undertaken oss the County Borough (See gs can be used as means of vision. It can also be used as

e Appendix 23) to guide and Borough. The assessment and Children's Playing Space b adopting a holistic approach nds, broad habitats) and the sure green infrastructure forms

aintain, protect and enhance retained wherever possible

ecific requirements including ements will ensure that sites cluding Ancient and/or Semieation facilities will be required Facilities and New Housing

een produced (See Appendix ut which the development of s within the plan period could ental management, utilities in

University Health Board from le level and spatial distribution

			of growth proposed was clarified to help facilitate alignment of service provision. Candidate Site Assessment, the health board amongst other consultation bodie comments in respect of those sites identified as suitable for future development ar Deposit LDP.
			Whilst the Council cannot ultimately control provision of primary healthcare services, will continue and be maintained with Cwm Taf Morgannwg University Health Board provision planning as site allocations with the Deposit Plan progress.
			Finally, as part of PLA4: Land East of Pencoed, 2.3 hectares of land to accommoda school with co-located nursery facility and a financial contribution to nursery, prima education provision as required by the Local Education Authority. The financial contriphasing thereof) will be secured through Section 106 Planning Obligations in accertation Facilities and Residential Development SPG. The school will be accessible to new a
			travel modes, enabled by the development.
100 9	no	No changes proposed	Comments noted.
108 7	Obj1 - you are taking agricultural land instead of brownfield sites, how is this sustainable? Obj1 - how can you claim to protect natural spaces when you're taking them away?	Concerns regarding greenfield development	Background Paper 15: Best and Most Versatile Agricultural Land sets out how the L considered the location and quality of agricultural land in developing the Bri Development Plan (LDP) 2018-2033. It demonstrates how the Preferred Strategy an sought to minimise the loss of Best and Most Versatile (BMV) agricultural land whe of other material planning considerations.
109	There is far too many houses being built in Pencoed. With all the building, no matter how many road improvements Pencoed will become gridlocked. The 'country' atmosphere is being ruined and taken away. Also no matter how much drainage put in place, flooding will still exist.	Concerns regarding Strategic Allocation PLA4: Land East of Pencoed and road constraints	The Deposit Plan has been underpinned through the identification of the most app growth and housing provision, all of which have been based upon well informed, e regarding need, demand and supply factors (See Appendix 42 – Background F Strategic Growth Options). A range of growth scenarios across the whole Replacer analysed and discussed within the Strategic Growth Options Background Paper. T County Borough's demographic situation is likely to change from 2018-2033 and inf response for the Replacement LDP. As such the Replacement LDP identifies an a to enable a balanced level of housing and employment provision that will achieve sus support existing settlements and maximise viable affordable housing delivery.
			The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development periphery of sustainable urban areas, primarily on previously developed brownfield on the delivery of the brownfield regeneration allocations identified in the existing Maesteg and the Llynfi Valley are still denoted as regeneration priorities the Regeneration Growth Areas. The ongoing commitment to brownfield development settlements accords with the site-search sequence outlined in Planning Policy Wa developmental pressure on Best and Most Versatile (BMV) agricultural land (reference Best and Most Versatile Agricultural Land). However, given the existing LDP's success on brownfield land in other settlements (notably Bridgend and the Valleys Gateward brownfield sites) are therefore required to implement SP1, deliver affordable hous ensure the County Borough's future housing requirements can be realised.
			The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See A sustainable settlement hierarchy. Based upon the consideration of a comprehencement of a comp

n. As part of Stage 3 of the dies were invited to provide and possible allocation in the

es, close working relationships rd. This will be key to service

date a 1.5 form entry primary mary, secondary and post-16 tribution (including timing and cordance with the Education v and existing residents by all

E Local Planning Authority has Bridgend Replacement Local and site selection process has then balanced against a range

ppropriate scale of economic , evidence based judgements Paper 2: Preferred Strategy ement LDP period have been This has considered how the nformed the most appropriate appropriate plan requirement sustainable patterns of growth,

y Options Background Paper ment of land within or on the eld sites. It continues to focus sting LDP, hence, Porthcawl, hrough their designation as ent opportunities within these Vales and seeks to minimise er to Background Paper 15 – cess in delivering development way), there are limited further erable sites (including some using in high need areas and

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ehensive range of variables

			sustainable growth will be appropriately directed towards the Main Settlements of Br with the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly.
			The plan preparation has involved the assessment of 171 sites, the vast majority of candidate site has been assessed against the criteria in the Candidate Site Assessment previously consulted upon (See Appendix 13 – Candidate Sites Assessment Reported assessment, sites were examined based on any specific issues they deliverability, general location, neighbouring land uses, existing use(s), access environmental constraints and opportunities. Site promoters were asked to prepart technical supporting studies to demonstrate the site's deliverability, sustainability and detailed assessment, only those sites deemed appropriate were included for allocation.
			The site is located within a sustainable location in terms of access to facilities and am the need to travel further afield. Consideration of existing sustainable transport oppodus services, trains and active travel infrastructure has been undertaken by WSP. It is favourably positioned to contribute significantly towards Bridgend's integrated the Active Travel Wales 2013 Act and help deliver local active improvements alor Comprehensive School, Pencoed Technology Park and Pencoed Town Centre (inclus stops). Connections must therefore be made to existing active travel routes provided to accord with the proposed routes within the Council's ATNM: INM-PE-2, II PE-13, INM-PE-20 and INM-PE-26. 23 The masterplan also indicates that pedestrian at the north-east corner of the site to the A473. A pedestrian access would be provided at the <i>A</i> Road at the location of the existing College Campus. All pedestrian and cycle links built to standard and will be suitable to accommodate the needs of the development to provide sufficient capacity to support vehicular access into this Strategic Site, the be served via two new vehicular access points onto the existing highway network intended to be priority junctions onto the A473 at the northern extent of the site and that the southern extent of the site. Transport Assessment A detailed transport asses by WSP to examine the highway and transportation issues associated with the Stratwas based on the site being put forward for up to 800 dwellings and a 1.5 form entry the A473 in Bridgend. The Assessment concluded, that the site would fully comply policy objectives. The proposed access arrangements have demonstrated that appropriate for the scale of the development. There are no common trends or patter highway network over the most recent five-year period, and the proposals will not ne safety. Furthermore, the proposed site access arrangements would operate wit development would not result in a severe impact on the local highway network. The that the development proposals are in accord
			likely generate a significant number of trips and modelling demonstrates that the trips impact on the operation and safety of the local highway network.
603	I do not feel that these key issues are an issue for most people who currently live in bridgend. We need to improve existing issues, not just start new plans and developments	Need to improve existing issues	The key issues and drivers set out in this section have been identified from this Stra a review of baseline social, economic and environmental information; the result Sustainability Appraisal (Strategic Environmental Assessment). This analysis prov social, economic and environmental issues which need to be addressed through issues and drives detailed in the plan seek to address existing challenges and issue
605	Did you not learn from the last new homes built in Cornelly by persimmon? Are there still not outstanding issues? Housing market is booming at the moment and will take a down turn where people will be unable to	Concerns regarding housing and infrastructure	Comments noted. The Deposit Plan has been underpinned by the identification of th economic growth and housing provision, all of which have been based upon well judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whole have been analysed and discussed within the Strategic Growth Options Background

Bridgend and Pencoed along

of which are greenfield. Each ment Methodology which was eport (2020)). During Stage 2 ney raised in terms of their essibility, physical character, pare and submit a number of and suitability. Proceeding this ration in the Deposit Plan.

menities, of which will reduce portunities including access to It was concluded that the site transport strategy in line with long the A473, with Pencoed ncluding the train station and s and new routes should be INM-PE-8, INM-PE-12, INMian access would be provided be provided at the south-west A473 junction with Penybont ks through the site would be New Access Roads In order e proposed site accesses will work. The access points are the other onto Felindre Road essment has been completed rategic Site. This assessment try primary school situated off ly national, regional and local at the planned junctions are terns in collisions on the local negatively impact on highway vithin capacity and thus the ne Assessment demonstrates policy. The proposals will not os would not have a significant

trategic Context and following ults of consultation; and the rovides a clear picture of the h the LDP process. The key ues.

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period ad Paper. This has considered

Ser devisus sus with The the 13 bas exi we del app app app app app app app app app ap	eliverable sites (including some greenfield sites) are therefore required to implem ousing in high need areas and ensure the County Borough's future housing require the Replacement LDP apportions sustainable growth towards settlements that alre- ervices, facilities and employment opportunities and are most conducive to a evelopment. As such, a Settlement Assessment has been undertaken (See Ap- ustainable settlement hierarchy. Based upon the consideration of a compreh- ustainable growth will be appropriately directed towards the Main Settlements of Br ith the grouped Main Settlement of Pyle, kenfig Hill and North Cornelly. The plan preparation has involved the assessment of 171 sites. Each candidate site I are criteria in the Candidate Site Assessment Methodology which was previously con 3 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess ased on any specific issues they raised in terms of their deliverability, general locatic xisting use(s), accessibility, physical character, environmental constraints and op ere asked to prepare and submit a number of technical supporting studies eliverability, sustainability and suitability. Proceeding this detailed assessment, porporiate were included for allocation in the Deposit Plan. In terms of supporting infrastructure, an Infrastructure Delivery Plan (IDP) has been 7). The IDP provides a single schedule of all necessary infrastructure without and cultural infrastructure.
I strongly oppose the Local Development Objection to Ob	ill continue and be maintained with Cwm Taf Morgannwg University Health Board. rovision planning as site allocations within the Deposit Plan progress. bjection noted. Background Paper 15: Minimising the loss of Best and most versati ow the Local Planning Authority has considered the location and quality of agricult

2033 and informed the most dentifies an appropriate plan that will achieve sustainable busing delivery.

y Options Background Paper nent of land within or on the ld sites. It continues to focus ting LDP, hence, Porthcawl, nrough their designation as ant opportunities within these Vales and seeks to minimise ever, given the existing LDP's oly Bridgend and the Valleys aining. Additional viable and ment SP1, deliver affordable irements can be realised.

ready benefit from significant enabling transit orientated Appendix 19) to establish a chensive range of variables Bridgend and Pencoed along

e has been assessed against onsulted upon (See Appendix ssment, sites were examined ation, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's at, only those sites deemed

en produced (See Appendix it which the development of s within the plan period could ental management, utilities in

versity Health Board from the evel and spatial distribution of art of Stage 3 of the Candidate ited to provide comments in allocation in the Deposit LDP. s, close working relationships rd. This will be key to service

atile agricultural land sets out ultural land in developing the

	(PLA5: Land East of Pyle, Kenfig Hill &	Allocation PLA5:	Bridgend Replacement Local Development Plan (LDP) 2018-2033. It demonstrates how the Preferred Strategy
	North Cornelly) on the following grounds:	Land East of Pyle	and site selection process has sought to minimise the loss of Best and Most Versatile (BMV) agricultural land
		Lanu East of Fyle	
	the lands are of prime agricultural status		when balanced against a range of other material planning considerations.
	which are needed for the growing of crops		Fuidently, Land East of Dula is a notantial strategic site leasted at the odge of a Main Sattlement (as defined by
	for sustainable human and animal needs;		Evidently, Land East of Pyle is a potential strategic site located at the edge of a Main Settlement (as defined by
	the area in question is of vital importance to		the Settlement Assessment) in a broadly viable housing market (as detailed within the Plan-Wide Viability Study)
	the heritage of Kenfig and surrounding		with high need for additional affordable housing (as identified by the LHMA). The original site submitted at
	areas.		Candidate Site Stage contains no BMV agricultural land based on Version 2 of the Predictive ALC Map. However,
			in order to ensure a more holistic and inclusive edge of settlement development opportunity, the site submission
	I've briefly listed the following that fall within		was expanded at Preferred Strategy Stage to include an additional significant parcel immediately to the south
	my objections to this proposed plan.		west. The overall proposal now constitutes two large parcels, the first encompassing 60-hectares of land to the
	STORMY DOWN (a) Prime Agricultural		north of the M4 and south-west of the A48, and the second being a 40-hectare parcel of land to the north and
	Land (b) Heritage - Stormy Castle,		east of the A48. This revised submission presents an opportunity for significant sustainable development at the
	Sturmistown (c) Heritage - Roman Road,		edge of a Main Settlement at a scale not matched by any other Stage 2 Candidate Site. This would enable
	Julia Martitima (d) Heritage - Military, RAF		delivery of a sustainable residential-led mixed-use scheme with approximately 2,300 market and affordable
	Stormy Down (Airfield) WWII (e) Heritage -		dwellings, provision of educational facilities, a local centre and associated supporting infrastructure. Expansion
	Military, Air Crash Sites (Controlled sites		of the original site does mean that 8.4ha of BMV agricultural land (Grade 2 and 3a) would be lost through
	under the Protection of Military Remains Act		allocation of this more holistic sustainable urban extension according to the predicative map. However, detailed
	1986) (f) Heritage - Stormy Down		survey work undertaken by the site promoter indicates that the areas of Grade 2 and 3a as shown on Version 2
	Settlement (deserted rural settlement) (g)		of the Predictive ALC Map are in fact Grade 3b. This has to be considered in the context of other deliverable
	Heritage - Stormy Farmhouse (h) SSSI -		Stage 2 Candidate Sites that are available. It is important for the Replacement LDP to acknowledge the role of
	Site of Special Scientific Interest (located		this Main Settlement (as identified within the Settlement Assessment) and its potential to deliver sustainable
	under Laleston on BCBC "Designation of		development at a strategic scale when balanced against the potential loss of BMV agricultural land. Hence, there
	Special Landscape Areas", March 2010 -		is considered to be an overriding need for this development to enable sustainable growth in accordance with
	https://www.bridgend.gov.uk/media/1796/d		Planning Policy Wales' placemaking principles, to contribute to affordable housing provision in a high-need area
	esignation_of_special_landscape_areas.pd		and to deliver a plethora of socio-economic benefits that will support both local employment provision and the
	f) SSSI includes the quarry's at this location		local commercial centres. A masterplan for the site has been developed to ensure Planning Policy Wales'
	in addition to the geology/mineral wealth		sustainable placemaking objectives are integrated from the outset. A suite of detailed supporting technical
	and prehistoric value of the area in general.		information has also been provided by the site promoter to evidence the deliverability and viability of the site.
	All this would be lost forever if the proposed		This development would make a meaningful contribution in terms of housing provision (affordable and market),
	LDP for this area was to take effect. As I'm		education provision, active travel and public open space in a manner that would promote the health and well-
	responsible for the Kenfig Heritage website		being of local residents through 64 encouraging active lifestyles. The Candidate Site Assessment has not
	project (documenting the heritage of the		identified other land at this scale in lower agricultural grades. Therefore, this site is considered appropriate for
	Kenfig & surrounding areas) - an online		allocation on this basis in accordance with the site search sequence outlined in Planning Policy Wales.
	educational resource which has been		As acknowledged by Strategic Policy PLA5, the site is open and exposed to views from the north, west and
	formerly recognised by the National Library		locally to the east as well as views from the M4 to the south. The most sensitive parts are the three high points,
	of Wales as "an important part of Wales'		upper slopes and associated minor ridges, and the steep slope to the west on the southern edge. The least
	documentary heritage" which includes this		sensitive area lies to the north and west on the lower slopes/flat areas, which lends itself to be the most
	particular area in question, I'm opposing the		appropriate location for the bulk of higher density development. The southern part of Parcel B is within a Special
1	proposed LDP as outlined as it would		Landscape Area and the development will need to be planned sensitively to take account of this designation.
	decimate the heritage of the area in its		
	entirety - additionally, the new Welsh		The site itself is not subject to any ecological designations, although further wildlife and habitat surveys will need
	government schools curriculum now		to be carried out to inform the site's potential development. Additionally, there are two SSSI's located in close
	includes local Welsh history; destroying		proximity to the boundary of the site; the Penycastell SSSI is located to the north east and the Stormy Down
	areas of both natural beauty and of which is		SSSI is located to the south east of the site. Both are physically separated from the site by the route of the
	steeped in Welsh heritage would detract		trainline and the M4 respectively. Given the need to maintain a landscape buffer between major transport routes
	school visits to places of historic Welsh		and any proposed development, neither are considered to be a constraint to development.
	importance and of which goes completely		
	against the proposals of the new Welsh		Archaeology Wales have undertaken a Dockton study which highlights standing and huriad romains of potential
	schools curriculum in the main. Rob Bowen		Archaeology Wales have undertaken a Desktop study which highlights standing and buried remains of potential
	Schools cumculum in the main. Kob Bowen		archaeological interest. A WWII pillbox exists at the north west area of the site and there is believed to be an

Owner/Author Kenfig - The Complete	area of earthworks related to a 19th century (or possibly older) farmstead at the no
History (e-Resource) www.kenfig.org.uk	century tramline is also located along the northern portion of the site. The develop
Further Reading 1. Protection of Military	remains are preserved or adequately investigated and recorded if they are disturb
Remains Act 1986 (Wikipedia) -	result of development activities.
https://en.wikipedia.org/wiki/Protection_of_	
Military_Remains_Act_1986 2. Protection	The site neighbours Stormy Castle, a medieval settlement, which could extend into
of Military Remains Act 1986 (The National	need to be conducted to fully investigate any potential impacts and a geophysical su
Archives) -	be carried out to supplement the planning application.
https://www.legislation.gov.uk/ukpga/1986/	
35/contents 3. Designation of Special	Stormy down airfield would not be negatively impacted by proposed development.
Landscape Areas, March 2010 (BCBC) -	
https://www.bridgend.gov.uk/media/1796/d	
esignation_of_special_landscape_areas.pd	
f 4. Stormy Down (RCAHMW, Coflein) -	
https://coflein.gov.uk/en/search/?term=stor	
my%20down	

north east of the site. A 19th opment will ensure that these urbed or revealed as a direct

into the site. Further work will survey of the site will need to