VOLUME 4

MEMBER OF PUBLIC DESIGN AND PLACEMAKING

	Do you have any comments to make on desig		
ID	Comment	Summary of changes being sought/proposed	Council response
687	What other additions are being put into place to provide social, economic, educational and cultural	Query regarding social, economic, educational and cultural additions within plan	Comments noted. An Infrastructure Delivery Plan (IDP) has been produced (See App a single schedule of all necessary infrastructure without which the development anticipated quantum of proposed housing/employment uses within the plan perior infrastructure includes transport, education, health, environmental management, utilit and cultural infrastructure The Replacement LDP also provides the framework for developments that possess a educational and cultural benefits through the relevant policies contained within the p
699	None.	No changes proposed	Comments noted.
723	Building properties along the A48 /Ewenny Road is going to cause a lot of congestion, where is the traffic supposed to go. Is Bridgend being turned into a commuter belt for Cardiff and Swansea? 1697 houses in one area that is already over developed with Broadlands. Does not make sense and looking to build on a flood plain next to the river.	Concerns regarding traffic on A48 / Ewenny Road / Flooding	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: Preferre Options). A range of growth scenarios across the whole Replacement LDP period discussed within the Strategic Growth Options Background Paper. This has conserved within the Strategic Growth Options Background Paper. This has conserved within the Strategic Growth Options Background Paper. This has conserved within the Strategic Growth Options Background Paper. This has conserved by the replacement LDP. As such the Replacement LDP identifies an age 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 proviously developed brownfield on the delivery of the brownfield regeneration allocations identified in the existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities throw Regeneration Growth Areas. The ongoing commitment to brownfield development development and the site-search sequence outlined in Planning Policy Wa developmental pressure on Best and Most Versatile (BMV) agricultural land. Howev success in delivering development on brownfield land in other settlements (notably 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

opendix 37). The IDP provides ent of allocated sites for the riod could not proceed. Such illities in addition to community

and deliver social, economic, plan.

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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 such, candidate site Craig y Parcau were considered for appropriate for allocation.
As part of the proposed allocation of Land South of Bridgend (Island Farm), develop specific requirements including masterplan development principles and placemak Policy PLA2 – Page 67). The provision of new residential units, including af incorporated alongside a new one entry primary school with co-located nursery, the Special School, leisure facilities, recreation facilities, public open space, plus appro employment and commercial uses.
The proposed allocations (PLA2: Land South of Bridgend (Island Farm) / COM supported by detailed masterplanning work, including an illustrative block plan to idea on the site's net developable area. The initial Transport Assessment has now beer 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 F appropriate development requirements in relation to all forms of travel. The density a considered appropriate to support a diverse community and vibrant public realm, while 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 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 appropriate by the proposed enhancements to the active travel more set of the scheme of the steries of the steries of the scheme of the proximity to Bridgend Town Centre, this density level is therefore considered appropriate of the steries of the scheme of the steries of the scheme of the schem
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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 face colleges and improvements to, and expansion of, the existing strategic cycle network Opportunities will be maximised to further improve upon these routes, providing war 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 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 Ass has been undertaken to consider the impact of plan proposals and help guide delivering land allocations by means of modelling and quantifying the transport imp

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M1(2): Craig y Parcau) are entify a realistic dwelling yield en updated to reflect the final ansport issues relating to the ment, what measures will be Policy PLA2 prescribes the y 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.

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technical notes accompanying this assessment demonstrate that the proposed level within the LDP can be accommodated within the BCBC Highway Network with suita
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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- 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 link/extend route on A48 to connect the adjacent site (PLA2) in addition to widening 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 both peak hours, the revised Island Farm proposals will result in lower traffic flows the assessment network over both the AM and PM peak hour periods, compared development proposals on the Island Farm Site. As the consented flows are technible existing on the highway network, this revised scheme will provide traffic reduction local highway network. Previous assessment work on the Island Farm site has ide Roundabout, Ewenny Roundabout, and Picton Close Junction all show capacia assessment scenarios both including and excluding the consented Island Farm provide traffic growth alone, the revised Island Farm proposals in general bring traffic reductions across these previously consented), with consideration of background traffic growth alone, the require mitigation to operate within capacity during future forecast years. The redu the revised Island Farm proposals however, may mean that any mitigation m potentially achieve greater capacity improvements at each junction. The revised previousle three separate vehicle access points onto the local highway network (the consented scheme). All three site access junctions are expected to operate within Island Farm proposals. An updated assessment at all three identified junctions, ar will be undertaken as part of a future supporting Transport Assessment for the revised allowing).
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

evel of development detailed able mitigation.

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

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dence base has evaluated a rels of population change and opment of a Growth Strategy

			that is most appropriate to achieve an equilibrium between the number of economical within and moving into the County Borough plus the number of employers relocating the same vicinity. One of the key aims of the Plan is to minimise the need for out-consider the Deposit LDP does not seek to transform Bridgend County Borough into a come 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.
			In terms of land drainage and flooding, the site is entirely within Flood Zone A and risk of flooding. The Strategic Flood Consequences Assessment (SFCA) states Bridgend (Island Farm), is identified as 'Green' within the RAG assessment for the S areas of the site identified as at risk of surface water flooding. Stormwater flows for collected via a positive drainage system and conveyed using the natural fall of the site through a variety of attenuation systems including underground tanks, imperm attenuation lagoons to a pumping station facility. This will pump stormwater back up within the main access road connecting the development with the A48. The gravit adopted sewer that runs adjacent to the site and connects with the River Ogwr with the site. Flows to be discharged via the gravity sewer into the River Ogwr west of A48.
			National Resources Wales advise that the site is located near a Source Protection development proposals will need to ensure the protection of groundwater
752	I absolutely disagree with the proposal of putting extra housing on Island Farm. We simply do NOT have adequate infrastructure to support such a large housing estate. All the local schools are way over full and so are the Doctor surgeries. MerthyrMawr Road is so busy now and this will only get worse. Increased traffic will automatically be detrimental to the air quality overall. The only people who will benefit here are the developers, who are only interested in profit. Shameful that the LDP are even considering this proposal.	Objection to Strategic Allocation PLA2: Island Farm	 development proposals will need to ensure the protection of groundwater. 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 consisted by the response for the Replacement LDP. As such the Replacement LDP identifies an appropriate 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 existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities through 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. Howev success in delivering development on brownfield regeneration opportunities remain

ically active people remaining ating and/or expanding within t-commuting. The relationship idered to this end. Therefore, ommuter area for Cardiff and The level of growth proposed as and employment provision, ough enhanced active travel

d therefore considered at low es that PLA2: Land South of SFCA. Island Farm has small a from developed areas to be site to a main collection point meable reens / swales and up to a gravity sewer provided vity sewer will connect to the vithin the north west corner of of the site to the south of the

tion Zone 1. Therefore future

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	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 considered appropriate for allocation.
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	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
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777	To improve health and wellbeing is to have natural environments. Taking away history and local countryside areas can take away areas that would benefit wellbeing. Increased traffic can increase stress and anxiety.	Concern related to proposed developments	Comment 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 th patterns of growth, support existing settlements and maximise viable affordable hou
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Development will also require outdoor recreation facilities of which are to be del Outdoor Recreation Facilities and New Housing Development Supplementary Planni

evel of development detailed able mitigation.

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

th of Bridgend (Island Farm), cially inclusive developments -orientated development that or vehicle dependency. Wellhe site to foster community providing safe pedestrian and ol 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 5 / Ewenny Road junction in in lower traffic flows through our periods, compared to the sented flows are technically will provide traffic reduction n the Island Farm site has e Junction all show capacity ented Island Farm proposals bring traffic reductions across kground traffic growth alone, future forecast years. The ay mean that any mitigation each junction. The revised hicle access points onto the ree site access junctions are arcau proposals. An updated ndertaken as part of a future include up to date baseline

lelivered in accordance with ning Guidance.

			In accordance with statutory requirements, Planning Policy Wales sets out development to avoid direct adverse effects on nationally important heritage asset development resulting in adverse effects on the historic environment to be robust general presumption in favour of the preservation or enhancement of listed building with a requirement for development not to result in direct adverse effects on Schedule are 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
			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 fr address the identified likely significant effects. These requirements also enhance the of the strategic site allocation more generally. The SA identifies relevant masterp included in these spatial development policies to help ensure the avoidance of likely which could otherwise occur from this development proposal. Additional masterplan also included within Policy PLA2 to ensure site applies Good Design principles and 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 touris 9 will also be preserved and enhanced through improved linkages and active opport
			Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform t Appendix 9) of which was carried out to identify the likely significant environmen effects from the Deposit Plan. It also considers whether any mitigation and enhance 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
783	The design of these sites is not well thought out. Ewenny roundabout would become a bottleneck causing stress to commuters.	Concern relating to highway infrastructure	Comments noted. In terms of traffic, the Council recognises that any developmen greater travel demand, and that increased traffic levels and congestion is likely to oc transport measures and infrastructure are not delivered. Therefore a Strategic T Appendix 36) has been undertaken to consider the impact of plan proposals and process of delivering land allocations by means of modelling and quantifying the proposals. The technical notes accompanying this assessment demonstrate the development detailed within the LDP can be accommodated within the BCBC High mitigation.
			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 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 fa colleges and improvements to, and expansion of, the existing strategic cycle netwo

at multiple requirements for sets and for the need for any ustly justified. There is also a lings and their settings, along uled Monuments, unless there age', which is one of the 14 on Cultural Heritage was and s suitability of candidate site ment proposed.

e impacts due to the proximity ements under SP2 (for each or the proposed strategic site t forms of mitigation to help the sustainability performance erplan development principles ely significant adverse effects an development principles are and a Sustainable Placemaking anning Policy Wales. These hal Deposit Plan, with SA site urism and culture asset of Hut ortunities.

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

ent growth will likely result in occur if appropriate mitigating Transport Assessment (See nd help guide and inform the he transport impact of these that the proposed level of ighway Network with suitable

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.

			Opportunities will be maximised to further improve upon these routes, providing wal allow integration between new developments and existing communities. 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 the Bridgend Integrated Network Plan (See Appendix 29).
789	If these grand objectives are indeed the plan, then supporting the proposed huge development at Island Farm would achieve the opposite. i.e. The Island Farm proposal would flatten the greenery, cram far too many houses in, and immensely increase the traffic congestion and therefore pollution.	Concerns regarding 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 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 hou
			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 existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities through 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. Howev success in delivering development on brownfield regeneration opportunities remaind deliverable sites (including some greenfield sites) are therefore required to implement housing in high need areas and ensure the County Borough's future housing required to the site of the s
			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 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 considered appropriate for allocation.

alking connections which will

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

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period od 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 eld sites. It continues to focus sting LDP, hence, Porthcawl, hrough their designation as ent opportunities within these Vales and seeks to minimise ever, given the existing LDP's bly Bridgend and the Valleys aining. Additional viable and ement SP1, deliver affordable irements can be realised.

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 e site PS.1 Island Farm was

specific requir Policy PLA2 - incorporated a Special Schoo employment a In relation tor biodiversity with have been ref environment i development i hedgerows an public health. assessments, and enhance t There is clear legislation, Pla statutory requi Conservation d and Resilience Act 1981 and S legislation. To comply with biodiversity an preparation an maintain and e the wider socia will new devel for nature cor unavoidable, if The Environm biodiversity to and DNP6 of t (LDP) will be r It is acknowlee Importance for land within the states that 'Alt vital contributi	proposed allocation of Land South of Bridgend (Island Farm), develop ements including masterplan development principles and placemakir – Page 67). The provision of new residential units, including aff longside a new one entry primary school with co-located nursery, the r ol, leisure facilities, recreation facilities, public open space, plus appro- nd commercial uses. nature/biodiversity, the Strategy acknowledges that the County Boro th a broad range of species, habitats and unique, rich landscapes. Polic freshed and updated from the existing LDP and will continue to pro- in line with national planning policy and the Environment Act 20 in the countryside, special landscape areas, local / regional nature d development, green infrastructure, nature conservation and naturas For development to be sustainable, it needs to be soundly base and to be well planned and controlled with regard to its environmental in biodiversity. r guidance and legislation with regard to the protection of species a anning Policy Wales (PPW) and TAN5 Nature Conservation and Pla irrements are set out in Section 71 Priority Habitats and Species, Se Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN h the Environment (Wales) Act 2016 (Section 6 Duty) the LDP Strateg d resilience or the County Borough's ecosystems through native sp velopment, the creation of green corridors, and open space manag enhance biodiversity and promote the resilience of ecosystems and the anneab iodiversity and promote the resilience of ecosystems and the anneab iodiversity and promote the resilience of ecosystems and the inservation. Robust mitigation and compensation will be provided in line with considered advice from statutory and advisory organisations ent Act (Section 6) sets out a framework for planning authorities provide a net benefit for biodiversity through a proactive and resilien- evised to ensure it is based on a net benefit approach to achieve these on to delivering an ecological network for biodiversity and resilient ec- uate protect
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opment will be subject to siteking principles (See Deposit affordable dwellings, will be e re-location of Heronsbridge ropriate 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 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 ons.

es to maintain and enhance ent approach. Policies SP17 Policy 9 (NDF). Policy DNP6 ese outcomes.

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

Existing Concert
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 sp office uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/ subject to a Section 106 Legal Agreement (Legal File Refr: E40-275) that control dedication, management plans, contributions and matters relating to travel and man with the stadia development. A series of reserved matters consents were granted f (P/14/354/RES refers), landscaping and ecological works, (P/14/823/RES refers), a infrastructure (P/14/824/RES refers). The Outline permission included the standard for submission of reserved matters and the commencement of development. The final ap was issued on 12 th June 2015.
 The Outline planning permission included approval for the construction of a new trai 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 Canature Conservation (SINC). Under the Conservation and Habitats and Species Regulations are protected Species Licence was issued. In order to comply with the licen access road from fragmenting the dormice population, the developer proposed tapproved '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 a 'enabling 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 working from the boundary adjacent to the interconnecting spur with the a Break through the boundary adjacent to the interconnecting spur with the a
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 Capermissions 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 Cen Development of this edge of settlement site would accord with the Preferred Strate Primary Key Settlement of the County Borough and make a significant contribution to

elopment has already lawfully sport/leisure/commercial and 4/OUT). The permission was trolled highway works, land anagement plans associated for an indoor tennis centre, , and highway and drainage d time limit conditions for the approval of reserved matters

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 permission and application Road/New Inn Road to allow and P/14/824/RES. These

ad to provide the site facilities e site;

to the internal access road adjacent Technology Drive; link between the Island Farm nfrastructure that will access nnology Drive;

pove 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

is 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 entre via Newbridge Fields. ategy, channel growth to the to the housing need identified

in the LHMA. The site promoter has also provided extensive supporting information t viable and 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 v terms, including proposed land uses, access, infrastructure requirements, constrain This masterplan will clearly identify the location of the SINC in the context of the wide
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>Plecotu</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 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 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 scrup providing an alternative for displaced animals, including dormice, bats, an amphibians. Hedgerow Enhancement: enhancement and translocation of hedgerows from 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
 Bat Roosting Building: a purpose-built bat roost building has been constru field, providing a suitable roost site for both lesser horseshoe and brown lor both been found roosting in the old hut within the SINC. The building was horseshoe key flight line to enable them to rapidly locate it, and also be close t the Merthyr 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 fie providing habitat for Great Crested Newts. Grassland Creation: rough grassland created around the pond to mitigate lost

n to evidence the site is both

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 e will be developed in broad ints and areas of protection. ider allocation.

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

crub in the south-west field, and shelter for reptiles and

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

ructed within the south-west long-eared bats, which have as constructed on the lesser e to good feeding habitats on

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

field, with the primary aim of

loss of existing grassland.

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 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 ephemerer
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 year 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 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

of Bridgend (Island Farm), an ang in order to: of ecological features present

tats or species; and for design options to avoid

le with very few plant species iffer the existing hedgerows. Igerows with trees and hazel le fields. Two hedgerows had owth.

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

e to the mosaic of grassland, olan, 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

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, wit 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 prot 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 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 habi 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 surv 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-Pa poor structural condition and a wide range of bat roosting features were visible for t 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. Addit 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 whic badgers. However, it should be noted that the previous survey identified badgers to
<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified grave 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 prove 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 r significantly since 2011's survey and therefore still qualifies as a SINC. The small

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. n potential for breeding birds. rveys for breeding birds have

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

ich have potential to support of be absent from the site.

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

s not appear to have changed Il section of woodland in the

field to the south-east is worth removing from the citation as it is isolated and does no value. The woodland varies in quality but appears to offer habitat for dormice and be 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 reduced where feasible. Although the grassland areas are not very diverse they ad 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 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) measures to address previously identified ecological constraints including the rete SINC and protection of the artificial bat roost and hedgerows. Furthermore, the mass indicated the retention of SINC land within the site boundary, with the exception of A48. Areas of ecological value are proposed for retention including existing sink he range of invertebrates, and an ecological enhancement area located in the sou enhanced for ecology in relation to the 2008 sports village application. The masterp of continuous green areas to ensure a continued network of green and blue infrastru
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.
With regards to landscape matters, a Landscape Character Assessment for Brid prepared by LUC and published in 2013. The document provides guidance on following the adoption of the Local Development Plan, supplements the Green Infr Landscape Supplementary Planning Guidance. The Assessment categorises Landscape Character Areas (LCAs) with the site in question being located within th Warren and Coastline" which runs north-eastwards up from the coast to the south The Assessment emphasises that the majority of the Merthyr Mawr Farmland, War within the Merthyr Mawr Special Landscape Area, recognising designations such as SSSI and NNR, Newton Fault RIGS, several Scheduled Monuments, Merthyr Maw and the Grade II* Registered Park and Garden of Merthyr Mawr House. Much of the of Outstanding Historic Importance and all of the coastal area lies within the Glarr Assessment also identifies key landscape sensitivities to development-led to change protecting the nationally important archaeological and cultural heritage of the lands the wider Landscape of Outstanding Historic Importance, including prehistoric and m ancient buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment management strategies for their continued survival and visibility in the landscape, in

not appear to add to the site's bats and there are numerous Is to the site as a whole. The nd signs of semi-permanent

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

less weight than statutory in to delivering an ecological uate protection. As such, the) has included a number of tention of the majority of the asterplan for Island Farm has of the access road from the holes; which offer value for a buth-western field; previously erplan also indicates retention tructure.

ne with the recommendations le, with appropriate mitigation I 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 on landscape character and, frastructure, Biodiversity and undeveloped land into 15 the "Merthyr Mawr Farmland, hwestern fringe of Bridgend. arren and Coastline LCA falls s Merthyr Mawr Warren SAC, wr village Conservation Area ne landscape is designated as morgan Heritage Coast. The ge, stressing the important of dscape as an integral part of medieval remains, the dunes' nt 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 and conserve this landscape's character and features by appropriate development of PLA2 will ensure the design and layout of the site has regard to the surrounding la impacts through the inclusion of mitigation measures that provide links with the exist features. Appropriate landscaping treatments must be utilised along the southern fr minimise 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 developme on the basis of proposals for a sports village which included buildings of close to 207 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 bed in the appearance of an undeveloped landscape. It is anticipated that the majority these community led proposals and be stimulated by the quality and appearance of of landscape features will be significantly compensated by the scale of proposed pla landscape management, will give rise to beneficial landscape and ecology effects ir future". A series of mitigation measures were recommended. Broadly, the sam proposed as part of the newly proposed development and will include strong bound an undulating roofscape, the use of muted recessive colours, the use of horizontal a and texture, and using cut and fill techniques to reduce perceived scale and mass of noted that the proposed mixed-use development at Land South of Bridgend (significantly reduced building heights and a reduced feeling of massing when c permitted sports 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 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 or level of sensitivity is comparable to similar parcels of land on the urban fringe development of the site is not considered to undermine any of the six landscape se as typifying the Merthyr Mawr Farmland, Warren and Coastline Landscape Character LVIA will be required to inform and accompany further masterplanning work (as application). This more detailed assessment will include finer details relating to roofs
In terms of traffic, 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 in

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

pposed allocation is important nent LDP will seek to protect t mitigation measures. Policy landscape, minimising visual kisting landscape and access fringes of the site in order to

aforementioned, the existing fer) on the site are considered as 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 ity of receptors will embrace of this development. The loss lanting and through improved in the medium and long term me means of mitigation are ndary planting, the creation of I and vertical bands of colour of buildings. It should also be (Island Farm) will result in compared to the previously

igation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and other criteria and overall the ge of Bridgend. Further, the sensitivities that are identified cter Area. A detailed, updated as part of a future planning ofscapes and landscaping.

work, including an illustrative initial Transport Assessment

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 of Assessment, what measures will be taken to deal with the anticipated transport Proposed Policy PLA2 prescribes the appropriate development requirements in ret The density and mix of uses proposed is considered appropriate to support a dive public realm, whilst generating a critical mass of people to support services such as p and schools. In accordance with national planning policy, higher densities should centres and near major public transport nodes or interchanges. Given the site's local Settlement of the County Borough and the proximity to Bridgend Town Centre, the considered appropriate to foster sustainable communities, further bolstered by the p 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 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 network 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 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 delivering land allocations by means of modelling and quantifying the transport impa- technical notes accompanying this assessment demonstrate that the proposed lev- within the LDP can be accommodated within the BCBC Highway Network with suital
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 the 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-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 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 estable

to deliver. This identifies the n with the Strategic Transport ort impacts of the scheme. relation to all forms of travel. verse community and vibrant s public transport, local shops uld be encouraged in urban cation within the Primary Key his density level is therefore e proposed enhancements to

brough achieve the principles of expanding upon the current re travel has been key during tive Routes detailed in Policy ry 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) e and inform the process of pact of these proposals. The evel of development detailed table mitigation.

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

ath of Bridgend (Island Farm), cially inclusive developments -orientated development that or vehicle dependency. Wellhe site to foster community providing safe pedestrian and ol and surrounding environs. work to extend to Newbridge ablishing a 'green lung' that

		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 plethol wellbeing benefits for new and existing residents. Housing allocation COM1(2) will a link/extend route on A48 to connect the adjacent site (PLA2) in addition to widening A48 to 3m and extend length on both southern and northern side. Broadlands roun 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 both peak hours, the revised Island Farm and Craig y Parcau proposals will result i all junctions across the assessment network over both the AM and PM peak hou previous consented development proposals on the Island Farm Site. As the cons already considered to be existing on the highway network, this revised scheme v improvements across the local highway network. Previous assessment work or identified that the Broadlands Roundabout, Ewenny Roundabout, and Picton Close issues in forecast year assessment scenarios both including and excluding the conse traffic. Although the revised Island Farm and Craig y Parcau proposals in general br these junctions (from what was previously consented), with consideration of backg these junctions will still likely require mitigation to operate within capacity during reduction in flows as a result of the revised Island Farm proposals however, ma measures implemented can potentially achieve greater capacity improvements at proposals at the Island Farm and Craig y Parcau sites include three separate veh local highway network (compared to just two within the consented scheme). All thre expected to operate within capacity under the revised Island Farm and Craig y Par assessment at all three identified junctions, and the site access junctions will be un supporting Transport Assessment for the revised development, which will ideally it traffic flows as the basis for the assessment
this plan speaks of creating places where	Concerns	proposed range of land uses will likely produce a wide range of significant beneficia Comments noted. Strategic Policy SP12 of the Replacement Plan will promote Towr
people want to live. Not sure if you have been into Bridgend town centre recently? It is not somewhere anyone in their right mind	regarding Bridgend town centre	throughout the County Borough as hubs of socio-economic activity and the focal p services which support the needs of the communities they serve.
would want to live.		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 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 as shopping, which the pandemic has accelerated. The LDP recognises that high stree especially in the short-term, hence it contains more flexible planning policies and re centres, recognising their changing roles and functions. It will be increasingly importa a wider array of uses than just retail, including community, health, leisure, resider spaces alongside areas of open space.
	been into Bridgend town centre recently? It is not somewhere anyone in their right mind	people want to live. Not sure if you have been into Bridgend town centre recently? It is not somewhere anyone in their right mindregarding Bridgend town centre

acilitate a key multi-functional nora of economic, health and I also be required to provide a Ig footway on southern side of undabout will also be required

he A48 proposed site access 65 / Ewenny Road junction in t in lower traffic flows through our periods, compared to the nsented flows are technically will provide traffic reduction on the Island Farm site has se Junction all show capacity sented Island Farm proposals bring traffic reductions across kground traffic growth alone, ng future forecast years. The nay mean that any mitigation at each junction. The revised ehicle access points onto the nree site access junctions are Parcau proposals. An updated undertaken as part of a future include up to date baseline

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

wn, District and Local Centres points for a diverse range of

etail Study (See Appendix 16) n of need and the definition of buncil have also undertaken a ackground Paper 11: Covid-19 spending habits and online treets will continue to change retail boundaries within town tant for them to accommodate ential and flexible co-working

			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 commun capitalise on and enhance the vitality and viability of centres, whilst generating incr activity.
			Furthermore the Council has recently outlined a vision for Bridgend Town Centre the Bridgend Town Centre Masterplan. The vision brings together enterprise, employme shopping, culture, tourism and well-being within a historic setting. The masterplan wi to improve the town centre and will be used to secure future funding to deliver ide starting point for the decision making process which will follow. No decisions engagement and there will be extensive consultation.
			Bridgend town centre consists of a variety of uses, which has formed the basis o within which 23 relevant projects have been identified, plus a number of site wide pr
			The development zones include, The Railway Station Area; Brackla, Nolton and Café and Cultural Quarter; The Northern Gateway; Riverside; Newcastle; and Sunn
			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 fo 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 p overall vision for the regeneration of the Bridgend town centre.
			 Funding applications will be made to number of funding bodies to deliver projects, s UK Government Welsh Government Cardiff Capital Region Private Investment
898	During the pandemic ive seen a high increase in numbers of the public utilising the area around Merthyr mawr, this has been invaluable for peoples wellbeing.	Merthyr Mawr important for wellbeing	 And various other funders 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 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 on the delivery of the brownfield regeneration allocations identified in the existing Maesteg and the Llynfi Valley are still denoted as regeneration priorities through the strategy and the stategy are still denoted as regeneration priorities.

of established retail centres to wn, District and Local Centres unity facilities. This will both creased social and economic

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

of eight development zones, projects.

d Oldcastle; The Retail Core; inyside.

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

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

some of which include:

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 eld sites. It continues to focus sting LDP, hence, Porthcawl, hrough their designation as

	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. Howeve success in delivering development on brownfield land in other settlements (notably 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
	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.
	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 wasconsidered 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 aff incorporated alongside a new one entry primary school with co-located nursery, the Special School, leisure facilities, recreation facilities, public open space, plus appro- employment and commercial uses.
	Policy PLA2 will also require the enhancement and provision of green infrastructure green infrastructure led and will require high quality landscaping and architecture accessibility to Bridgend Town Centre. A carefully designed green infrastructure neetend beyond the site to link with Newbridge Fields, thereby providing a continuous the site with both Bridgend Town Centre and Merthyr Mawr. This will complement th and proposed active travel routes that will render walking, cycling and use of public t to private vehicle use. Linked to this will be the protection and enhancement of the ethe site, ensuring appropriate provision for, and protection of, existing wildlife infrastructure-led development will therefore provide multi-functional benefits relating sustainable drainage and the use of non-car routes to address public health and quality and the site of address public health and quality and the site of the site of the site of the site of the use of non-car routes to address public health and quality and the site of the site of the site of the site of the use of non-car routes to address public health and quality and the use of non-car routes to address public health and quality and the use of non-car routes to address public health and quality and the use of non-car routes to address public health and quality and the use of non-car routes to address public health and quality and the use of non-car routes to address public health and quality and the use of non-car routes to address public health and quality and the use of non-car routes to address public health and quality and the use of non-car routes to address public health and quality and the use of non-car routes to address public health and quality and the use of non-car routes to address public health and quality and the use of non-car routes to address public health and quality and the use of non-car routes to address public health and quality and the use of non-car routes to address public health and quality and the use of non-car routes to address pub
	Development will also require outdoor recreation facilities of which are to be de Outdoor Recreation Facilities and New Housing Development Supplementary Plann
	Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environment effects from the Deposit Plan. It also considers whether any mitigation and enhanced incorporated within the Replacement LDP to ensure the avoidance of likely significant environment.

nt opportunities within these Vales and seeks to minimise ever, given the existing LDP's bly Bridgend and the Valleys ining. Additional viable and ment SP1, deliver affordable rements 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 is to demonstrate the site's at, only those sites deemed date site PS.1 Island Farm

opment will be subject to siteking principles (See Deposit affordable dwellings, will be e re-location of Heronsbridge ropriate community facilities,

ure. The development will be sural design to capitalise on network will run through and us 'green lung' that connects the improvements to existing c transport viable alternatives existing biodiversity value of fe in the area. This green ng to recreation, biodiversity, uality of life issues.

elivered in accordance with ning Guidance.

the Replacement LDP (See ntal and wider sustainability cement measures should be ficant adverse effects and to

			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
899	What a disappointment to hear of plans to build houses on land adjacent to Newbridge Fields In the past we've regrettably supported the destruction of our town and the surrounding countryside with the need of housing for the next generation. We will never support the loss of the final barrier between Bridgend and Merthyr Mawr estate this will destroy the last character of the County. You probably already of the anger locally and a few of the reasons are listed below. Green spaces Protection of wildlife Mental Health and the access to open spaces Traffic is horrendous today without adding additional volume We would be interested to hear of your plans in how you're dealing with the already over stretched schools, GPs and traffic volume. You should campaign to remove the proposed land from the list of local development and look towards rewilding our town centre and County.	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 the patterns 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 on the delivery of the brownfield regeneration allocations identified in the existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities thrc 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. Howeor success in delivering development on brownfield land in other settlements (notably Gateway), there are limited further brownfield land in other settlements (notably Gateway), there are limited further brownfield sites) are therefore required to implem housing in high need areas and ensure the County Borough's future housing require 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 of 171 sites. Each candidate Site Assessment the Protoxified assessment, appropriate ge(s), accessibility, physical character, environmental constraints and op were asked to prepare and submit a number of technical s

oposed development with its al effects.

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 busing delivery.

y Options Background Paper nent of land within or on the ld sites. It continues to focus ting LDP, hence, Porthcawl, prough their designation as nt opportunities within these vales and seeks to minimise ever, given the existing LDP's by Bridgend and the Valleys tining. Additional viable and ment SP1, deliver affordable rements 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 sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s 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 affordable dwellings, will be e re-location of Heronsbridge ropriate 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. In terms of traffic, the proposed allocations (PLA2: Land South of Bridgend (Island Parcau) are supported by detailed masterplanning work, including an illustrative bloc
	dwelling yield on the site's net developable area. The initial Transport Assessmen reflect the final number of dwellings the site is expected to deliver. This identifies to relating to the proposed development, and, in combination with the Strategic Tr measures will be taken to deal with the anticipated transport impacts of the scher prescribes the appropriate development requirements in relation to all forms of tra- uses proposed is considered appropriate to support a diverse community and generating a critical mass of people to support services such as public transport, I 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 lev appropriate to foster sustainable communities, further bolstered by the proposed e 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 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 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 lif 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 delivering land allocations by means of modelling and quantifying the transport imp technical notes accompanying this assessment demonstrate that the proposed lev within the LDP can be accommodated within the BCBC Highway Network with suita
	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 the Bridgend Integrated Network Plan (See Appendix 29).

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

nd Farm) / COM1(2): Craig y ock plan to identify a realistic ent has now been updated to the various transport issues Transport Assessment, what eme. Proposed Policy PLA2 avel. The density and mix of vibrant public realm, whilst local shops and schools. In d in urban centres and near Primary Key Settlement of the evel is therefore considered enhancements to the active

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.

ilities including town centres, facilities 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) e and inform the process of pact of these proposals. The evel of development detailed table mitigation.

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Proposed Policy PLA2 prescribes a number of placemaking principles for Land Sout which are considered instrumental to achieving sustainable places, delivering soci 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 pr cycling linkages between the site, the Town Centre, Brynteg Comprehensive Schoo 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 esta connects the site to both Bridgend Town Centre and Merthyr Mawr. This will fac network of integrated spaces and features south of Bridgend, providing a pletho wellbeing benefits for new and existing residents. Housing allocation COM1(2) will a link/extend route on A48 to connect the adjacent site (PLA2) in addition to widening A48 to 3m and extend length on both southern and northern side. Broadlands roun 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 both peak hours, the revised Island Farm and Craig y Parcau proposals will result all junctions across the assessment network over both the AM and PM peak hour previous consented development proposals on the Island Farm Site. As the constalready considered to be existing on the highway network, this revised scheme or identified that the Broadlands Roundabout, Ewenny Roundabout, and Picton Close issues in forecast year assessment scenarios both including and excluding the const traffic. Although the revised Island Farm and Craig y Parcau proposals in general but these junctions (from what was previously consented), with consideration of back these junctions in flows as a result of the revised Island Farm proposals however, ma measures implemented can potentially achieve greater capacity improvements at proposals at the Island Farm and Craig y Parcau sites include three separate ver local highway network (compared to just two within the consented scheme). All three supporting Transport Assessment for the revised Island Farm and Craig y Parcau sites include three separate vertices the supporting Transport Assessment for the revised levelopment, which will ideally traffic flows as the basis for the 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. Pol have been refreshed and updated from the existing LDP and will continue to pr environment in line with national planning policy and the Environment Act 2 development in the countryside, special landscape areas, local / regional nature hedgerows and development, green infrastructure, nature conservation and nature public health. For development to be sustainable, it needs to be soundly bas 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 P statutory requirements are set out in Section 61 of the Planning and Compulso

uth of Bridgend (Island Farm), ocially inclusive developments 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 nora of economic, health and I also be required to provide a of gootway on southern side of undabout will also be required

ne A48 proposed site access 65 / Ewenny Road junction in t in lower traffic flows through our periods, compared to the nsented flows are technically will provide traffic reduction on the Island Farm site has se Junction all show capacity sented Island Farm proposals bring traffic reductions across kground traffic growth alone, g future forecast years. The nay mean that any mitigation at each junction. The revised ehicle access points onto the nree site access junctions are Parcau proposals. An updated undertaken as part of a future include up to date baseline

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 sory 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 organisation
The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilier and DNP6 of the LDP set the framework to deliver on this premise, as set out in Po (LDP) will be revised to ensure it is based on a net benefit approach to achieve these
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 ec be 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 sp office uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/ subject to a Section 106 Legal Agreement (Legal File Refr: E40-275) that contr dedication, management plans, contributions and matters relating to travel and mar with the stadia development. A series of reserved matters consents were granted f (P/14/354/RES refers), landscaping and ecological works, (P/14/823/RES refers), infrastructure (P/14/824/RES refers). The Outline permission included the standard submission of reserved matters and the commencement of development. The final ap was issued on 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 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 F

t 2016 Section 6 Biodiversity Section 11 of the Countryside .N5 lists all the other relevant

tegy 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 ons.

es to maintain and enhance ent approach. Policies SP17 Policy 9 (NDF). Policy DNP6 ese outcomes.

and Farm) contains a Site of hich covers 14.03 hectares of cted sites. Paragraph 6.4.20 esignations, they can make a ecosystems, and they should ment process.'

elopment has already lawfully sport/leisure/commercial and 4/OUT). The permission was strolled highway works, land anagement plans associated d for an indoor tennis centre, and highway and drainage d time limit conditions for the approval of reserved matters

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

 a sequence of 'enabling works' that had been approved under P/14/354/RES 'enabling 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 Undertaking earthworks to form a plateau for the Tennis Centre; Undertaking the earthworks, drainage works and form the sub base t working from the boundary adjacent to the interconnecting spur with the a Break through the boundary hedgerow and construct the proposed road linsite access road and Technology Drive. Install the incoming services in the site via Island Farm Lane. Construction access herein to be via Technology
The aforementioned works were commenced in July 2017 in accordance with the aboration agreed in relation to the pre-commencement planning conditions. Under the definition 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 Operations 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-allocati 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 Cer Development of this edge of settlement site would accord with the Preferred Strat Primary Key Settlement of the County Borough and make a significant contribution to in the LHMA. The site promoter has also provided extensive supporting information viable and 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 cl Active Travel Networks and public transport facilities. An illustrative masterplan will version of the Replacement LDP to enable all parties to understand how the site terms, including proposed land uses, access, infrastructure requirements, constrain This masterplan will clearly identify the location of the SINC in the context of the wide
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 avell</i> within the woodland and scrub in the SINC and in the hedgerows of the agricultural to 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>Plecot</i>

and P/14/824/RES. These

ad to provide the site facilities e site;

to the internal access road adjacent Technology Drive; link between the Island Farm nfrastructure that will access hnology Drive;

pove consents and the details efinitions within the planning nent' triggering a number of nt was signed on 11th October on 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 entre via Newbridge Fields. ategy, channel growth to the to the housing need identified in to evidence the site is both

th of Bridgend (Island Farm), cially inclusive developments preed with the Council prior to appropriately phased manner. sustainable mixed-use urban e positively with the existing clusters, community facilities, Il also be included in the final e will be developed in broad aints and areas of protection. ider allocation.

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 *btus auritis*.

As part of the development process some areas of thes remaining areas due to the impacts of the development, in strategy to counter these losses included the creation of ne habitat design was guided by the requirements of the prot site. In addition to domice and bats, a further condition of t of Great Crested Newts <i>Triturus cristatus</i> to be taking into The habitat design for the consented scheme included: • Tree and Scrub Planting: translocation and pla providing an alternative for displaced animals, in amphibians. • Hedgerow Enhancement: enhancement and trans the eastern site boundary has been undertaken, to de expanded SINC site, and to filter out noise and continuous flight line for bats and allow dormice to de Bat Roosting Building: a purpose-built bat roost field, providing a suitable roost site for both lesser both been found roosting in the old hut within the horseshoe key flight line to enable them to rapidly ld the Merthyr Mawr and the River Ogmore. • Dormouse Nest Boxes: 35 dormouse next boxes that are to be displaced from other areas of the hedgerows, at approximately 10m interval. • Pond creation: two new ponds have been created providing habitat for Great Crested Newts. • Grassland Creation: two new ponds have been created area of the proposed development of Strategic Allocati	
 ecological appraisal of the site has been prepared by Ethol To establish baseline ecological conditions and det 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 resignificant effects on important ecological features/ 	cluding noise and light sp ew habitats suitable for the ected species of which ha he existing consent requir account. nting new trees and scr cluding dormice, bats, a slocation of hedgerows fr create continuous hedge I light from development. disperse more easily alon building has been constr horseshoe and brown lo e SINC. The building was boate it, and also be close placed within the field, to e site. Placed within the d within the south-west fi and the pond to mitigate lo ion PLA2: Land South of es Environmental Planning ermine the importance of egards to protected habita hake recommendations f
General habitat – Existing The site was found to be comprised predominately of arable noted. The arable field margins provide good habitat for a There were numerous hedgerows across the site which r coppice, to intensively managed species-poor hedgerows w been translocated recently to the eastern boundary and ap	range of species and buff anged from mature hedg which dissected the arable
Two ponds which were created as part of the previous a however, neither was holding much water. Whilst there vegetation in the immediate area included large swathes o	was very limited aqua

lost, and modification to the spillage. Part of the mitigation the relevant species. As such, had the potential to utilise the uired the habitat requirements

crub in the south-west field, and shelter for reptiles and

from the centre of the site to e lines which help to buffer the nt. Additionally, it provides a ong the hedgerows.

structed within the south-west long-eared bats, which have as constructed on the lesser se to good feeding habitats on

to provide shelter for dormice ne north-east and south-east

field, with the primary aim of

loss of existing grassland.

of Bridgend (Island Farm), an ng in order to: of ecological features present

itats or species; and for design options to avoid

ble with very few plant species uffer the existing hedgerows. dgerows with trees and hazel ble fields. Two hedgerows had owth.

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

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). 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 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, wit 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 prot 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 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 habi The woodland, hedgerows, scrub and scattered trees were assessed to have high

to the mosaic of grassland, olan, 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 for 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. n potential for breeding birds.

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-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. 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 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.
<u>SINC Review</u> 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 still 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 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 adequa Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) ho measures to address previously identified ecological constraints including the reter SINC and protection of the artificial bat roost and hedgerows. Furthermore, the mast indicated the retention of SINC land within the site boundary, with the exception of A48. Areas of ecological value are proposed for retention including existing sink hol range of invertebrates, and an ecological enhancement area located in the south enhanced for ecology in relation to the 2008 sports village application. The masterpl of continuous green areas to ensure a continued network of green and blue infrastrue

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.

ich have potential to support o be absent from the site.

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

a not appear to have changed Il section of woodland in the not 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 n to delivering an ecological uate protection. As such, the has included a number of tention of the majority of the asterplan for Island Farm has of the access road from the noles; which offer value for a uth-western field; previously rplan also indicates retention ructure.

951	 I do not believe the Island farm and the Craig - Y- Parcau proposed plans improves the environment or people's hea;th and well being but promotes more traffic on the A48 	Concerns regarding Strategic Allocation PLA2:	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. Development will also require outdoor recreation facilities of which are to be de Outdoor Recreation Facilities and New Housing Development Supplementary Plann Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environment effects from the Deposit Plan. It also considers whether any mitigation and enhance incorporated within the Replacement LDP to ensure the avoidance of likely signifi- enhance the effectiveness of the plan. The findings of the SA indicate that the pro- proposed range of land uses will likely produce a wide range of significant beneficia 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 – Bacl Strategy Strategic Growth Options). A range of growth scenarios across the whole
	which is already a congested road.	Island Farm and Housing Allocation COM1(2): Craig y Parcau	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 hou The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the developmen periphery of sustainable urban areas, primarily on previously developed brownfield on the delivery of the brownfield regeneration allocations identified in the existir Maesteg and the Llynfi Valley are still denoted as regeneration priorities thr Regeneration Growth Areas. The ongoing commitment to brownfield developments settlements accords with the site-search sequence outlined in Planning Policy Wa developmental pressure on Best and Most Versatile (BMV) agricultural land. Howev success in delivering development on 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 required 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 B with the grouped Main Settlement of Pyle, Kenfig Hill and North Cornelly.

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

en Infrastructure led approach

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

delivered in accordance with nning Guidance.

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

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period nd 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 eld sites. It continues to focus sting LDP, hence, Porthcawl, hrough their designation as ent opportunities within these Wales and seeks to minimise ever, given the existing LDP's bly Bridgend and the Valleys aining. Additional viable and ement SP1, deliver affordable irements can be realised.

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

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	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 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 aff incorporated alongside a new one entry primary school with co-located nursery, the Special School, leisure facilities, recreation facilities, public open space, plus appro- employment and commercial uses.
	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 traffic, the proposed allocations (PLA2: Land South of Bridgend (Island Parcau) are supported by detailed masterplanning work, including an illustrative bloc dwelling yield on the site's net developable area. The initial Transport Assessment reflect the final number of dwellings the site is expected to deliver. This identifies t relating to the proposed development, and, in combination with the Strategic Tr measures will be taken to deal with the anticipated transport impacts of the schem prescribes the appropriate development requirements in relation to all forms of tra- uses proposed is considered appropriate to support a diverse community and v generating a critical mass of people to support services such as public transport, I 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 lev appropriate to foster sustainable communities, further bolstered by the proposed e travel network.
	The Replacement LDP aims to reduce private car reliance and help the County Bors 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 fa colleges and improvements to, and expansion of, the existing strategic cycle network

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 nt, only those sites deemed ites PS.1 Island Farm & PS.2

opment will be subject to siteaking principles (See Deposit affordable dwellings, will be be re-location of Heronsbridge propriate community facilities,

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

nd Farm) / COM1(2): Craig y lock plan to identify a realistic ent has now been updated to a the various transport issues Transport Assessment, what eme. Proposed Policy PLA2 ravel. The density and mix of vibrant public realm, whilst , local shops and schools. In d in urban centres and near Primary Key Settlement of the evel is therefore considered enhancements to the active

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.

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

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 a delivering land allocations by means of modelling and quantifying the transport impa- technical notes accompanying this assessment demonstrate that the proposed lev within the LDP can be accommodated within the BCBC Highway Network with suital
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 the 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- 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 estat 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 plethor wellbeing benefits for new and existing residents. Housing allocation COM1(2) will a link/extend route on A48 to connect the adjacent site (PLA2) in addition to widening the 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 both peak hours, the revised Island Farm and Craig y Parcau proposals will result in all junctions across the assessment network over both the AM and PM peak hour previous consented development proposals on the Island Farm Site. As the constalready considered to be existing on the highway network, this revised scheme wimprovements across the local highway network. Previous assessment work on identified that the Broadlands Roundabout, Ewenny Roundabout, and Picton Close issues in forecast year assessment scenarios both including and excluding the conse traffic. Although the revised Island Farm and Craig y Parcau proposals in general brit these junctions (from what was previously consented), with consideration of backgt these junctions will still likely require mitigation to operate within capacity during reduction in flows as a result of the revised Island Farm proposals however, may measures implemented can potentially achieve greater capacity improvements at proposals at the Island Farm and Craig y Parcau sites include three separate vehicles are supported by the set of the revised Island Farm proposals however, may measures implemented can potentially achieve greater capacity improvements at proposals at the Island Farm and Craig y Parcau sites include three separate vehicles are supported by the proposal of the revised Island Farm proposals however, may measures implemented can potentially achieve greater capacity improvements at proposals at the Island Farm and Craig y Parcau sites include three separate vehicles are proposal at the Island Farm and Craig y Parcau sites include three separate vehicles are proposal at the Island Farm and Craig y Parcau sites include three separate vehicles are proposal at the Island Farm and Craig y Parcau sites include three separate vehicles are proposal at the Island Farm and Craig y Parcau sites include three separa

alking connections which will

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) e and inform the process of pact of these proposals. The evel of development detailed cable mitigation.

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

th of Bridgend (Island Farm), cially inclusive developments -orientated development that or vehicle dependency. Wellhe site to foster community providing safe pedestrian and ol 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

he A48 proposed site access 5 / Ewenny Road junction in in lower traffic flows through our periods, compared to the isented flows are technically will provide traffic reduction on the Island Farm site has se Junction all show capacity sented Island Farm proposals oring traffic reductions across kground traffic growth alone, g future forecast years. The ay mean that any mitigation at each junction. The revised shicle access points onto the

	local highway network (compared to just two within the consented scheme). All three expected to operate within capacity under the revised Island Farm and Craig y Para assessment at all three identified junctions, and the site access junctions will be und supporting Transport Assessment for the revised development, which will ideally in traffic flows as the basis for the assessment (Covid restrictions allowing).
	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 managy 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 resilier and DNP6 of the LDP set the framework to deliver on this premise, as set out in Po (LDP) will be revised to ensure it is based on a net benefit approach to achieve these
	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 eco be 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 sp

ree site access junctions are arcau proposals. An updated ndertaken as part of a future include up to date baseline

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 ons.

es to maintain and enhance ent approach. Policies SP17 Policy 9 (NDF). Policy DNP6 ese outcomes.

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

elopment has already lawfully sport/leisure/commercial and

office uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/ subject to a Section 106 Legal Agreement (Legal File Refr: E40-275) that contro- dedication, management plans, contributions and matters relating to travel and mar- with the stadia development. A series of reserved matters consents were granted f (P/14/354/RES refers), landscaping and ecological works, (P/14/823/RES refers), a infrastructure (P/14/824/RES refers). The Outline permission included the standard submission of reserved matters and the commencement of development. The final ap was issued on 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 Regulation 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 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 a 'enabling 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 Undertaking earthworks to form a plateau for the Tennis Centre; Undertaking the earthworks, drainage works and form the sub base to working from the boundary adjacent to the interconnecting spur with the a Break through the boundary hedgerow and construct the proposed road lir site access road and Technology Drive. Install the incoming services inf the site via Island Farm Lane. Construction access herein to be via Technology Drive.
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 Cent Development of this edge of settlement site would accord with the Preferred Strate Primary Key Settlement of the County Borough and make a significant contribution to in the LHMA. The site promoter has also provided extensive supporting information viable and deliverable.

4/OUT). The permission was atrolled highway works, land anagement plans associated d for an indoor tennis centre, and highway and drainage d time limit conditions for the approval of reserved matters

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 e A48 until the Green Bridge g permission and application Road/New Inn Road to allow 6 and P/14/824/RES. These

ad to provide the site facilities e site;

to the internal access road adjacent Technology Drive; link between the Island Farm nfrastructure that will access nnology Drive;

pove consents and the details efinitions within the planning ment' triggering a number of ht was signed on 11th October on the basis of the above, the of 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 entre via Newbridge Fields. ategy, channel growth to the to the housing need identified in to evidence the site is both

 Proposed Policy PLA2 prescribes a number of placemaking principles for Land South which are considered instrumental to achieving sustianable 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. 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 of LACtive 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 terms, including proposed land uses, access, infrastructure requirements, constrain This masterplan will clearly identify the location of the SINC in the context of the wide 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 avelli</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 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 scrup providing an alternative for displaced animals, including dormice, bats, at amphibians. Hedgerow Enhancement: enhancement and translocation of hedgerows for the eastern site boundary has been undertaken, to create continuous hedge li expanded SINC site, and to filter out noise and
ecological appraisal of the site has been prepared by Ethos Environmental Planning

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, Il also be included in the final e will be developed in broad aints and areas of protection. ider allocation.

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 botus 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

rub in the south-west field, and shelter for reptiles and

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

tructed within the south-west long-eared bats, which have as constructed on the lesser e to good feeding habitats on

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

field, with the primary aim of

loss of existing grassland.

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

• To est	
	ablish baseline ecological conditions and determine the importance of he specified area;
	tify the existing habitats on site;
	tify the potential for protected species;
	tify if any further surveys are required with regards to protected habita
	ntify any key ecological constraints and make recommendations for ant effects on important ecological features/ resources.
	tat – Existing
	ound to be comprised predominately of arable land in its winter stubble able field margins provide good habitat for a range of species and buff
	umerous hedgerows across the site which ranged from mature hedg
	ensively managed species-poor hedgerows which dissected the arable
	ated recently to the eastern boundary and appeared to show new grow
	hich were created as part of the previous applications' ecological m
	her was holding much water. Whilst there was very limited aquather immediate area included large swathes of tall ruderal and epheme
	e, in the northern section, was designated as a SINC partially due
	scrub. This area is proposed for retention within the current masterpl
	Part of the site had been subject to clearance to enable works from e area cleared was not withing the SINC identified on site. Detailed so
	otanical diversity of this area.
	ea was brownfield land and whilst it was not an appropriate time of yea
botanical dive	there were varied nutrient levels and areas of disturbed ground which rsity.
	s were also noted. These included 'Hut 9' a former prisoner of war carr
within the woo	odland in the north of the site and a dedicated bat roost located in the
	ink holes were noted across the site. These ranged from those which h
01	iod of time and had mature trees growing within them, to those very
comprising of	small areas of collapsed earth.
Natural Reso	urces Wales (NRW) states that consideration will need to be given
	ser Horseshoe Bats, Brown Long Eared Bat records on site). Fur
	will need to be given to impacts on the SINC, and habitat - anci
woodland.	
As such the e	cological appraisal also considered the following species:
Dormouse	
	ins hedgerows and woodland of which were assessed to hold high valu
	ified the presence of dormice within the SINC located in the north of the further surveys would be required to update the status of the site for
	sals for the site.
Riparian man	

of ecological features present

tats or species; and for design options to avoid

le with very few plant species iffer the existing hedgerows. Igerows with trees and hazel le fields. Two hedgerows had owth.

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

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

ear for botany surveys, it was th 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 for this species and to inform

The River Ogmore was present along the eastern edge of the Craig-Y-Parcau, wit 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 prot 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 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 habi 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 surv been recommended within section 5 to inform detailed proposals for the site.
Bats 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-Pat poor structural condition and a wide range of bat roosting features were visible for t 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. Addit 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 whic badgers. However, it should be noted that the previous survey identified badgers to
<u>Reptiles</u> Much of the site was comprised of arable land and agriculturally intensified gra- 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 r significantly since 2011's survey and therefore still qualifies as a SINC. The small field to the south-east is worth removing from the citation as it is isolated and does no 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

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

At (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. n potential for breeding birds. rveys for breeding birds have

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

ich have potential to support o be absent from the site.

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

s not appear to have changed all section of woodland in the not appear to add to the site's bats and there are numerous is to the site as a whole. The

			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 ad 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 adequa Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) measures to address previously identified ecological constraints including the rete SINC and protection of the artificial bat roost and hedgerows. Furthermore, the mass indicated the retention of SINC land within the site boundary, with the exception of A48. Areas of ecological value are proposed for retention including existing sink ho range of invertebrates, and an ecological enhancement area located in the sour enhanced for ecology in relation to the 2008 sports village application. The masterp of continuous green areas to ensure a continued network of green and blue infrastru
			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.
			Development will also require outdoor recreation facilities of which are to be de Outdoor Recreation Facilities and New Housing Development Supplementary Plann
			Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environment effects from the Deposit Plan. It also considers whether any mitigation and enhance incorporated within the Replacement LDP to ensure the avoidance of likely significant environment proposed range of land uses will likely produce a wide range of significant beneficial
975	All weasel words. I doubt if the muppets employed by this authority are capable of any good design. Look at the full grey and lifeless landscaping in Bridgend town	Concerns regarding Bridgend town centre	Comments noted. Strategic Policy SP12 of the Replacement Plan will promote Town throughout the County Borough as hubs of socio-economic activity and the focal p services which support the needs of the communities they serve.
	centre.		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 Cou 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 s shopping, which the pandemic has accelerated. The LDP recognises that high street

and signs of semi-permanent

d that antisocial activities are add to the diversity of the site

v less weight than statutory on to delivering an ecological quate protection. As such, the b) has included a number of etention of the majority of the asterplan for Island Farm has n of the access road from the holes; which offer value for a puth-western field; previously erplan also indicates retention tructure.

ine with the recommendations ge, with appropriate mitigation d any related impacts can be

en Infrastructure led approach

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

delivered in accordance with nning Guidance.

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

wn, District and Local Centres points for a diverse range of

etail Study (See Appendix 16) n of need and the definition of puncil have also undertaken a ckground Paper 11: Covid-19 spending habits and online treets will continue to change

			especially in the short-term, hence it contains more flexible planning policies and recentres, recognising their changing roles and functions. It will be increasingly importa a wider array of uses than just retail, including community, health, leisure, resider spaces alongside areas of open space.
			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 commun capitalise on and enhance the vitality and viability of centres, whilst generating incr activity.
			Furthermore the Council has recently outlined a vision for Bridgend Town Centre th Bridgend Town Centre Masterplan. The vision brings together enterprise, employme shopping, culture, tourism and well-being within a historic setting. The masterplan wi to improve the town centre and will be used to secure future funding to deliver ide starting point for the decision making process which will follow. No decisions engagement and there will be extensive consultation.
			Bridgend town centre consists of a variety of uses, which has formed the basis o within which 23 relevant projects have been identified, plus a number of site wide pr
			The development zones include, The Railway Station Area; Brackla, Nolton and Café and Cultural Quarter; The Northern Gateway; Riverside; Newcastle; and Sunn
			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 fo 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 p overall vision for the regeneration of the Bridgend town centre.
			 Funding applications will be made to number of funding bodies to deliver projects, s UK Government Welsh Government Cardiff Capital Region Private Investment
			And various other funders
976	To help the people of Bridgend's health and well being something needs to be done about Bridgend town. The antisocial behaviour there in the daytime is scary!	Concerns regarding Bridgend town centre	Comments noted. Strategic Policy SP12 of the Replacement Plan will promote Towr throughout the County Borough as hubs of socio-economic activity and the focal p services which support the needs of the communities they serve.
		Sonto	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 shopping, which the pandemic has accelerated. The LDP recognises that high street

retail boundaries within town tant for them to accommodate ential and flexible co-working

of established retail centres to wn, District and Local Centres unity facilities. This will both creased social and economic

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

of eight development zones, projects.

d Oldcastle; The Retail Core; nnyside.

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

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

some of which include:

wn, District and Local Centres points for a diverse range of

etail Study (See Appendix 16) n of need and the definition of ouncil have also undertaken a ackground Paper 11: Covid-19 spending habits and online treets will continue to change

retail boundaries within town tant for them to accommodate ential and flexible co-working

of established retail centres to wn, District and Local Centres unity facilities. This will both acreased social and economic

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of eight development zones, projects.

d Oldcastle; The Retail Core; nnyside.

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

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

some of which include:

999	N/A	No changes proposed	Comments noted.
101 8	No	No changes proposed	Comments noted.
	No - other than. No plans on your part for adequate road infrastructure and protection of wildlife	Concerns regarding road infrastructure and wildlife protection	Comments noted. In terms of supporting infrastructure, an Infrastructure Delivery Pla (See Appendix 37). The IDP provides a single schedule of all necessary infrast development of allocated sites for the anticipated quantum of proposed housing/e plan period could not proceed. Such infrastructure includes transport, educated management, utilities in addition 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 Transp- undertaken to consider the impact of plan proposals and help guide and inform the allocations by means of modelling and quantifying the transport impact of these pro- accompanying this assessment demonstrate that the proposed level of development be accommodated within the BCBC Highway Network with suitable mitigation.
			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 I 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 courareas, local / regional nature conservation sites, trees, hedgerows and development, conservation and natural resources protection and public health.
			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 a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to forms an integral and significant part of development and wider infrastructure propo
			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.
103 7	See first box	No changes proposed	Comments noted.
105 2	No	No changes proposed	Comments noted.
105 5	see previous comments.	No changes proposed	Comments noted.

Plan (IDP) has been produced astructure without which the g/employment uses within the cation, health, environmental

wth will likely result in greater ppropriate mitigating transport sport Assessment has been the process of delivering land proposals. The technical notes ent detailed within the LDP can

liversity with a broad range of e been refreshed and updated nt in line with national planning ountryside, special landscape nt, green infrastructure, nature

e Appendix 23) to guide and / Borough. The assessment and Children's Playing Space o adopting a holistic approach nds, broad habitats) and the o ensure green infrastructure posals.

naintain, protect and enhance are retained wherever possible

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

107 To build houses along the A48 by pass road 7 is neither sustainable nor desirable. Merthyr Mawr and the dipping bridge are a significant asset and they will be irrevocably harmed by this imposition	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 that 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 on the delivery of the brownfield regeneration allocations identified in the existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities through 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. However success in delivering development on brownfield land in other settlements (notably 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
	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.	
		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 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 aff incorporated alongside a new one entry primary school with co-located nursery, the Special School, leisure facilities, recreation facilities, public open space, plus appro- employment and commercial uses.
		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

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 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 sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s 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 affordable dwellings, will be e re-location of Heronsbridge ropriate community facilities,

en produced (See Appendix t which the development of within the plan period could

	not proceed. Such infrastructure includes transport, education, health, environment addition to community and cultural infrastructure.
	In terms of traffic, the proposed allocations (PLA2: Land South of Bridgend (Island Parcau) are supported by detailed masterplanning work, including an illustrative bloc dwelling yield on the site's net developable area. The initial Transport Assessment reflect the final number of dwellings the site is expected to deliver. This identifies the relating to the proposed development, and, in combination with the Strategic Tra- measures will be taken to deal with the anticipated transport impacts of the schem prescribes the appropriate development requirements in relation to all forms of trav- uses proposed is considered appropriate to support a diverse community and v generating a critical mass of people to support services such as public transport, le accordance with national planning policy, higher densities should be encouraged major public transport nodes or interchanges. Given the site's location within the Prin County Borough and the proximity to Bridgend Town Centre, this density level appropriate to foster sustainable communities, further bolstered by the proposed e 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 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 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 a delivering land allocations by means of modelling and quantifying the transport impa- technical notes accompanying this assessment demonstrate that the proposed lev within the LDP can be accommodated within the BCBC Highway Network with suital
	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 the 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 of Bridgend (Island Farm), which are considered instrumental to achieving sustainable

ntal management, utilities in

nd Farm) / COM1(2) Craig y ock plan to identify a realistic ent has now been updated to the various transport issues Transport Assessment, what eme. Proposed Policy PLA2 ravel. The density and mix of vibrant public realm, whilst local shops and schools. In d in urban centres and near Primary Key Settlement of the evel is therefore considered enhancements to the active

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) e and inform the process of pact of these proposals. The evel of development detailed table mitigation.

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

hicles towards New Inn Road ing principles for Land South ble places, delivering socially

	inclusive developments and promoting achaging companyities. Qual-
	inclusive developments and promoting cohesive communities. Such requirement orientated development that prioritises walking, cycling and public transport use, wh vehicle dependency. Well-designed, safe walking and cycling routes must be incorp to foster community orientated, healthy walkable neighbourhoods. There will be a c safe pedestrian and cycling linkages between the site, the Town Centre, Brynteg C 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. 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 both peak hours, the revised Island Farm and Craig y Parcau proposals will result in all junctions across the assessment network over both the AM and PM peak hour previous consented development proposals on the Island Farm Site. As the const already considered to be existing on the highway network, this revised scheme w improvements across the local highway network. Previous assessment work on identified that the Broadlands Roundabout, Ewenny Roundabout, and Picton Close issues in forecast year assessment scenarios both including and excluding the conse traffic. Although the revised Island Farm and Craig y Parcau proposals in general brit these junctions will still likely require mitigation to operate within capacity during reduction in flows as a result of the revised Island Farm proposals however, may measures implemented can potentially achieve greater capacity improvements at proposals at the Island Farm and Craig y Parcau sites include three separate veh local highway network (compared to just two within the consented scheme). All three expected to operate within capacity under the revised Island Farm and Craig y Par assessment at all three identified junctions, and the site access junctions will be unsupporting Transport Assessment for the revised development, which will ideally i traffic flows as the basis for the 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. Polie 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 Pl 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, Se

nts include pursuing transitwhilst reducing private motor orporated throughout the site clear emphasis on providing 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 a. Broadlands roundabout will

ne A48 proposed site access 5 / Ewenny Road junction in in lower traffic flows through our periods, compared to the sented flows are technically will provide traffic reduction on the Island Farm site has se Junction all show capacity sented Island Farm proposals oring traffic reductions across kground traffic growth alone, g future forecast years. The ay mean that any mitigation each junction. The revised hicle access points onto the ree site access junctions are arcau proposals. An updated ndertaken as part of a future include up to date baseline

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 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

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 Stratege 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 resilier and DNP6 of the LDP set the framework to deliver on this premise, as set out in Po (LDP) will be revised to ensure it is based on a net benefit approach to achieve these
It is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Island Importance for Nature Conservation (SINC) (The Island Farm POW Camp) of whic 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 ec be 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 sp office uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/ subject to a Section 106 Legal Agreement (Legal File Refr: E40-275) that contri- dedication, management plans, contributions and matters relating to travel and mar- with the stadia development. A series of reserved matters consents were granted fr (P/14/354/RES refers), landscaping and ecological works, (P/14/823/RES refers), infrastructure (P/14/824/RES refers). The Outline permission included the standard submission of reserved matters and the commencement of development. The final apprentiated the standard submission of 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 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 a 'enabling works' are described as:

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 ons.

s to maintain and enhance ent approach. Policies SP17 Policy 9 (NDF). Policy DNP6 ese outcomes.

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

elopment has already lawfully sport/leisure/commercial and 4/OUT). The permission was trolled highway works, land anagement plans associated for an indoor tennis centre, , and highway and drainage d time limit conditions for the approval of reserved matters

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 6 and P/14/824/RES. These

	 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 working from the boundary adjacent to the interconnecting spur with the a Break through the boundary hedgerow and construct the proposed road linsite access road and Technology Drive. Install the incoming services infit the 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 r P/14/354/RES and P/14/824/RES. The works have not been completed but the Comparisons 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 Cen- Development of this edge of settlement site would accord with the Preferred Strate Primary Key Settlement of the County Borough and make a significant contribution to in the LHMA. The site promoter has also provided extensive supporting information to viable and 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 terms, including proposed land uses, access, infrastructure requirements, constrain This masterplan will clearly identify the location of the SINC in the context of the wide
	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>Plecotu</i>

ad to provide the site facilities e site;

to the internal access road adjacent Technology Drive; link between the Island Farm nfrastructure that will access hnology Drive;

pove consents and the details efinitions within the planning nent' triggering a number of nt was signed on 11th October on 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 entre via Newbridge Fields. ategy, channel growth to the to the housing need identified n to evidence the site is both

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 e will be developed in broad ints and areas of protection. ider allocation.

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 botus 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 scrup providing an alternative for displaced animals, including dormice, bats, at amphibians. Hedgerow Enhancement: enhancement and translocation of hedgerows frit the eastern site boundary has been undertaken, to create continuous hedge li 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 construing field, providing a suitable roost site for both lesser horseshoe and brown lo both been found roosting in the old hut within the SINC. The building was horseshoe key flight line to enable them to rapidly locate it, and also be close the Merthyr 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 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 buff 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 ephemeters.

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

crub in the south-west field, and shelter for reptiles and

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

tructed within the south-west long-eared bats, which have as constructed on the lesser e to good feeding habitats on

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

field, with the primary aim of

loss of existing grassland.

of Bridgend (Island Farm), an ang in order to: of ecological features present

tats or species; and for design options to avoid

le with very few plant species iffer the existing hedgerows. Igerows with trees and hazel le fields. Two hedgerows had owth.

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 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). 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 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, wit 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 prot 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 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 habi The woodland, hedgerows, scrub and scattered trees were assessed to have high

to the mosaic of grassland, olan, 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 for 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. n potential for breeding birds.

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-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. 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 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.
<u>SINC Review</u> 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 still 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 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 adequa Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) ho measures to address previously identified ecological constraints including the reter SINC and protection of the artificial bat roost and hedgerows. Furthermore, the mast indicated the retention of SINC land within the site boundary, with the exception of A48. Areas of ecological value are proposed for retention including existing sink hol range of invertebrates, and an ecological enhancement area located in the south enhanced for ecology in relation to the 2008 sports village application. The masterpl of continuous green areas to ensure a continued network of green and blue infrastrue

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.

ich have potential to support o be absent from the site.

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

a not appear to have changed Il section of woodland in the not 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 n to delivering an ecological uate protection. As such, the has included a number of tention of the majority of the asterplan for Island Farm has of the access road from the noles; which offer value for a uth-western field; previously rplan also indicates retention ructure.

	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 following the adoption of the Local Development Plan, supplements the Green Infra Landscape Supplementary Planning Guidance. The Assessment categorises of Landscape Character Areas (LCAs) with the site in question being located within the Warren and Coastline" which runs north-eastwards up from the coast to the south The Assessment emphasises that the majority of the Merthyr Mawr Farmland, Warr within the Merthyr Mawr Special Landscape Area, recognising designations such as SSSI and NNR, Newton Fault RIGS, several Scheduled Monuments, Merthyr Mawr and the Grade II* Registered Park and Garden of Merthyr Mawr House. Much of the of Outstanding Historic Importance and all of the coastal area lies within the Glam Assessment also identifies key landscape sensitivities to development-led to change protecting the nationally important archaeological and cultural heritage of the lands the wider Landscape of Outstanding Historic Importance, including prehistoric and m ancient buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment 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 ch 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 and conserve this landscape's character and features by appropriate development of PLA2 will ensure the design and layout of the site has regard to the surrounding la impacts through the inclusion of mitigation measures that provide links with the exist features. Appropriate landscaping treatments must be utilised along the southern from inimise 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 referent 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 sensitive landscape and visual resources of the application site and wider area and the man would occur to the site and surroundings during the various phases of the development

ne with the recommendations le, with appropriate mitigation I 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 n landscape character and, frastructure, Biodiversity and undeveloped land into 15 he "Merthyr Mawr Farmland, hwestern fringe of Bridgend. arren and Coastline LCA falls Merthyr Mawr Warren SAC, wr village Conservation Area e landscape is designated as morgan Heritage Coast. The ge, stressing the important of dscape as an integral part of nedieval remains, the dunes' nt 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 nent LDP will seek to protect t mitigation measures. Policy landscape, minimising visual kisting landscape and access fringes of the site in order to

aforementioned, the existing fer) on the site are considered is part of the Environmental ge at Island Farm. The LVIA itivity of the existing baseline hagnitude of the change that nent. The LVIA was prepared

			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, 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 becomendation of an undeveloped landscape. It is anticipated that the majority these community led proposals and be stimulated by the quality and appearance of of landscape features will be significantly compensated by the scale of proposed pla landscape management, will give rise to beneficial landscape and ecology effects in future". A series of mitigation measures were recommended. Broadly, the sam proposed as part of the newly proposed development and will include strong bound an undulating roofscape, the use of muted recessive colours, the use of horizontal a and texture, and using cut and fill techniques to reduce perceived scale and mass of noted that the proposed mixed-use development at Land South of Bridgend (significantly reduced building heights and a reduced feeling of massing when c permitted sports 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 or level of sensitivity is comparable to similar parcels of land on the urban fringe development of the site is not considered to undermine any of the six landscape se as typifying the Merthyr Mawr Farmland, Warren and Coastline Landscape Character LVIA will be required to inform and accompany further masterplanning work (as application). This more detailed assessment will include finer details relating to roofs
			Development will also require outdoor recreation facilities of which are to be de Outdoor Recreation Facilities and New Housing Development Supplementary Plann
			Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform t Appendix 9) of which was carried out to identify the likely significant environmen effects from the Deposit Plan. It also considers whether any mitigation and enhance 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
108 3	Building 1000 houses south of the A48 is not appropriate to the local context and will not support a sustainable community. These estates isolated from the rest of Bridgend will not have services to make them sustainable. Building 1000 houses is not going to improve the environment in the Island Farm area as it will inevitably destroy some of the natural habitat and biodiversity of this area. We should be protecting this	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 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 hou
	green lung between Bridgend town and Merthyr Mawr and ensure that it is there to be enjoyed by future generations to help		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

Om in height as well as, in the uded that "while there will be inor or moderate significance of the 15 year assessment ecause of the scale of change rity of receptors will embrace of this development. The loss planting and through improved in the medium and long term me means of mitigation are ndary planting, the creation of al and vertical bands of colour of buildings. It should also be (Island Farm) will result in compared to the previously

tigation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and other criteria and overall the ge of Bridgend. Further, the sensitivities that are identified cter Area. A detailed, updated (as part of a future planning ofscapes and landscaping.

delivered in accordance with nning Guidance.

the Replacement LDP (See ental and wider sustainability neement measures should be ficant adverse effects and to roposed development with its ial effects.

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 Id sites. It continues to focus

	their health and well being. During lockdowns these areas were used extensively by walkers and others taking exercise. We will be left with a car fumed area and the tranquility and peace destroyed by another housing estate.	on the delivery of the brownfield regeneration allocations identified in the existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities through 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. Howeve success in delivering development on brownfield land in other settlements (notably 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
		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 Approximate Settlement hierarchy. Based upon the consideration of a compre- sustainable settlement hierarchy. Based upon the consideration of a compre- 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 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. 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 placemaki Policy PLA2 – Page 67). The provision of new residential units, including aff incorporated alongside a new one entry primary school with co-located nursery, the Special School, leisure facilities, recreation facilities, public open space, plus appro- employment and commercial uses.
		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 traffic, the proposed allocations (PLA2: Land South of Bridgend (Island Parcau) are supported by detailed masterplanning work, including an illustrative bloc dwelling yield on the site's net developable area. The initial Transport Assessment reflect the final number of dwellings the site is expected to deliver. This identifies t relating to the proposed development, and, in combination with the Strategic Tr measures will be taken to deal with the anticipated transport impacts of the schen prescribes the appropriate development requirements in relation to all forms of trav uses proposed is considered appropriate to support a diverse community and v generating a critical mass of people to support services such as public transport, I accordance with national planning policy, higher densities should be encouraged

ting LDP, hence, Porthcawl, prough 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 nt, only those sites deemed as PS.1 Island Farm and PS.2

opment will be subject to siteking principles (See Deposit affordable dwellings, will be e re-location of Heronsbridge propriate community facilities,

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

nd Farm) / COM1(2): Craig y ock plan to identify a realistic ent has now been updated to the various transport issues Transport Assessment, what eme. Proposed Policy PLA2 ravel. The density and mix of vibrant public realm, whilst , local shops and schools. In d in urban centres and near

ransport nodes or interchanges. Given the site's location within the Prinugh and the proximity to Bridgend Town Centre, this density level of foster sustainable communities, further bolstered by the proposed ex. In the communities of the proposed examples of the proposed examples and help the County Bord Active Travel (Wales) Act 2013, with the ultimate aim of improving and
Active Travel (Wales) Act 2013, with the ultimate aim of improving and
outes as identified in the Existing Route Maps. Consideration of active anning of strategic sites in the County Borough. Reference to the Activ Inction with Policy PLA12 should be considered essential in the delivery uring that development is contributing to the promotion of a sustainable
ravel Network Maps aim to improve access to key services and facilit sites, retail areas and transport hubs, improved access to education fac improvements to, and expansion of, the existing strategic cycle netwo will be maximised to further improve upon these routes, providing wal ion between new developments and existing communities.
pments should be encouraged in locations which reduce the need to tra- ransport, the Council recognises that any development growth will like that increased traffic levels and congestion is likely to occur if appred infrastructure are not delivered. Therefore a Strategic Transport Asse dertaken to consider the impact of plan proposals and help guide d allocations by means of modelling and quantifying the transport impact es accompanying this assessment demonstrate that the proposed lev P can be accommodated within the BCBC Highway Network with suital
Strategic Policy 5: Sustainable Transport and Accessibility will ensure lesigned in a way that minimises the need to travel, reduces dependent inable access to employment, education, local services and community of deliver, or contribute towards the provision of, active travel scheme, cture, and other transport measures, in accordance with the Bridgend Integrated Network Plan (See Appendix 29).
icy PLA2 prescribes a number of placemaking principles for Land South nsidered instrumental to achieving sustainable places, delivering social g cohesive communities. Such requirements include pursuing transit-on lking, cycling and public transport use, whilst reducing private motor fe walking and cycling routes must be incorporated throughout the ealthy walkable neighbourhoods. There will be a clear emphasis on pro- es between the site, the Town Centre, Brynteg Comprehensive School oposed Policy PLA2 will require the site's green infrastructure netwo by capitalising on proposed active travel route INM-BR-49 and estate site to both Bridgend Town Centre and Merthyr Mawr. This will facil tegrated spaces and features south of Bridgend, providing a plethor hefits for new and existing residents. Housing allocation COM1(2) will all ute on A48 to connect the adjacent site (PLA2) in addition to widening for d extend length on both southern and northern side. Broadlands round
r (Q) () () () () () () () () (

Primary Key Settlement of the evel is therefore considered enhancements to the active

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.

ilities including town centres, facilities 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) e and inform the process of pact of these proposals. The evel of development detailed table mitigation.

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

th of Bridgend (Island Farm), cially inclusive developments -orientated development that or vehicle dependency. Wellhe site to foster community providing safe pedestrian and ol 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

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 both peak hours, the revised Island Farm and Craig y Parcau proposals will result i all junctions across the assessment network over both the AM and PM peak hour
previous consented development proposals on the Island Farm Site. As the cons
already considered to be existing on the highway network, this revised scheme with improvements across the local highway network. Previous assessment work or
identified that the Broadlands Roundabout, Ewenny Roundabout, and Picton Close issues in forecast year assessment scenarios both including and excluding the conse
traffic. Although the revised Island Farm and Craig y Parcau proposals in general br
these junctions (from what was previously consented), with consideration of backs these junctions will still likely require mitigation to operate within capacity during
reduction in flows as a result of the revised Island Farm proposals however, ma
measures implemented can potentially achieve greater capacity improvements at proposals at the Island Farm and Craig y Parcau sites include three separate veh
local highway network (compared to just two within the consented scheme). All three
expected to operate within capacity under the revised Island Farm and Craig y Par assessment at all three identified junctions, and the site access junctions will be un
supporting Transport Assessment for the revised development, which will ideally traffic flows as the basis for the 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. Pol
have been refreshed and updated from the existing LDP and will continue to pr environment in line with national planning policy and the Environment Act 2
development in the countryside, special landscape areas, local / regional nature
hedgerows and development, green infrastructure, nature conservation and nature public health. For development to be sustainable, it needs to be soundly bas
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 P
statutory requirements are set out in Section 61 of the Planning and Compulso 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 s 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 reason 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 organisation

ne A48 proposed site access 65 / Ewenny Road junction in in lower traffic flows through our periods, compared to the nsented flows are technically will provide traffic reduction on the Island Farm site has se Junction all show capacity sented Island Farm proposals oring traffic reductions across kground traffic growth alone, ng future forecast years. The nay mean that any mitigation at each junction. The revised ehicle access points onto the ree site access junctions are arcau proposals. An updated Indertaken as part of a future include up to date baseline

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 sory 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 here it is in the public interest, esignated for their importance of wherever this situation is ons.

The Environment Act (Section 6) sets out a framework for planning authorities
biodiversity to provide a net benefit for biodiversity through a proactive and resilier and DNP6 of the LDP set the framework to deliver on this premise, as set out in Po (LDP) will be revised to ensure it is based on a net benefit approach to achieve thes
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 ec be 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 sp office uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/ subject to a Section 106 Legal Agreement (Legal File Refr: E40-275) that contri- dedication, management plans, contributions and matters relating to travel and mar- with the stadia development. A series of reserved matters consents were granted fr (P/14/354/RES refers), landscaping and ecological works, (P/14/823/RES refers), infrastructure (P/14/824/RES refers). The Outline permission included the standard submission of reserved matters and the commencement of development. The final ap was issued on 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 Conservation (SINC). Under the Conservation and Habitats and Species Reguropean 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 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 a 'enabling 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 Undertaking the earthworks to form a plateau for the Tennis Centre; Undertaking the earthworks to form a plateau for the sub base to working from the boundary hedgerow and construct the proposed road ling site access road and Technology Drive. Install the incoming services inf the site via Island Farm Lane. Construction access herein to be via Technology Drive.
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

es to maintain and enhance ent approach. Policies SP17 Policy 9 (NDF). Policy DNP6 ese outcomes.

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

elopment has already lawfully sport/leisure/commercial and 4/OUT). The permission was ntrolled highway works, land anagement plans associated d for an indoor tennis centre, and highway and drainage d time limit conditions for the approval of reserved matters

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 ne A48 until the Green Bridge g permission and application r Road/New Inn Road to allow 6 and P/14/824/RES. These

ad to provide the site facilities e site;

to the internal access road adjacent Technology Drive; link between the Island Farm nfrastructure that will access hnology Drive;

bove consents and the details efinitions within the planning ment' triggering a number of nt 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 Corporations 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 Cent Development of this edge of settlement site would accord with the Preferred Strate Primary Key Settlement of the County Borough and make a significant contribution to in the LHMA. The site promoter has also provided extensive supporting information to viable and 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, sur- 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 v terms, including proposed land uses, access, infrastructure requirements, constrain This masterplan will clearly identify the location of the SINC in the context of the wide
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>Plecotu</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 scrup providing an alternative for displaced animals, including dormice, bats, an amphibians.
 Hedgerow Enhancement: enhancement and translocation of hedgerows fro the 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 constru field, providing a suitable roost site for both lesser horseshoe and brown lor

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 entre via Newbridge Fields. ategy, channel growth to the to the housing need identified n to evidence the site is both

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 e will be developed in broad ints and areas of protection. ider allocation.

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

rub in the south-west field, and shelter for reptiles and

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

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

both been found roosting in the old hut within the SINC. The building was horseshoe key flight line to enable them to rapidly locate it, and also be close to the Merthyr 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 fie
providing habitat for Great Crested Newts.
 Grassland Creation: rough grassland created around the pond to mitigate los
Proposed mitigation
As part of the proposed development of Strategic Allocation PLA2: Land South of E
ecological appraisal of the site has been prepared by Ethos Environmental Planning
 To establish baseline ecological conditions and determine the importance of e
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 habitate
 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 w
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 f
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 aquation
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 sur
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 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 ha
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 r

as constructed on the lesser e to good feeding habitats on

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

field, with the primary aim of

loss of existing grassland.

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

f ecological features present

tats 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 owth.

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 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 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-Pat poor structural condition and a wide range of bat roosting features were visible for t 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. Additis 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
Badgers 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

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

lue for dormice. The previous of the site. It was therefore for 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. n potential for breeding birds. rveys for breeding birds have

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

ich have potential to support o 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 no significantly since 2011's survey and therefore still qualifies as a SINC. The small field to the south-east is worth removing from the citation as it is isolated and does no 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 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) if measures to address previously identified ecological constraints including the reterned SINC and protection of the artificial bat roost and hedgerows. Furthermore, the mast indicated the retention of SINC land within the site boundary, with the exception of A48. Areas of ecological value are proposed for retention including existing sink ho range of invertebrates, and an ecological enhancement area located in the sout enhanced for ecology in relation to the 2008 sports village application. The masterp of continuous green areas to ensure a continued network of green and blue infrastru
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 resource 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 following the adoption of the Local Development Plan, supplements the Green Infra Landscape Supplementary Planning Guidance. The Assessment categorises us Landscape Character Areas (LCAs) with the site in question being located within the Warren and Coastline" which runs north-eastwards up from the coast to the southw The Assessment emphasises that the majority of the Merthyr Mawr Farmland, Warren

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

a not appear to have changed Il section of woodland in the not 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 has included a number of tention of the majority of the asterplan for Island Farm has of the access road from the noles; which offer value for a uth-western field; previously rplan also indicates retention ructure.

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 n landscape character and, frastructure, Biodiversity and undeveloped land into 15 he "Merthyr Mawr Farmland, hwestern fringe of Bridgend. arren and Coastline LCA falls

within the Merthyr Mawr Special Landscape Area, recognising designations such as SSSI and NNR, Newton Fault RIGS, several Scheduled Monuments, Merthyr Maw and the Grade II* Registered Park and Garden of Merthyr Mawr House. Much of the of Outstanding Historic Importance and all of the coastal area lies within the Glam Assessment also identifies key landscape sensitivities to development-led to change protecting the nationally important archaeological and cultural heritage of the lands the wider Landscape of Outstanding Historic Importance, including prehistoric and m ancient buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment management strategies for their continued survival and visibility in the landscape, in 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 and conserve this landscape's character and features by appropriate development of PLA2 will ensure the design and layout of the site has regard to the surrounding la impacts through the inclusion of mitigation measures that provide links with the exist features. Appropriate landscaping treatments must be utilised along the southern fr minimise 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, mine 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 these community led proposals and be stimulated by the quality and appearance of of landscape features will be significantly compensated by the scale of proposed pla landscape management, will give rise to beneficial landscape and ecology effects in future". A series of mitigation measures were recommended. Broadly, the sam proposed as part of the newly proposed development and will include strong bound an undulating roofscape, the use of muted recessive colours, the use of horizontal a and texture, and using cut and fill techniques to reduce perceived scale and mass of noted that the proposed mixed-use development at Land South of Bridgend (significantly reduced building heights and a reduced feeling of massing when c permitted sports 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

s Merthyr Mawr Warren SAC, wr village Conservation Area le landscape is designated as morgan Heritage Coast. The ge, stressing the important of dscape as an integral part of medieval remains, the dunes' nt recommends implementing including through appropriate ce of this landscape, and the clearly recognised within the supporting text to PLA2(2) for

pposed allocation is important nent LDP will seek to protect t mitigation measures. Policy landscape, minimising visual kisting landscape and access fringes of the site in order to

forementioned, the existing fer) on the site are considered as 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 ity of receptors will embrace of this development. The loss lanting and through improved in the medium and long term me means of mitigation are dary planting, the creation of and vertical bands of colour of buildings. It should also be (Island Farm) will result in compared to the previously

igation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and

			"outstanding" against certain criteria, it also performs as "medium" and "low" for o level of sensitivity is comparable to similar parcels of land on the urban fringe development of the site is not considered to undermine any of the six landscape se as typifying the Merthyr Mawr Farmland, Warren and Coastline Landscape Characte LVIA will be required to inform and accompany further masterplanning work (as application). This more detailed assessment will include finer details relating to roofs Development will also require outdoor recreation facilities of which are to be de Outdoor Recreation Facilities and New Housing Development Supplementary Plann Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environment effects from the Deposit Plan. It also considers whether any mitigation and enhance 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 pro proposed range of land uses will likely produce a wide range of significant beneficia
111 6	Extra strain on the area's roads / sewage system etc will be detrimental to the environment and people's health and well- being.	Concern regarding infrastructure	Comments noted. In terms of supporting infrastructure, an Infrastructure Delivery Pla (See Appendix 37). The IDP provides a single schedule of all necessary infrast development of allocated sites for the anticipated quantum of proposed housing/e plan period could not proceed. Such infrastructure includes transport, educat management, utilities in addition to community and cultural infrastructure.
			Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environment effects from the Deposit Plan. It also considers whether any mitigation and enhance 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 properties of the plan.
113 0	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	regarding Strategic	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).
	Council I 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	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 perio discussed within the Strategic Growth Options Background Paper. This has co 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 ap to enable a balanced level of housing and employment provision that will achieve sus support existing settlements and maximise viable affordable housing delivery.
	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,		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 three Regeneration Growth Areas. The ongoing commitment to brownfield development settlements accords with the site-search sequence outlined in Planning Policy Wa

other criteria and overall the ge of Bridgend. Further, the sensitivities that are identified cter Area. A detailed, updated (as part of a future planning ofscapes and landscaping.

delivered in accordance with nning Guidance.

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

Plan (IDP) has been produced astructure without which the p/employment uses within the cation, health, environmental

the Replacement LDP (See ental and wider sustainability neement measures should be ificant adverse effects and to oposed developments with its ial effects

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

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County ormed 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 Wales and seeks to minimise

_		
	Ewenny Hill, Ewenny Road and New Inn	developmental pressure on Best and Most Versatile (BMV) agricultural land. Howeve
	Road The Traffic Strategic Appraisal	success in delivering development on brownfield land in other settlements (notably
	commissioned by HD Developments	Gateway), there are limited further brownfield regeneration opportunities remaini
	acknowledges that it has been impossible to	deliverable sites (including some greenfield sites) are therefore required to implement
	conduct any meaningful appraisal of the	housing in high need areas and ensure the County Borough's future housing requirer
	traffic situation because of Covid. To	
	include such a large development in the	The Replacement LDP apportions sustainable growth towards settlements that alrea
	LDP at such a traffic hotspot and without up-	services, facilities and employment opportunities and are most conducive to e
	to-date data and analysis is reckless The	development. As such, a Settlement Assessment has been undertaken (See Ap
	effect of a development of this size on	sustainable settlement hierarchy. Based upon the consideration of a comprehe
	traffic, must also be seen in the context of	sustainable growth will be appropriately directed towards the Main Settlements of Bri
	proposed developments at Craig-Y-Parcau	with the grouped Main Settlement of Pyle, Kenfig Hill and North Cornelly.
	(110 house), Laleston (850 houses) and	
	Parc Afon Ewenni (650 houses). There is no	The plan preparation has involved the assessment of 171 sites. Each candidate site h
	evidence that the cumulative effect of all	the criteria in the Candidate Site Assessment Methodology which was previously cons
	these developments, has been properly	13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assess
	assessed at this point The comparison in	based on any specific issues they raised in terms of their deliverability, general locatio
	the draft deposit LDP consultation	existing use(s), accessibility, physical character, environmental constraints and opp
	document with the previously granted	were asked to prepare and submit a number of technical supporting studies t
	application, is misleading, supporting claims	deliverability, sustainability and suitability. Proceeding this detailed assessment,
	by the developer that fewer car trips will be	appropriate were included for allocation in the Deposit Plan. As such, candidate sites
	generated by the housing development than	Craig y Parcau were considered for appropriate for allocation.
	would have been by their previous	
	approved application for a sports village	The proposed allocation is supported by detailed masterplanning work, including a
	The air quality on Ewenny Roundabout has	identify a realistic dwelling yield on the site's net developable area. The initial Trans
	been known to regularly exceed the legal	been updated to reflect the final number of dwellings the site is expected to deliver.
	limit. Adding more traffic will certainly	transport issues relating to the proposed development, and, in combination with
	exacerbate the problem. Nature - Roughly a	Assessment, what measures will be taken to deal with the anticipated transport
	quarter of the Island Farm site is a SINC and	Proposed Policy PLA2 prescribes the appropriate development requirements in relation
	home to European protected species;	the avoidance of any doubt, this number of dwellings does not require the original pro
	dormice, Lesser Horseshoe bats and Brown	expanded, rather more efficient use of the existing net developable area. The density
	Long Eared bats. Dormice require	is considered appropriate to support a diverse community and vibrant public realm,
	continuous hedgerow/tree cover. This will	mass of people to support services such as public transport, local shops and schools. I
	be severed by the entrance road. They will	planning policy, higher densities should be encouraged in urban centres and near ma
	also be very vulnerable to domestic cats.	or interchanges. Given the site's location within the Primary Key Settlement of the
	Lesser Horseshoe bats are extremely	proximity to Bridgend Town Centre, this density level is therefore considered appropriate
	negatively affected by light pollution, added	communities, further bolstered by the proposed enhancements to the active travel ne
	to which they will have to travel further to	
	find suitable feeding areas. The cumulative	The Replacement LDP aims to reduce private car reliance and help the County Boro
	pressures of a dense housing development	set out by the Active Travel (Wales) Act 2013, with the ultimate aim of improving and e
	on the biodiversity of the SINC will reduce	active travel routes as identified in the Existing Route Maps. Consideration of active the
	its value for biodiversity which could result	the master planning of strategic sites in the County Borough. Reference to the Active
	in it losing its SINC status. Merthyr Mawr -	PLA2 in conjunction with Policy PLA12 should be considered essential in the delivery
	To take the development boundary up to	proposal, ensuring that development is contributing to the promotion of a sustainable
	New Inn Road would irreparably degrade	The Active Trevel Network Mana airs to improve access to key convises and facility
	the rural context within which Merthyr Mawr	The Active Travel Network Maps aim to improve access to key services and facilitie
	lies. The environs of Merthyr Mawr, without	employment sites, retail areas and transport hubs, improved access to education fac
	a doubt, extend to the "Dipping Bridge" and	colleges and improvements to, and expansion of, the existing strategic cycle netwo
	arguably include the "Showground Field"	Opportunities will be maximised to further improve upon these routes, providing walk
L	which extends to the A48. New Inn Road	allow integration between new developments and existing communities.

ever, given the existing LDP's by Bridgend and the Valleys ining. Additional viable and ment SP1, deliver affordable rements 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 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

an illustrative block plan to nsport Assessment has now er. This identifies the various with the Strategic Transport ort impacts of the scheme. ation to all forms of travel. For proposed site boundary to be ity and mix of uses proposed n, whilst generating a critical s. 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 ry 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

should be seen as part of the context of this well-loved, unique and nationally regarded historic area. Apart from its function as a rat run, it serves solely as the approach to Merthyr Mawr and it should be valued by BCBC in accordance with their policy, "To Protect and Enhance Distinctive and Natural Places". Merthyr Mawr is a unique asset for Bridgend and the wider area. Safety - To ensure the safety of children crossing the A48 from the development at Island Farm to get to school, the traffic will have to be slowed and a pedestrian crossing point put in. This will further impede the traffic flow at busy times on the A48 - The LDP states that the junction of Ewenny Road and New Inn Road is already forecast to get busier i.e., more fast traffic on New Inn Road Lane. This is part of the Sustrans Route 88 from Newport to Margam Park which currently stops at the bottom of Ewenny Hill. Safe active travel along New Inn Road for pedestrians and cyclists is currently difficult and will get much more so with increased traffic and impedance on the A48. - The Dipping Bridge is a much loved recreation area for kids and young people particularly during hot weather. Increased traffic over the bridge will negatively affect the enjoyment of this iconic landmark and potentially pose a safety risk. Placemaking - The proposed developments at Craig-Y-Parcau and Island Farm will enclose and impinge upon the Ogmore Historic Landscape Characterisation (HLCA018 Ogmore) as well as Merthyr Mawr Registered Historic Landscape area and the grade 2* Park and garden of Merthyr Mawr House. These designations point to a unique and valuable landscape that is placed in trust for the next generation. A place that has already been made and it is the duty of Bridgend Council to pass it on, undegraded, to the next generation.

Whilst developments should be encouraged in locations which reduce the need to travel and promote the use of sustainable transport, the Council recognises that any development growth will likely result in greater travel 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) has been undertaken to consider the impact of plan proposals and help guide and inform the process of delivering land allocations by means of modelling and quantifying the transport impact of these proposals. The technical notes accompanying this assessment demonstrate that the proposed level of development detailed within the LDP can be accommodated within the BCBC Highway Network with suitable mitigation.

Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure that development must be located and designed in a way that minimises the need to travel, reduces dependency on the private car and enables sustainable access to employment, education, local services and community facilities. Development will be required to deliver, or contribute towards the provision of, active travel scheme, public transport measures, road infrastructure, and other transport measures, in accordance with the Bridgend Local Transport Plan and the Bridgend Integrated Network Plan (See Appendix 29).

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 Bridgend (Island Farm), which are considered instrumental to achieving sustainable places, delivering socially inclusive developments and promoting cohesive communities. Such requirements include pursuing transitorientated development that prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency. Well-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 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 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 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 link/extend route on A48 to connect the adjacent site (PLA2) in addition to widening footway on southern side of 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 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 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 site 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 proposals. An updated assessment at all three identified junctions, and will be undertaken as part of a future supporting Transport Assessment for the revised which will ideally include up to date baseline traffic flows as the basis for the asse allowing).
In terms of air quality, Welsh Government policy guidance requires local author Progress Report by 31st December of each year which monitors results for the previous a progress report on action plan implementation, and provides updates regarding ner likely to affect local air quality. Where local and national air quality objectives are not Management Areas (AQMAs) must be identified where there is a requirement for the a Local Air Quality Action Plan detailing measures to improve air quality.
The 2020 Annual Progress Report confirms that air quality in BCBC meets the relevance 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 (The A48 and the B4265) since 2011. The 2020 Annual Progress Report did not record designated at Ewenny Cross and overall recommended that no further Air Quality Material 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 of vehicular movements would be generated. At Island Farm, during the assessment village it was concluded that the use of appropriate mitigation measures could deliv albeit that assessment was based on a very different set of proposals which could hat 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 may would 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 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, Second Act 1981 and Section 28G of the Wildlife and Countryside Act 1981. Annex 1 of TAN legislation.

and the site access junctions ed Island Farm development, sessment (Covid restrictions

orities to publish an Annual vious calendar year, provides new policies or developments ot to be achieved, Air Quality the local authority to prepare

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

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

s part of any future planning natters relating to air quality

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

	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 organisation
	The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilier and DNP6 of the LDP set the framework to deliver on this premise, as set out in Po (LDP) will be revised to ensure it is based on a net benefit approach to achieve thes
	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 eco be 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 sp office uses was granted Outline planning permission on 14 th March 2012 (P/08/1114, subject to a Section 106 Legal Agreement (Legal File Refr: E40-275) that contr dedication, management plans, contributions and matters relating to travel and mar with the stadia development. A series of reserved matters consents were granted f (P/14/354/RES refers), landscaping and ecological works, (P/14/823/RES refers), infrastructure (P/14/824/RES refers). The Outline permission included the standard submission of reserved matters and the commencement of development. The final ap was issued on 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 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 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 a 'enabling 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 Undertaking earthworks to form a plateau for the Tennis Centre;

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 ons.

s to maintain and enhance ent approach. Policies SP17 Policy 9 (NDF). Policy DNP6 ese outcomes.

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

elopment has already lawfully sport/leisure/commercial and 4/OUT). The permission was trolled highway works, land anagement plans associated for an indoor tennis centre, , and highway and drainage d time limit conditions for the approval of reserved matters

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 6 and P/14/824/RES. These

ad to provide the site facilities e site;

 Undertaking the earthworks, drainage works and form the sub base to working from the boundary adjacent to the interconnecting spur with the a Break through the boundary hedgerow and construct the proposed road lir site access road and Technology Drive. Install the incoming services inf the 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 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 Cen Development of this edge of settlement site would accord with the Preferred Strate Primary Key Settlement of the County Borough and make a significant contribution to in the LHMA. The site promoter has also provided extensive supporting information viable and 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 terms, including proposed land uses, access, infrastructure requirements, constrain This masterplan will clearly identify the location of the SINC in the context of the wide
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 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

to the internal access road adjacent Technology Drive; link between the Island Farm nfrastructure that will access nnology Drive;

pove consents and the details efinitions within the planning ment' triggering a number of nt was signed on 11th October on the basis of the above, the of 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 entre via Newbridge Fields. ategy, channel growth to the to the housing need identified in to evidence the site is both

ith of Bridgend (Island Farm), cially inclusive developments preed 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 e will be developed in broad aints and areas of protection. ider allocation.

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 botus auritis.

lost, and modification to the pillage. Part of the mitigation the relevant species. As such,

babitat design was guided by the requirements of the protected appeales of which he
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 scrup providing an alternative for displaced animals, including dormice, bats, an amphibians
 amphibians. Hedgerow Enhancement: enhancement and translocation of hedgerows from 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 Bat Roosting Building: a purpose-built bat roost building has been construct field, providing a suitable roost site for both lesser horseshoe and brown loboth been found roosting in the old hut within the SINC. The building was horseshoe key flight line to enable them to rapidly locate it, and also be close the Merthyr 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 low
• Crassiand Orcation . Todyn grassiand created around the point to miligate to
 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 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 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

had the potential to utilise the ired the habitat requirements

crub in the south-west field, and shelter for reptiles and

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

ructed within the south-west long-eared bats, which have as constructed on the lesser e to good feeding habitats on

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

field, with the primary aim of

loss of existing grassland.

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

tats 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 owth.

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

to the mosaic of grassland, blan, with the exception of an

	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 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 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.

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

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

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

<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. 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 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 provides 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 s 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 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 to network for biodiversity and resilient ecosystems, and they should be given adequal Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) ho measures to address previously identified ecological constraints including the retern SINC and protection of the artificial bat roost and hedgerows. Furthermore, the mast indicated the retention of SINC land within the site boundary, with the exception of A48. Areas of ecological value are proposed for retention including existing sink hol range of invertebrates, and an ecological enhancement area located in the south enhanced for ecology in relation to the 2008 sports village application. The masterpl of continuous green areas to ensure a continued network of green and blue infrastrue
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.

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.

ich have potential to support o be absent from the site.

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

s not appear to have changed Il section of woodland in the not 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 has included a number of tention of the majority of the asterplan for Island Farm has of the access road from the noles; which offer value for a uth-western field; previously rplan also indicates retention ructure.

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

	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 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 following the adoption of the Local Development Plan, supplements the Green Infra Landscape Supplementary Planning Guidance. The Assessment categorises u Landscape Character Areas (LCAs) with the site in question being located within the Warren and Coastline" which runs north-eastwards up from the coast to the southy The Assessment emphasises that the majority of the Merthyr Mawr Farmland, Warr within the Merthyr Mawr Special Landscape Area, recognising designations such as N SSSI and NNR, Newton Fault RIGS, several Scheduled Monuments, Merthyr Mawr and the Grade II* Registered Park and Garden of Merthyr Mawr House. Much of the I of Outstanding Historic Importance and all of the coastal area lies within the Glame Assessment also identifies key landscape sensitivities to development-led to change protecting the nationally important archaeological and cultural heritage of the lands the wider Landscape of Outstanding Historic Importance, including prehistoric and me ancient buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment 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) proparties and it lies adjacent to a historic landscape as identified by the LCA. The Replacement and conserve this landscape's character and features by appropriate development in PLA2 will ensure the design and layout of the site has regard to the surrounding late impacts through the inclusion of mitigation measures that provide links with the exist features. Appropriate landscaping treatments must be utilised along the southern frimminimise 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 sensitive 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 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, mino- following the implementation of the comprehensive mitigation measures at the end period. Views are a subjective matter and have been assessed as being adverse beca- in the appearance of an undeveloped landscape. It is anticipated that the majority

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 n landscape character and, frastructure, Biodiversity and undeveloped land into 15 he "Merthyr Mawr Farmland, hwestern fringe of Bridgend. rren and Coastline LCA falls Merthyr Mawr Warren SAC, wr village Conservation Area e landscape is designated as morgan Heritage Coast. The ge, stressing the important of dscape as an integral part of nedieval remains, the dunes' nt 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 nent LDP will seek to protect t mitigation measures. Policy landscape, minimising visual kisting landscape and access fringes of the site in order to

aforementioned, the existing fer) on the site are considered is part of the Environmental je at Island Farm. The LVIA itivity of the existing baseline hagnitude of the change that nent. The LVIA was prepared 0m 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 ity of receptors will embrace

these community led proposals and be stimulated by the quality and appearance of of 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 proposed as part of the newly proposed development and will include strong bounds an undulating roofscape, the use of muted recessive colours, the use of horizontal a and texture, and using cut and fill techniques to reduce perceived scale and mass of noted that the proposed mixed-use development at Land South of Bridgend (significantly reduced building heights and a reduced feeling of massing when co permitted sports 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. W "outstanding" against certain criteria, it also performs as "medium" and "low" for of level of sensitivity is comparable to similar parcels of land on the urban fringe development of the site is not considered to undermine any of the six landscape se as typifying the Merthyr Mawr Farmland, Warren and Coastline Landscape Character LVIA will be required to inform and accompany further masterplanning work (as application). This more detailed assessment will include finer details relating to roofs
The Replacement LDP is also accompanied by a SA Report (incorporating S sustainability and significant environmental effects of all substantive component policies, site allocations, etc.) and any identified reasonable alternatives. This builds reporting including an SA Scoping Report (2018) and an Interim SA Scoping Report the Replacement LDP Preferred Strategy. The Deposit Plan SA Report demonstrates SEA, process has informed the development of the Deposit Plan, including the incorporation sustainability issues in Deposit Plan, with plan components performing well against identifies strong compatibility between the LDP Vision/Objectives and the SA significant adverse effects (taking account of mitigation in all its forms).
In accordance with statutory requirements, Planning Policy Wales sets out development to avoid direct adverse effects on nationally important heritage asset development resulting in adverse effects on the historic environment to be robust general presumption in favour of the preservation or enhancement of listed building with a requirement for development not to result in direct adverse effects on Schedule are exceptional circumstances. These issues are grouped under 'Cultural Heritag 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
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 for address the identified likely significant effects. These requirements also enhance the of the strategic site allocation more generally. The SA identifies relevant masterp included in these spatial development policies to help ensure the avoidance of likely

of this development. The loss lanting and through improved in the medium and long term me means of mitigation are dary planting, the creation of l and vertical bands of colour of buildings. It should also be (Island Farm) will result in compared to the previously

igation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and other criteria and overall the ge of Bridgend. Further, the sensitivities that are identified ther Area. A detailed, updated as part of a future planning ofscapes and landscaping.

SEA) to assess the likely nt within the Plan (strategy, ds directly upon previous SA rt (2019) which accompanied res how the SA, incorporating corporation of recommended is good coverage of all key st the SA Framework. It also a Framework, plus no likely

t multiple requirements for ets and for the need for any stly justified. There is also a ngs and their settings, along led Monuments, unless there age', which is one of the 14 on Cultural Heritage was and suitability of candidate site nent proposed.

e impacts due to the proximity ements under SP2 (for each r the proposed strategic site forms of mitigation to help ne sustainability performance plan development principles ely significant adverse effects

440	L opthusioationly, chiest to the property	Objection	which could otherwise occur from this development proposal. Additional masterplan also included within Policy PLA2 to ensure site applies Good Design principles and 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 touris 9 will also be preserved and enhanced through improved linkages and active opport
116 4	I enthusiastically object to the proposed plans to build 847 houses on the historic 'Island Farm' prisoner of war site. This would be no less than a travesty. The site's historical significance should be preserved, as should the beautiful flora and fauna surrounding it which enriches of lives of those who make use of this beautiful green space, myself included.	Objection regarding Strategic Allocation PLA2: Island Farm	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 hou
			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 existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities throw 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. However, success in delivering development on brownfield regeneration opportunities remain deliverable sites (including some greenfield sites) are therefore required to implement housing in high need areas and ensure the County Borough's future housing required.
			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 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. As such, candidate 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 aft incorporated alongside a new one entry primary school with co-located nursery, the

n development principles are d a Sustainable Placemaking anning Policy Wales. These al Deposit Plan, with SA site rism and culture asset of Hut ortunities.

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 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 ent 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 ehensive 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 e site PS.1 Island Farm was

opment will be subject to siteking principles (See Deposit affordable dwellings, will be e re-location of Heronsbridge

	Special School, leisure facilities, recreation facilities, public open space, plus appro employment and commercial uses.
	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 if 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 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 organisation
	The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilier and DNP6 of the LDP set the framework to deliver on this premise, as set out in P6 (LDP) will be revised to ensure it is based on a net benefit approach to achieve thes
	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 designations vital contribution to delivering an ecological network for biodiversity and resilient ecological network for biodiversity and resilient ecological states 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 sp office uses was granted Outline planning permission on 14 th March 2012 (P/08/1114/ subject to a Section 106 Legal Agreement (Legal File Refr: E40-275) that contri- dedication, management plans, contributions and matters relating to travel and mark

ropriate 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, and resources protection and sed on good environmental al impact, in order to conserve

s and habitats recognised in Planning. The most relevant ory Purchase Act 2004, the tt 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 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 ons.

es to maintain and enhance ent approach. Policies SP17 Policy 9 (NDF). Policy DNP6 ese outcomes.

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

elopment has already lawfully sport/leisure/commercial and 4/OUT). The permission was strolled highway works, land anagement plans associated

	with the stadia development. A series of reserved matters consents were granted f (P/14/354/RES refers), landscaping and ecological works, (P/14/823/RES refers), a infrastructure (P/14/824/RES refers). The Outline permission included the standard submission of reserved matters and the commencement of development. The final approximate issued on 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 F a sequence of 'enabling works' that had been approved under P/14/354/RES a 'enabling 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 Undertaking the earthworks, drainage works and form the sub base to working from the boundary adjacent to the interconnecting spur with the a Break through the boundary hedgerow and construct the proposed road lin site access road and Technology Drive. Install the incoming services inf the 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 definition 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 Opermissions 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 Cent Development of this edge of settlement site would accord with the Preferred Strate Primary Key Settlement of the County Borough and make a significant contribution to in the LHMA. The site promoter has also provided extensive supporting information viable and 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

d for an indoor tennis centre, , and highway and drainage d time limit conditions for the approval of reserved matters

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 6 and P/14/824/RES. These

ad to provide the site facilities e site;

to the internal access road adjacent Technology Drive; link between the Island Farm nfrastructure that will access hnology Drive;

bove consents and the details efinitions within the planning nent' triggering a number of nt was signed on 11th October on 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 entre via Newbridge Fields. ategy, channel growth to the to the housing need identified in to evidence the site is both

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 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 terms, including proposed land uses, access, infrastructure requirements, constrain This masterplan will clearly identify the location of the SINC in the context of the wide
	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 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 scrup providing an alternative for displaced animals, including dormice, bats, an amphibians. Hedgerow Enhancement: enhancement and translocation of hedgerows from 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.
	 Bat Roosting Building: a purpose-built bat roost building has been constru- field, providing a suitable roost site for both lesser horseshoe and brown lo both been found roosting in the old hut within the SINC. The building was horseshoe key flight line to enable them to rapidly locate it, and also be close the Merthyr 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 habitat for Great Crested Newts. Grassland Creation: rough grassland created around the pond to mitigate lo
	 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;

sustainable mixed-use urban positively with the existing clusters, community facilities, also be included in the final will be developed in broad ints and areas of protection. der allocation.

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 otus auritis.

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

rub in the south-west field, and shelter for reptiles and

rom the centre of the site to lines which help to buffer the Additionally, it provides a ng the hedgerows.

tructed within the south-west long-eared bats, which have as constructed on the lesser e to good feeding habitats on

provide shelter for dormice north-east and south-east

field, with the primary aim of

loss of existing grassland.

⁴ Bridgend (Island Farm), an ig in order to:

ecological features present

	• 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 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 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
	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

tats or species; and for design options to avoid

le with very few plant species iffer the existing hedgerows. Igerows with trees and hazel le fields. Two hedgerows had owth.

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

e to the mosaic of grassland, olan, 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 for this species and to inform

vith records of both otter and vidence of riparian mammals he area and suitable habitat

	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 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 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, 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
	<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 s 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 t site suffers from antisocial behaviour including fly-tipping, frequent drug use and habitation that is detrimental to the biodiversity of the site.

otected species and to inform

t (GCN) and that GCN were nds have been removed and r bodies identified during the rrent 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 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.

ich have potential to support o be absent from the site.

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

a not appear to have changed Il section of woodland in the not 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

The review recommended that dormouse tubes are replaced and monitored and t reduced where feasible. Although the grassland areas are not very diverse they ad 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) If measures to address previously identified ecological constraints including the reter SINC and protection of the artificial bat roost and hedgerows. Furthermore, the mass indicated the retention of SINC land within the site boundary, with the exception of A48. Areas of ecological value are proposed for retention including existing sink hor range of invertebrates, and an ecological enhancement area located in the sout enhanced for ecology in relation to the 2008 sports village application. The masterp of continuous green areas to ensure a continued network of green and blue infrastrut.
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 following the adoption of the Local Development Plan, supplements the Green Infra Landscape Supplementary Planning Guidance. The Assessment categorises of Landscape Character Areas (LCAs) with the site in question being located within the Warren and Coastline" which runs north-eastwards up from the coast to the south The Assessment emphasises that the majority of the Merthyr Mawr Farmland, Warr within the Merthyr Mawr Special Landscape Area, recognising designations such as I SSSI and NNR, Newton Fault RIGS, several Scheduled Monuments, Merthyr Mawr and the Grade II* Registered Park and Garden of Merthyr Mawr House. Much of the of Outstanding Historic Importance and all of the coastal area lies within the Glam Assessment also identifies key landscape sensitivities to development-led to change protecting the nationally important archaeological and cultural heritage of the lands the wider Landscape of Outstanding Historic Importance, including prehistoric and management strategies for their continued survival and visibility in the landscape, including management practices and recreation management. As such, the importance need for landscape mitigation measures for any local development proposal, is clar Replacement LDP's evidence base and this will be further emphasised within the su

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

less weight than statutory n to delivering an ecological uate protection. As such, the has included a number of tention of the majority of the asterplan for Island Farm has of the access road from the noles; which offer value for a uth-western field; previously rplan also indicates retention ructure.

ne with the recommendations e, with appropriate mitigation I 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 n landscape character and, frastructure, Biodiversity and undeveloped land into 15 he "Merthyr Mawr Farmland, hwestern fringe of Bridgend. rren and Coastline LCA falls Merthyr Mawr Warren SAC, wr village Conservation Area e landscape is designated as morgan Heritage Coast. The ge, stressing the important of dscape as an integral part of nedieval remains, the dunes' nt recommends implementing ncluding through appropriate ce of this landscape, and the clearly recognised within the supporting text to PLA2(2) for

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 and conserve this landscape's character and features by appropriate development of PLA2 will ensure the design and layout of the site has regard to the surrounding la impacts through the inclusion of mitigation measures that provide links with the exist features. Appropriate landscaping treatments must be utilised along the southern fr minimise 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 referents 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 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 beco in the appearance of an undeveloped landscape. It is anticipated that the majority these community led proposals and be stimulated by the scale of proposed pla landscape features will be significantly compensated by the scale of proposed pla landscape management, will give rise to beneficial landscape and ecology effects in future". A series of mitigation measures were recommended. Broadly, the sam proposed as part of the newly proposed development and will include strong bound 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 noted that the proposed mixed-use development at Land South of Bridgend (significantly reduced building heights and a reduced feeling of massing when c permitted sports 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 or level of sensitivity is comparable to similar parcels of land on the urban fringe development of the site is not considered to undermine any of the six landscape se as typifying the Merthyr Mawr Farmland, Warren and Coastline Landscape Characte LVIA will be required to inform and accompany further masterplanning work (as application). This more detailed assessment will include finer details relating to roofs The Replacement LDP is also accompanied by a SA Report (incorporating S sustainability and significant environmental effects of all substantive component policies, site allocations, etc.) and any identified reasonable alternatives. This build reporting including an SA Scoping Report (2018) and an Interim SA Scoping Report the Replacement LDP Preferred Strategy. The Deposit Plan SA Report demonstrate SEA, process has informed the development of the Deposit Plan, including the incor

posed allocation is important nent LDP will seek to protect t mitigation measures. Policy landscape, minimising visual sisting landscape and access fringes of the site in order to

aforementioned, the existing fer) on the site are considered is 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 ity of receptors will embrace of this development. The loss lanting and through improved in the medium and long term me means of mitigation are dary planting, the creation of and vertical bands of colour of buildings. It should also be (Island Farm) will result in compared to the previously

igation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and other criteria and overall the ge of Bridgend. Further, the sensitivities that are identified oter Area. A detailed, updated as part of a future planning ofscapes and landscaping.

SEA) to assess the likely nt within the Plan (strategy, lds directly upon previous SA ort (2019) which accompanied tes how the SA, incorporating corporation of recommended

1		
		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 significant adverse effects (taking account of mitigation in all its forms).
		In accordance with statutory requirements, Planning Policy Wales sets out development to avoid direct adverse effects on nationally important heritage asser development resulting in adverse effects on the historic environment to be robust general presumption in favour of the preservation or enhancement of listed buildin with a requirement for development not to result in direct adverse effects on Schedule are 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
		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 f address the identified likely significant effects. These requirements also enhance the of the strategic site allocation more generally. The SA identifies relevant masterp included in these spatial development policies to help ensure the avoidance of likely which could otherwise occur from this development proposal. Additional masterplan also included within Policy PLA2 to ensure site applies Good Design principles and 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 touris 9 will also be preserved and enhanced through improved linkages and active opport
Νο		Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environment effects from the Deposit Plan. It also considers whether any mitigation and enhance incorporated within the Replacement LDP to ensure the avoidance of likely significant the proposed range of land uses will likely produce a wide range of significant beneficial Comments noted.
	Canada	
Para 1.1.2 of the Deposit Consultation Document (DCD) states that the LDP is required to produce outputs including: '· maximising well-being and creating sustainable places through placemaking; ·	Concern 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 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).
reflect local aspirations for the County Borough, based on a vision agreed by the Council and other stakeholders; provide a basis for rational and consistent development management decisions; guide growth and change, while protecting local diversity, character, and sensitive		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 infor response for the Replacement LDP. As such the Replacement LDP identifies an ap
	required to produce outputs including: ' maximising well-being and creating sustainable places through placemaking; reflect local aspirations for the County Borough, based on a vision agreed by the Council and other stakeholders; provide a basis for rational and consistent development management decisions; guide growth and change, while protecting	Para 1.1.2 of the Deposit Consultation Document (DCD) states that the LDP is required to produce outputs including: '· maximising well-being and creating sustainable places through placemaking; · reflect local aspirations for the County Borough, based on a vision agreed by the Council and other stakeholders; · provide a basis for rational and consistent development management decisions; · guide growth and change, while protecting local diversity, character, and sensitive

is good coverage of all key st the SA Framework. It also Framework, plus no likely

at multiple requirements for sets and for the need for any ustly justified. There is also a lings and their settings, along uled Monuments, unless there age', which is one of the 14 on Cultural Heritage was and s suitability of candidate site ment proposed.

e impacts due to the proximity ements under SP2 (for each or the proposed strategic site t forms of mitigation to help he sustainability performance rplan development principles ely significant adverse effects an development principles are id a Sustainable Placemaking anning Policy Wales. These hal Deposit Plan, with SA site trism and culture asset of Hut prtunities.

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

sh Government Development I 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 ormed the most appropriate appropriate plan requirement

economic resilience of settlements and their to enable a balanced level of housing and employment provision that will achieve sustainable patterns of growth. ability to adapt to change over the long term. support existing settlements and maximise viable affordable housing delivery. It is argued that the allocation of substantial areas of green field land south of the A48 The distribution of growth is further evaluated and justified in the Spatial Strategy Options Background Paper that have previously received long term (See Appendix 43 – Background Paper 3). The strategy prioritises the development of land within or on the protection from previous Council periphery of sustainable urban areas, primarily on previously developed brownfield sites. It continues to focus administrations and Planning Inspectors on the delivery of the brownfield regeneration allocations identified in the existing LDP, hence, Porthcawl, would not meet the objectives set by the Maesteg and the Llynfi Valley are still denoted as regeneration priorities through their designation as Council and Welsh Government for high Regeneration Growth Areas. The ongoing commitment to brownfield development opportunities within these guality place making. The environment settlements accords with the site-search sequence outlined in Planning Policy Wales and seeks to minimise south of the A48 has long been viewed as developmental pressure on Best and Most Versatile (BMV) agricultural land. However, given the existing LDP's an area of restraint due to its high landscape success in delivering development on brownfield land in other settlements (notably Bridgend and the Valleys and ecological value and as part of a holistic Gateway), there are limited further brownfield regeneration opportunities remaining. Additional viable and view of protection of the environs of the deliverable sites (including some greenfield sites) are therefore required to implement SP1, deliver affordable nationally important Merthyr Mawr village housing in high need areas and ensure the County Borough's future housing requirements can be realised. and National Nature Reserve. 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 PS.1 Island Farm was considered appropriate for allocation. As part of the proposed allocation of Land South of Bridgend (Island Farm), development will be subject to sitespecific 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 alongside a new one entry primary school with co-located nursery, the re-location of Heronsbridge Special School, leisure facilities, recreation facilities, public open space, plus appropriate community facilities, employment and commercial uses. 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
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 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 organisation
The Environment Act (Section 6) sets out a framework for planning authorities biodiversity to provide a net benefit for biodiversity through a proactive and resilier and DNP6 of the LDP set the framework to deliver on this premise, as set out in Po (LDP) will be revised to ensure it is based on a net benefit approach to achieve thes
It is acknowledged that Strategic Allocation PLA2: Land South of Bridgend (Islan 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 designations designations carry less weight than statutory desig
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 sp office uses was granted Outline planning permission on 14 th March 2012 (P/08/1114 subject to a Section 106 Legal Agreement (Legal File Refr: E40-275) that contri- dedication, management plans, contributions and matters relating to travel and mar- with the stadia development. A series of reserved matters consents were granted of (P/14/354/RES refers), landscaping and ecological works, (P/14/823/RES refers), infrastructure (P/14/824/RES refers). The Outline permission included the standard submission of reserved matters and the commencement of development. The final a was issued on 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 Re 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

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

es to maintain and enhance ent approach. Policies SP17 Policy 9 (NDF). Policy DNP6 ese outcomes.

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

elopment has already lawfully sport/leisure/commercial and 4/OUT). The permission was ntrolled highway works, land anagement plans associated d for an indoor tennis centre,), and highway and drainage d time limit conditions for the approval of reserved matters

traffic light controlled junction d construction would however Camp Site of Importance for regulation 2010, a conditional ence and to prevent the new d to construct and plant the ne A48 until the Green Bridge

 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 'enabling 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 Undertaking earthworks to form a plateau for the Tennis Centre; Undertaking the earthworks, drainage works and form the sub base to working from the boundary adjacent to the interconnecting spur with the a Break through the boundary hedgerow and construct the proposed road lin site access road and Technology Drive. Install the incoming services inf the site via Island Farm Lane. Construction access herein to be via Techn
The aforementioned works were commenced in July 2017 in accordance with the aboration agreed in relation to the pre-commencement planning conditions. Under the definition 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 Opermissions 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 Cerr Development of this edge of settlement site would accord with the Preferred Strat Primary Key Settlement of the County Borough and make a significant contribution to in the LHMA. The site promoter has also provided extensive supporting information viable and 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 version of the Replacement LDP to enable all parties to understand how the site terms, including proposed land uses, access, infrastructure requirements, constrain This masterplan will clearly identify the location of the SINC in the context of the wid
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 avell</i> , within the woodland and scrub in the SINC and in the hedgerows of the agricultural f

permission and application Road/New Inn Road to allow and P/14/824/RES. These

ad to provide the site facilities e site;

to the internal access road adjacent Technology Drive; link between the Island Farm nfrastructure that will access hnology Drive;

pove consents and the details efinitions within the planning nent' triggering a number of nt was signed on 11th October on 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 entre via Newbridge Fields. ategy, channel growth to the to the housing need identified in to evidence the site is both

th of Bridgend (Island Farm), cially inclusive developments preed with the Council prior to appropriately phased manner. sustainable mixed-use urban e positively with the existing clusters, community facilities, Il also be included in the final e will be developed in broad aints and areas of protection. ider allocation.

to offset the impacts of the e a wildlife conservation area ellanarius to be present, both I fields. These areas are also

known to be used by bate for foreging and commuting purpases, and the SINC are a
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>Plecot</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 dornice 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 scr providing an alternative for displaced animals, including dornice, bats, a amphibians. Hedgerow Enhancement: enhancement and translocation of hedgerows fr the eastern site boundary has been undertaken, to create continuous hedge li expanded 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 constrifield, providing a suitable roost site for both lesser horseshoe and brown lo both been found roosting in the old hut within the SINC. The building was horseshoe key flight line to enable them to rapidly locate it, and also be close the Merthyr 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 lo
 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 buff 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

area contains a roost site for otus 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

crub in the south-west field, and shelter for reptiles and

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

tructed within the south-west long-eared bats, which have as constructed on the lesser e to good feeding habitats on

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

field, with the primary aim of

loss of existing grassland.

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

f ecological features present

tats or species; and for design options to avoid

le with very few plant species iffer the existing hedgerows. Igerows with trees and hazel le fields. Two hedgerows had owth.

	Two ponds which were created as part of the previous applications' ecological minimum however, neither was holding much water. Whilst there was very limited aquati 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 camp 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 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 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 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.

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 th 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 Inthermore, NRW states that cient mature hedgerows and

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

<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>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 th 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 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 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 st 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 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 leadesignations, however it is acknowledged that they can make a vital contribution in network for biodiversity and resilient ecosystems, and they should be given adequa Masterplan relating to allocation PLA2: Land South of Bridgend (Island Farm) in measures to address previously identified ecological constraints including the retern SINC and protection of the artificial bat roost and hedgerows. Furthermore, the mast indicated the retention of SINC land within the site boundary, with the exception of A48. Areas of ecological value are proposed for retention including existing sink hold range of invertebrates, and an ecological enhancement area located in the south

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 o be absent from the site.

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

s not appear to have changed Il section of woodland in the not 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 in to delivering an ecological uate protection. As such, the has included a number of cention of the majority of the isterplan for Island Farm has of the access road from the noles; which offer value for a uth-western field; previously

	enhanced for ecology in relation to the 2008 sports village application. The masterp of continuous green areas to ensure a continued network of green and blue infrastru
	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.
	With regards to landscape matters, a Landscape Character Assessment for Brid prepared by LUC and published in 2013. The document provides guidance on following the adoption of the Local Development Plan, supplements the Green Infr Landscape Supplementary Planning Guidance. The Assessment categorises Landscape Character Areas (LCAs) with the site in question being located within th Warren and Coastline" which runs north-eastwards up from the coast to the south The Assessment emphasises that the majority of the Merthyr Mawr Farmland, War within the Merthyr Mawr Special Landscape Area, recognising designations such as SSSI and NNR, Newton Fault RIGS, several Scheduled Monuments, Merthyr Maw and the Grade II* Registered Park and Garden of Merthyr Mawr House. Much of the of Outstanding Historic Importance and all of the coastal area lies within the Glam Assessment also identifies key landscape sensitivities to development-led to change protecting the nationally important archaeological and cultural heritage of the lands the wider Landscape of Outstanding Historic Importance, including prehistoric and m ancient buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment 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 and conserve this landscape's character and features by appropriate development of PLA2 will ensure the design and layout of the site has regard to the surrounding la impacts through the inclusion of mitigation measures that provide links with the exist features. Appropriate landscaping treatments must be utilised along the southern fre minimise 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 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

rplan also indicates retention ructure.

ne with the recommendations e, with appropriate mitigation I 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 n landscape character and, frastructure, Biodiversity and undeveloped land into 15 the "Merthyr Mawr Farmland, hwestern fringe of Bridgend. arren and Coastline LCA falls Merthyr Mawr Warren SAC, wr village Conservation Area e landscape is designated as morgan Heritage Coast. The ge, stressing the important of dscape as an integral part of medieval remains, the dunes' nt 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 nent LDP will seek to protect t mitigation measures. Policy landscape, minimising visual kisting landscape and access fringes of the site in order to

aforementioned, the existing fer) on the site are considered is part of the Environmental je at Island Farm. The LVIA itivity of the existing baseline

		I	
			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 development 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, mini- following the implementation of the comprehensive mitigation measures at the end period. Views are a subjective matter and have been assessed as being adverse beed in the appearance of an undeveloped landscape. It is anticipated that the majority these community led proposals and be stimulated by the quality and appearance of of landscape features will be significantly compensated by the scale of proposed pla landscape management, will give rise to beneficial landscape and ecology effects in future". A series of mitigation measures were recommended. Broadly, the sam proposed as part of the newly proposed development and will include strong bound an undulating roofscape, the use of muted recessive colours, the use of horizontal a and texture, and using cut and fill techniques to reduce perceived scale and mass of noted that the proposed mixed-use development at Land South of Bridgend (significantly reduced building heights and a reduced feeling of massing when co permitted sports 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 o level of sensitivity is comparable to similar parcels of land on the urban fringe development of the site is not considered to undermine any of the six landscape se as typifying the Merthyr Mawr Farmland, Warren and Coastline Landscape Character LVIA will be required to inform and accompany further masterplanning work (as application). This more detailed assessment will include finer details relating to roofs
			Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environment effects from the Deposit Plan. It also considers whether any mitigation and enhance incorporated within the Replacement LDP to ensure the avoidance of likely significant environment enhance the effectiveness of the plan. The findings of the SA indicate that the proproposed range of land uses will likely produce a wide range of significant beneficia
137 2	Proposed site: SP2(2)/PLA2 Land South of Bridgend (Island Farm) Proposal for 847 houses etc andCom 1(2) Craig-Y-Parcau, Proposal for 110 houses Placemaking - The proposed developments at Craig-Y- Parcau and Island Farm will enclose and impinge upon the Ogmore Historic Landscape Characterisation (HLCA018 Ogmore) as well as Merthyr Mawr Registered Historic Landscape area and the grade 2* Park and garden of Merthyr Mawr	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 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 hour.
	House. These designations point to a unique and valuable landscape that is placed in trust for the next generation. A		(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

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 nd of the 15 year assessment ecause of the scale of change rity of receptors will embrace of this development. The loss planting and through improved in the medium and long term me means of mitigation are ndary planting, the creation of and vertical bands of colour of buildings. It should also be (Island Farm) will result in compared to the previously

tigation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and other criteria and overall the ge of Bridgend. Further, the sensitivities that are identified cter Area. A detailed, updated (as part of a future planning ofscapes and landscaping.

a the Replacement LDP (See ental and wider sustainability accement measures should be ficant adverse effects and to roposed development with its ial effects.

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 ld sites. It continues to focus ting LDP, hence, Porthcawl,

 has already been made and it is f Bridgend Council to pass it on,	Maesteg and the Llynfi Valley are still denoted as regeneration priorities thro Regeneration Growth Areas. The ongoing commitment to brownfield development
d, to the next.	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 Gateway), there are limited further brownfield regeneration opportunities remain deliverable sites (including some greenfield sites) are therefore required to implement housing in high need areas and ensure the County Borough's future housing require
	The Replacement LDP apportions sustainable growth towards settlements that alre- 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 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 placemaki Policy PLA2 – Page 67). The provision of new residential units, including affin incorporated alongside a new one entry primary school with co-located nursery, the Special School, leisure facilities, recreation facilities, public open space, plus approxemployment 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 following the adoption of the Local Development Plan, supplements the Green Infra Landscape Supplementary Planning Guidance. The Assessment categorises of Landscape Character Areas (LCAs) with the site in question being located within the Warren and Coastline" which runs north-eastwards up from the coast to the southor The Assessment emphasises that the majority of the Merthyr Mawr Farmland, Warr within the Merthyr Mawr Special Landscape Area, recognising designations such as I SSSI and NNR, Newton Fault RIGS, several Scheduled Monuments, Merthyr Mawr and the Grade II* Registered Park and Garden of Merthyr Mawr House. Much of the of Outstanding Historic Importance and all of the coastal area lies within the Glam. Assessment also identifies key landscape sensitivities to development-led to change protecting the nationally important archaeological and cultural heritage of the lands the wider Landscape of Outstanding Historic Importance, including prehistoric and ma ancient buried archaeology and the Grade II* Merthyr Mawr Estate. The Assessment management strategies for their continued survival and visibility in the landscape, inclu-

nrough their designation as nt opportunities within these Vales and seeks to minimise ever, given the existing LDP's oly Bridgend and the Valleys ining. Additional viable and ment SP1, deliver affordable rements can be realised.

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 sment, sites were examined ation, neighbouring land uses, opportunities. Site promoters is to demonstrate the site's at, only those sites deemed as PS.1 Island Farm and PS.2

pment will be subject to siteking principles (See Deposit affordable dwellings, will be re-location of Heronsbridge ropriate community facilities,

dgend County Borough was n landscape character and, frastructure, Biodiversity and undeveloped land into 15 he "Merthyr Mawr Farmland, hwestern fringe of Bridgend. rren and Coastline LCA falls Merthyr Mawr Warren SAC, wr village Conservation Area e landscape is designated as norgan Heritage Coast. The ge, stressing the important of scape as an integral part of nedieval remains, the dunes' t recommends implementing ncluding through appropriate e of this landscape, and the

need for landscape mitigation measures for any local development proposal, is clear 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 and conserve this landscape's character and features by appropriate development in PLA2 will ensure the design and layout of the site has regard to the surrounding la impacts through the inclusion of mitigation measures that provide links with the exist features. Appropriate landscaping treatments must be utilised along the southern fr minimise 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 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 conclu- 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 these community led proposals and be stimulated by the quality and appearance of of landscape features will be significantly compensated by the scale of proposed pla landscape management, will give rise to beneficial landscape and ecology effects in future". A series of mitigation measures were recommended. Broadly, the sam proposed as part of the newly proposed development and will include strong bound an undulating roofscape, the use of muted recessive colours, the use of horizontal a and texture, and using cut and fill techniques to reduce perceived scale and mass of noted that the proposed building heights and a reduced feeling of massing when c permitted sports 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 or level of sensitivity is comparable to similar parcels of land on the urban fringe development of the site is not considered to undermine any of the six landscape se as typifying the Merthyr Mawr Farmland, Warren and Coastline Landscape Character LVIA will be required to inform and accompany further masterplanning work (as application). This more detailed assessment will include finer details relating to roofs
The Replacement LDP is also accompanied by a SA Report (incorporating S sustainability and significant environmental effects of all substantive component policies, site allocations, etc.) and any identified reasonable alternatives. This builds

clearly recognised within the supporting text to PLA2(2) for

pposed allocation is important nent LDP will seek to protect t mitigation measures. Policy landscape, minimising visual kisting landscape and access fringes of the site in order to

aforementioned, the existing fer) on the site are considered is 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 ity of receptors will embrace of this development. The loss lanting and through improved in the medium and long term me means of mitigation are dary planting, the creation of and vertical bands of colour of buildings. It should also be (Island Farm) will result in compared to the previously

igation measures. The site is ations, albeit there are listed the proposed development). Whilst scoring as "high" and other criteria and overall the ge of Bridgend. Further, the sensitivities that are identified cter Area. A detailed, updated as part of a future planning ofscapes and landscaping.

SEA) to assess the likely nt within the Plan (strategy, ds directly upon previous SA

			reporting including an SA Scoping Report (2018) and an Interim SA Scoping Report the Replacement LDP Preferred Strategy. The Deposit Plan SA Report demonstrate 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 significant adverse effects (taking account of mitigation in all its forms).
			In accordance with statutory requirements, Planning Policy Wales sets out development to avoid direct adverse effects on nationally important heritage asset development resulting in adverse effects on the historic environment to be robust general presumption in favour of the preservation or enhancement of listed buildin with a requirement for development not to result in direct adverse effects on Schedule are 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 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 f address the identified likely significant effects. These requirements also enhance the of the strategic site allocation more generally. The SA identifies relevant masterp included in these spatial development policies to help ensure the avoidance of likely which could otherwise occur from this development proposal. Additional masterplan also included within Policy PLA2 to ensure site applies Good Design principles and 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 touris 9 will also be preserved and enhanced through improved linkages and active opported strategies and active opported by SA findings and have been incorporated into the final assessment scoring updated to reflect their inclusion in the Deposit Plan.
			Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environment effects from the Deposit Plan. It also considers whether any mitigation and enhance incorporated within the Replacement LDP to ensure the avoidance of likely significant environment proposed range of land uses will likely produce a wide range of significant beneficial
13	8 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 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	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 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 hou.

ort (2019) which accompanied tes how the SA, incorporating accorporation of recommended is good coverage of all key ast the SA Framework. It also A Framework, plus no likely

at multiple requirements for sets and for the need for any ustly justified. There is also a lings and their settings, along uled Monuments, unless there age', which is one of the 14 on Cultural Heritage was and s suitability of candidate site ment proposed.

e impacts due to the proximity ements under SP2 (for each or the proposed strategic site t forms of mitigation to help the sustainability performance erplan development principles ely significant adverse effects an development principles are and a Sustainable Placemaking anning Policy Wales. These hal Deposit Plan, with SA site urism and culture asset of Hut ortunities.

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

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

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 The comparison in the draft deposit LDP consultation document with the previously granted application, is misleading, supporting claims by the developer that fewer car trips will be generated by the housing development than would have been by their previous approved application for a sports village The air quality on Ewenny Roundabout has been known to regularly exceed the legal limit. Adding more traffic will certainly exacerbate the problem.	 periphery of sustainable urban areas, primarily on previously developed brownfield on the delivery of the brownfield regeneration allocation priorities thro. Regeneration Growth Areas. The ongoing commitment to brownfield development settlements accords with the site-search sequence outlined in Planning Policy Wal developmental pressure on Best and Most Versatile (BMV) agricultural land. Howeve success in delivering development on brownfield tand in other settlements (notably Gateway), there are limited further brownfield regeneration opportunities remain deliverable sites (including some greenfield sites) are therefore required to impleme housing in high need areas and ensure the County Borough's future housing require services, facilities and employment opportunities and are most conducive to e development. As such, a Settlement Assessment has been undertaken (See Ap sustainable gowth will be appropriately directed towards the Main Settlement of Se sustainable growth will be appropriately directed towards the Main Settlement of Se appropriately directed towards the Main Settlement of Se appropriately directed towards the Main Settlement as revices, facility, general location of a compreh sustainable growth will be appropriately directed towards the Main Settlement of 3 – Candidate Site Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general locatio existing use(s), accessibility and suitability. Proceeding this detailed assessment appropriate were consideration and submit a number of technical supporting studies deliverability, sustainability and suitability. Proceeding this detailed assessment appropriate were included for allocation. As part of the proposed allocation of Land South of Bridgend (Island Farm), developm specific requirements including masterplan development principles and placemakit Policy PLA2 – Page 67). The provision of new residential units, including affi incorporated biorgiscie a new on

d sites. It continues to focus ing LDP, hence, Porthcawl, rough their designation as nt opportunities within these /ales and seeks to minimise ver, given the existing LDP's oly Bridgend and the Valleys ining. Additional viable and ment SP1, deliver affordable rements can be realised.

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 s PS.1 Island Farm and PS.2

ppment will be subject to siteking principles (See Deposit affordable dwellings, will be re-location of Heronsbridge ropriate community facilities,

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

M1(2): Craig y Parcau) are entify a realistic dwelling yield en updated to reflect the final insport issues relating to the ment, what measures will be Policy PLA2 prescribes the avoidance of any doubt, this panded, rather more efficient is considered appropriate to

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 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 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 delivering land allocations by means of modelling and quantifying the transport impa- technical notes accompanying this assessment demonstrate that the proposed lev- within the LDP can be accommodated within the BCBC Highway Network with suital
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 the 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 placemakin of Bridgend (Island Farm), which are considered instrumental to achieving sustainabl inclusive developments and promoting cohesive communities. Such requirement orientated development that prioritises walking, cycling and public transport use, wh vehicle dependency. Well-designed, safe walking and cycling routes must be incorr to foster community orientated, healthy walkable neighbourhoods. There will be a c safe pedestrian and cycling linkages between the site, the Town Centre, Brynteg C 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

al mass of people to support 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 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) and inform the process of pact of these proposals. The evel of development detailed able mitigation.

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

hicles towards New Inn Road ing principles for Land South ble places, delivering socially nts include pursuing transitwhilst reducing private motor orporated throughout the site clear emphasis on providing 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

southern side of A48 to 3m and extend length on both southern and northern side. E 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 both peak hours, the revised Island Farm and Craig y Parcau proposals will result in all junctions across the assessment network over both the AM and PM peak hour previous consented development proposals on the Island Farm Site. As the conse already considered to be existing on the highway network, this revised scheme w improvements across the local highway network. Previous assessment work on identified that the Broadlands Roundabout, Ewenny Roundabout, and Picton Close issues in forecast year assessment scenarios both including and excluding the conset traffic. Although the revised Island Farm and Craig y Parcau proposals in general brit these junctions (from what was previously consented), with consideration of backg these junctions will still likely require mitigation to operate within capacity during reduction in flows as a result of the revised Island Farm proposals however, may measures implemented can potentially achieve greater capacity improvements at proposals at the Island Farm and Craig y Parcau sites include three separate vehi local highway network (compared to just two within the consented scheme). All three expected to operate within capacity under the revised Island Farm and Craig y Parcau sites include three separate vehi local highway network (compared to just two within the consented scheme). All three isporting Transport Assessment for the revised development, which will ideally in traffic flows as the basis for the assessment for the revised development, which will ideally in traffic flows as the basis for the assessment (Covid restrictions allowing).
In terms of air quality, Welsh Government policy guidance requires local author Progress Report by 31st December of each year which monitors results for the previous a progress report on action plan implementation, and provides updates regarding new likely to affect local air quality. Where local and national air quality objectives are not Management Areas (AQMAs) must be identified where there is a requirement for the a Local Air Quality Action Plan detailing measures to improve air quality.
The 2021 Annual Progress Report confirms that air quality in BCBC meets the releval 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 of vehicular movements would be generated. At Island Farm, during the assessment village it was concluded that the use of appropriate mitigation measures could deliv albeit that assessment was based on a very different set of proposals which could hat quality.

. Broadlands roundabout will

e A48 proposed site access 5 / Ewenny Road junction in in lower traffic flows through ur periods, compared to the sented flows are technically will provide traffic reduction n the Island Farm site has e Junction all show capacity ented Island Farm proposals ring traffic reductions across ground traffic growth alone, future forecast years. The ay mean that any mitigation each junction. The revised hicle access points onto the ree site access junctions are rcau proposals. An updated ndertaken as part of a future include up to date baseline

prities to publish an Annual vious calendar year, provides new policies or developments ot to be achieved, Air Quality the local authority to prepare

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

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

			Nevertheless, a full Air Quality Assessment will be undertaken and submitted as application but the site's location and associated planning history suggest that may would not preclude the development of Island Farm.
570	Again, Lack of infrastructure, no regard to public health and wellbeing, lack of green spaces, damage to ecology and without thought to future generations.	Concerns relating to lack of infrastructure and green spaces, health and well- being, damage to ecology and future generations.	Comments noted. The Deposit Plan has been underpinned by 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 on the delivery of the brownfield regeneration allocations identified in the existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities through 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. However success in delivering development on brownfield land in other settlements (notably 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
			The Replacement LDP apportions sustainable growth towards settlements that alresservices, facilities and employment opportunities and are most conducive to endevelopment. As such, a Settlement Assessment has been undertaken (See Approximable 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.
			Policies PLA1-PLA5 (See Deposit Plan – Page 62) detail the site-specific requir Strategic Development Sites in Regeneration Growth Areas and Sustainable Growth include masterplan development principles and development requirements all of we address the identified key issues and drivers identified through the Replacement LDF 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 scanew 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

s part of any future planning matters relating to air quality

of the most appropriate scale 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 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

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 cale to support provision of a

en produced (See Appendix it which the development of s within the plan period could

	not proceed. Such infrastructure includes transport, education, health, environmen 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 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 Generation 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 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 10 years' time. Background Paper 9 (See Appendix 49) demonstrates that the Replic delivery of the local well-being plan.
	In relation to lack of green space, the Strategy acknowledges that the County Bor 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 pr 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, 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 forms an integral and significant part of development and wider infrastructure proposition.
	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 requirer retain and provide suitable buffers to habitats, particularly hedgerows, trees (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recrea

ental management, utilities in

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

nerations Act of which places been developed to take into ecific characteristics and key 50) demonstrates that the

rvice Board Well-being Plan blic Service Board will work we want Bridgend to look in placement LDP assists in the

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

, the Council has undertaken oss the County Borough (See gs can be used as means of *v*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 nds, broad habitats) and the ensure green infrastructure osals.

aintain, protect and enhance retained wherever possible

ecific requirements including ements will ensure that sites cluding Ancient and/or Semiation facilities will be required

			to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance.
645	Judging from the recent work on the washeries site in Ogmore, no vision, poor design and lacking in class and sustainability.	Concerns regarding the work quality at washeries site Ogmore.	5
1271	Welcome Placemaking principles. Intelligent design in street furniture would be amazing in public spaces.	Support for placemaking principles.	
562	I am so busy laughing at that last paragraph. What on earth does it mean? 'Provide development appropriate to the local context' that states is rubbish when you want to build blocks of flats on Salt Lake. The only context BCBC is interested in when it relates to Salt Lake us how much money they can squeeze out of the development.	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 the 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 Repla appropriate plan requirement to enable a balanced level of housing and employmer sustainable patterns of growth, support existing settlements and maximise viable aff. 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 on the delivery of the brownfield regeneration allocations identified in the existiff Maesteg and the Llynfi Valley are still denoted as regeneration priorities thr Regeneration Growth Areas. The ongoing commitment to brownfield developmen settlements accords with the site-search sequence outlined in Planning Policy Wa development LDP apportions sustainable growth towards settlements that after 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.

Facilities and New Housing

DP.

whilst these areas will not be eate sustainable communities onment. It is recognised that the as (but not limited to) coforms of development. Such that is tailored to community nunities to wider opportunities bal washery in Ogmore, which council with the support from

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has from 2018-2033 and informed placement LDP identifies an ent provision that will achieve affordable housing delivery.

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 Wales and seeks to minimise

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 consulted 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 prin PLA1 – Page 63). The provision of new residential units, including affordable dwelling of other vital regeneration requirements comprising flood defences, public open spattravel links plus education, retail and community facility provision.
			Policy PLA1 ensures development of the design and layout of Porthcawl Waterfront in which it sits, considering the interface between the site, the waterfront and the broad Visual impacts must be minimised through the inclusion of mitigation measures that p landscape and access features to safeguard landscape character whilst creating a Council have commissioned consultants to undertake a Landscape/Seascape a proposed regeneration. The appraisal assesses the proposed land use, storey heig The assessment concludes that the development would not have an Landscape/Seascape of Porthcawl, subject to appropriate design responses bei design stage. The assessment recognises that the development offers to impose a d across an extensive area, replacing areas of dereliction with new or enhanced access quality buildings and facilities. Further detailed assessments and considerations wi influence the design of the development, including a detailed landscape and visual in identifying detailed mitigation of adverse effects.
564	Would simply like to see designs which will last for many years to come	Designs should last over the long term	Comments noted. All development will be required to comply with Strategic F Sustainable Place Making (See Page 60), whereby development must contribu- attractive, sustainable places that support active and healthy lives and enhance the located, whilst having full regard to the natural, historic and built environmen applications will be required to be supported through the submission of approp information to demonstrate compliance with the criteria set out by Policy SP3. Suc the highest quality possible, whilst respecting and enhancing local distinctiveness a
577	No high rise buildings .they would spoil the outlook for most people	No high rise buildings in Porthcawl	Comments noted. The Council have commissioned consultants to undertake a Land Appraisal of the proposed regeneration. The appraisal assesses the proposed la density parameters. The assessment concludes that the development would not hav Landscape/Seascape of Porthcawl, subject to appropriate design responses bei design stage. The assessment recognises that the development offers to impose a d across an extensive area, replacing areas of dereliction with new or enhanced acces quality buildings and facilities. Further detailed assessments and considerations wi influence the design of the development, including a detailed landscape and visual in identifying detailed mitigation of adverse effects.
584	Design attractive tourist facilities on Salt Lake and along the sea side of Porthcawl. Build houses away from the prime land that can he used for all weather facilities for tourists	Build houses away from prime land in Porthcawl / provide leisure and tourism facilities	Comments noted. The Council have commissioned consultants to undertake a Land Appraisal of the proposed regeneration. The appraisal assesses the proposed la density parameters. The assessment concludes that the development would not hav Landscape/Seascape of Porthcawl, subject to appropriate design responses bei design stage. The assessment recognises that the development offers to impose a d across an extensive area, replacing areas of dereliction with new or enhanced access quality buildings and facilities. Further detailed assessments and considerations wi influence the design of the development, including a detailed landscape and visual in identifying detailed mitigation of adverse effects.
584	Lake and along the sea side of Porthcawl. Build houses away from the prime land that can he used for all weather facilities for	away from prime land in Porthcawl / provide leisure and tourism	Comments noted. The Council have commissioned consultar Appraisal of the proposed regeneration. The appraisal ass density parameters. The assessment concludes that the dev Landscape/Seascape of Porthcawl, subject to appropriate design stage. The assessment recognises that the developm across an extensive area, replacing areas of dereliction with quality buildings and facilities. Further detailed assessments influence the design of the development, including a detaile

es to demonstrate the site's nt, only those sites deemed

Il be subject to site-specific inciples (See Deposit Policy Ilings, will enable the delivery pace, leisure, enhanced active

thas regard to the landscape bader settlement of Porthcawl. to provide links with the existing a sense of place As such, the and Visual Appraisal of the eight and density parameters. A adverse impact on the eing incorporated at detailed dramatic and positive change essible open spaces and highwill be undertaken, in order to al assessment that will assist

Policy 3: Good Design and bute to creating high quality, e community in which they are ent. As such future planning opriate design and technical uch criteria includes design of and landscape character.

Indscape/Seascape and Visual land use, storey height and ave an adverse impact on the eing incorporated at detailed dramatic and positive change essible open spaces and highwill be undertaken, in order to al assessment that will assist

Indscape/Seascape and Visual land use, storey height and ave an adverse impact on the eing incorporated at detailed dramatic and positive change essible open spaces and highwill be undertaken, in order to al assessment that will assist

			With regards to leisure, an area north of the marina within Salt Lake will be safe potentially a hotel. In the event that a hotel facility is not delivered then the site could of leisure/tourism/commercial, year-round, wet-weather attraction. Furthermore, mixed-use development will be encouraged throughout the development considered on the ground floor if there is market demand for such uses. Retail uses
585	5 Please nothing like thst hideous "bottle bank" on Porthcawl seafront!	No designs like the bottle bank in Porthcawl	be particularly encouraged. This mix of uses will help bring life and vitality during the Comments noted. A Land-Use Framework has been developed and produced of what to deliver the broader vision for Porthcawl; which aims to create a premier seaside rest through the comprehensive regeneration of this key waterfront site. It proposes a service 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 oper 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-entire betwee the broader settlement of Porthcawl to thrive and prosper. The Land-Use Framework
589	Agree good design is necessary. That should include green space and leisure where possible.	•	 Design will be determined and assessed during the detailed planning application state Comments noted. As part of the technical supporting evidence base accompanying the has undertaken an updated detailed audit of existing outdoor sports and children's plaorough (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 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 a forms an integral and significant part of development and wider infrastructure proposed and integrated into any new development. In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spectimate 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 Fabre.
596	BCBC has failed time after time in this area, no vision, enthusiasm or care given for the town apart from generating more housing and building over our green spaces.	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 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

afeguarded for a leisure use, Ild provide an alternative form

nent. Commercial units will be ses, restaurants and cafes will the day and into the evening. which provides the framework resort of regional significance a sustainable distribution and and improve upon areas of pen space along the seafront, ween the harbour and Trecco iveness of the town as a place o-economic benefits that allow work details design guidance.

stage.

the Deposit Plan, the Council playspace across the County)). Its findings can be used as ies in provision. It can also be

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 by ensure green infrastructure bosals.

aintain, protect and enhance retained wherever possible

becific requirements including rements will ensure that sites cluding Ancient and/or Semieation facilities will be required 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 from 2018-2033 and informed placement LDP identifies an

1		L	I	1
				appropriate plan requirement to enable a balanced level of housing and employmen sustainable patterns of growth, support existing settlements and maximise viable aff
				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 existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities thrown Regeneration Growth Areas. The ongoing commitment to brownfield development settlements accords with the site-search sequence outlined in Planning Policy Wated velopmental pressure on 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 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 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 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 prin PLA1 – Page 63). The provision of new residential units, including affordable dwellin of other vital regeneration requirements comprising flood defences, public open space travel links plus education, retail and community facility provision.
				A Porthcawl Strategy has been developed and produced of 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 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.
	656	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	All new buildings should be of a sustainable design	Comments noted. All development will be required to comply with Strategic Postalinable Place Making (See Page 60), whereby development must contribut attractive, sustainable places that support active and healthy lives and enhance the clocated, whilst having full regard to the natural, historic and built environment applications will be required to be supported through the submission of approprint information to demonstrate compliance with the criteria set out by Policy SP3. Such

ent provision that will achieve affordable housing delivery.

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 Wales and seeks to minimise

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 consulted 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 rinciples (See Deposit Policy ellings, will enable the delivery bace, leisure, enhanced active

mework to deliver the broader onal 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

Policy 3: Good Design and oute to creating high quality, e community in which they are ent. As such future planning opriate design and technical ch criteria includes responding

	and other green infrastructure to generate a wide range of benefits.		to the climate emergency by reducing energy demands and maximising opportune carbon energy generation, incorporating resource efficient/adaptable buildings and design and construction techniques. Criteria will also ensure that development biodiversity and integrated multi-functional green infrastructure networks.
			Strategic Allocations must be developed in line with site specific policies a development principles set out by Policies PLA1-5 (See Page 62).
665	The design of salt lake should be 70% car parking and 30% leisure. Just grassed areas with picnic tables for children to play would be adequate.	Salt Lake should be comprised of parking and leisure	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, dev site-specific requirements including masterplan development principles and placema Policy PLA1 – Page 63). The provision of new residential units, including affordabl delivery of other vital regeneration requirements comprising flood defences, p enhanced active travel links plus education, retail and community facility provision.
			In terms of Salt Lake, development will include a new food store, residential (inclusive (preferred use as a hotel) and supporting commercial uses. Car parking will the Hillsboro car park to the west of the Regeneration Area. Some visitor parking contract the enhancement of the Eastern Promenade. Additionally, the proposed regeneration opportunities for improving public transport. A new 'bus terminus' may be located visitors and locals could arrive at, and depart from the regeneration site and town certainst terminus in the terminus of terminus
			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 F
675	I don't agree with this explantion.	Disagreement with explanation	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 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 8 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 wellbeing objectives and steps, and how we want Bridgend to look in 10 years' time. Appendix 49), demonstrates that the Replacement LDP assists in the delivery of the
694	no	No changes proposed	Comments noted.
695	What has sustainability got to do with design?	What has sustainability got to do with design	Good Design is intrinsic to the process of Sustainable Placemaking, defined by P holistic approach to the planning and design of development and spaces, focused on upon an area's potential to create high quality development and public spaces that p health, happiness, well-being in the widest sense'. Placemaking is an overarching of development that is appropriate to the local context and supports a sustainable environment within which people can identify with and use easily; whilst respe environment. This means that high quality, well-thought out and sustainable of environment and people's health and well-being is essential. All development means application of Good Design and a Sustainable Placemaking approach to siting

tunities for renewable or low and layouts using sustainable nt safeguards and enhances

and associated masterplan

evelopment will be subject to naking principles (See Deposit able dwellings, will enable the public open space, leisure,

ncluding affordable housing), will continue to be provided at could be introduced as part of ation will open up a number of ted along the Portway where centre.

terfront to incorporate Green ccordance with Policy COM10 / Planning Guidance.

sh Government Development d 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 over the next five years; our e. Background Paper 9 (See he local well-being plan.

Planning Policy Wales as 'a on positive outcomes. It draws t promote people's prosperity, g concept which relates to the , layout structure and provide able community creating an pecting the natural and built design which improves the must be underpinned by the ng, design, construction and ement LDP. Strategic Policy 3

			(Page 60) includes two overarching policy criteria to ensure the principles of God Placemaking are enshrined within all development proposals across the County application of 14 more detailed criteria.
701	how does this improve the environment ? where are the parking facilities for day trippers? houses which are overpriced on a prime location more polluting of the environment	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Comment 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 th patterns of growth, support existing settlements and maximise viable affordable hou
			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 existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities through Regeneration Growth Areas. The ongoing commitment to brownfield development settlements accords with the site-search sequence outlined in Planning Policy Ward developmental pressure on 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 a 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 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.
			As part of the proposed allocation of Porthcawl Waterfront, development will requirements including masterplan development principles and placemaking prin PLA1 – Page 63). The provision of new residential units, including affordable dwelling of other vital regeneration requirements comprising flood defences, public open space travel 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

ood Design and Sustainable y Borough, enabled through

of the most appropriate scale ell informed, evidence based ckground Paper 2: Preferred ble Replacement LDP period d 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 ld sites. It continues to focus ting LDP, hence, Porthcawl, nrough their designation as ant opportunities within these Vales and seeks to minimise

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 s to demonstrate the site's at, only those sites deemed

I be subject to site-specific inciples (See Deposit Policy llings, will enable the delivery ace, leisure, enhanced active

the framework to deliver the ional significance through the le distribution and variety of upon areas of attractive open g the seafront, supplemented

		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 Landscape/Seascape of Porthcawl, subject to appropriate design responses beir design stage. The assessment recognises that the development offers to impose a di 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 in identifying 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 i development would not have any adverse impact. Whilst further surveys will be development of the site is not unacceptably constrained by biodiversity and nature of Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform tt Appendix 9) of which was carried out to identify the likely significant environmen effects from the Deposit Plan. It also considers whether any mitigation and enhanc 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 by 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, g of private vehicles requiring parking facilities. Consultations confirmed widespread multi storey car park whilst recognising it will change the immediate outlook of prope The authorit
		In terms of overpriced housing, Policy PLA1 (See Deposit Plan – Page 63) will require Waterfront to incorporate an appropriate mix of dwelling sizes and types to meet loc 30% affordable housing units to be integrated throughout the development.
There are very few leisure opportunities in Porthcawl. Well being is so important. All other areas of BCBC have sports centres	Concerns relating to Strategic Allocation PLA1:	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, dev site-specific requirements including masterplan development principles and placemal Policy PLA1 – Page 63).

our and Trecco Bay. Physical te town as a place to live and penefits that allow the broader

be and Visual Appraisal of the eight and density parameters. In adverse impact on the eing incorporated at detailed dramatic and positive change essible open spaces and highwill be undertaken, in order to al assessment that will assist

undertaken, of which robustly indicate that the proposed be undertaken, the proposed conservation issues.

n the Replacement LDP (See ental and wider sustainability neement measures should be ificant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

y will be critical to the success storey car park on the existing plic realm and development. tion is that travel to Porthcawl , greatly reducing the number d support for the concept of a operties on Hillsboro Place.

hift towards increased use of ell 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

ire development of Porthcawl ocal housing needs, including

evelopment will be subject to naking principles (See Deposit

	and swimming pools. Having been brought	Porthcawl	With regards to leisure, an area north of the marina within Salt Lake will be safe
	up in Porthcawl we have always had to travel outside the locality for most leisure activities	Waterfront / leisure	potentially a hotel. In the event that a hotel facility is not delivered then the site could of leisure/tourism/commercial, year round, wet-weather attraction. In terms of open development of Porthcawl Waterfront to incorporate Green Infrastructure and Out which are to be delivered in accordance with Policy COM10 and Outdoor Recreation Development Supplementary Planning Guidance.
			Additionally, 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 touri Porthcawl, thereby contributing to the Aims and Priorities of the Bridgend County De (2018-2022) (See Appendix 30).
703	That means sustainable parking for visitors and the ONE THOUSAND FIVE HUNDRED additional cars minimum, that will now be on the roads in Porthcawl due to the building of ONE THOUSAND ONE HUNDRED AND FIFTEEN houses	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront / parking	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 accor 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 immedia Hillsboro Place.
			The authority has a strong desire to facilitate and actively encourage a modal shi public transport and the provision of a new bus terminus is integral to this as wel Future Wales Plan. As such, a new 'bus terminus' may also be located along the Pe 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 t has also undertaken feasibility work to explore proposals to deliver a bus terr 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.
705	No	No changes proposed	Comments noted.
706	No	No changes proposed	Comments noted.
710	Excellent aims - not just concentrating on building new housing for profit. However, BCBC need to listen to, and take heed of, the views of local residents and civic organisation NOT just proceeding blindly with their own misguided ideas.	Need to listen to views of local residents and civic organisation	Comments noted. All formal representations made on the Deposit Plan have been p in the Consultation Report following the close of the consultation period. This is a le out in LDP Regulation 22(2). The Report is a key document that summarises the k the process, including the representations made and recommendations as to how t considers each representation should be addressed.
713	No	No changes proposed	Comments noted.
715	Consideration needs to be made to Porthcawl being a seaside resort	Consideration needs to be made to Porthcawl being a seaside resort	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, dev site-specific requirements including masterplan development principles and placema Policy PLA1 – Page 63). The provision of new residential units, including affordab delivery of other vital regeneration requirements comprising flood defences, p enhanced 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

afeguarded for a leisure use, uld provide an alternative form n space, Policy PLA1 requires utdoor Recreation Facilities of on Facilities and New Housing

gement policies will promote and protection of well-located, urism in the County including Destination Management Plan

obust parking strategy will be commodate 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 liate outlook of properties on

hift towards increased use of rell 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

n published and responded to legislative requirement as set key issues raised throughout v the Local Planning Authority

evelopment will be subject to naking principles (See Deposit able dwellings, will enable the public open space, leisure,

the framework to deliver the gional significance through the ble distribution and variety of

718	Yes - It would be wonderful to see housebuilders given direct orders for new homes that generate electricity, harvest rainwater and have enough garden space for the growing of vegetables. Basics really.	Houses should generate electricity, harvest rainwater and have enough garden space for	Comments noted. All development will be required to comply with Strategic Personal Sustainable Place Making (See Page 60), whereby development must contribut attractive, sustainable places that support active and healthy lives and enhance the clocated, whilst having full regard to the natural, historic and built environment applications will be required to be supported through the submission of approprint information to demonstrate compliance with the criteria set out by Policy SP3. Such a
			Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environment effects 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
			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 2022) (See Appendix 30).
			Additionally, there are plans for creating new facilities at Cosy Corner, including con creating employment opportunities. The plans for Cosy Corner include an all-new ste 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 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.
			Sandy Bay will accommodate public open space, residential, education provision a open space, Policy PLA1 requires development of Porthcawl Waterfront to incorpora Outdoor Recreation Facilities of which are to be delivered in accordance with PRecreation Facilities and New Housing Development Supplementary Planning Guida
			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 t
			In terms of Salt Lake, development will include a new food store, residential (incluses 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 is could provide an alternative form of leisure/tourism/commercial, year rour Furthermore, the comprehensive enhancement of the Eastern Promenade with n better landscaping provides an exciting opportunity to create an area that will not on also act, with others, to set a quality benchmark which will also need to be achieved
			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.

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

ncluding affordable housing), f the harbour within Salt Lake acility is not delivered then the und, wet-weather attraction. new buildings, facilities and only enhance the frontage but ed elsewhere.

ercial units will be considered s and cafes will be particularly o the evening.

and commercial. In terms of prate Green Infrastructure and Policy COM10 and Outdoor idance.

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 nd a canopy structure capable

olicies will promote tourism otection of well-located, good e County including Porthcawl, ion Management Plan (2018-

n the Replacement LDP (See ental and wider sustainability neement measures should be ificant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

Policy 3: Good Design and oute to creating high quality, e community in which they are ent. As such future planning opriate design and technical ch criteria includes responding

		the growing of vegetables	to the climate emergency by reducing energy demands and maximising opportune carbon energy generation, incorporating resource efficient/adaptable buildings and design and construction techniques. Criteria will also ensure that development biodiversity and integrated multi-functional green infrastructure networks.
			Strategic Allocations must be developed in line with site specific policies a development principles set out by Policies PLA1-5 (See Page 62).
518	I agree with the principles, but aesthetics are also important, in particular when it comes to the Art Deco heritage of Porthcawl	Aesthetics of buildings are important	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, dev site-specific requirements including masterplan development principles and placemal Policy PLA1 – Page 63).
724	L fully agree that the design should	Affordable	Policy PLA1 will ensure the site's masterplan will seek to preserve and compleme Area and associated Grade II Listed Buildings, including the listed buildings in the har to the south of the site. The development will therefore positively integrate with the s the town. The Council have also commissioned consultants to undertake a Lands Appraisal of the proposed regeneration. The appraisal assesses the proposed la density parameters. The assessment concludes that the development would not hav 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 wil influence the design of the development, including a detailed landscape and visual in identifying detailed mitigation of adverse effects.
724	I fully agree that the design should complement the town and buildings already here, however high quality, well thought out design which improves the environment is not usually associated with affordable housing	housing should also be comprised of high-quality design	Comments noted. Affordable housing will be required to be constructed to Develop Standards, whereby homes should be of high quality, innovative and sustainable.
726	No	No changes are proposed	Comments noted.
767	A leisure centre improves everyone's health and well-being. Our community is growing rapidly therefore cannot continue to rely on pyle or Bridgend as their communities	Leisure centre required in Porthcawl	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, dev site-specific requirements including masterplan development principles and placemal Policy PLA1 – Page 63).
	continue to increase also.		With regards to leisure, an area north of the marina within Salt Lake will be safe potentially a hotel. In the event that a hotel facility is not delivered then the site could of leisure/tourism/commercial, year round, wet-weather attraction. In terms of open s development of Porthcawl Waterfront to incorporate Green Infrastructure and Outd which are to be delivered in accordance with Policy COM10 and Outdoor Recreation Development Supplementary Planning Guidance
			Additionally, 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).
768	It's a great ambition but needs to be balanced with reality ie great to get rid of the eyesore that salt lake car park has become	Car parking required in Porthcawl	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 accon car park on the existing Hillsboro car par enabling more ground floor space to be give

tunities for renewable or low and layouts using sustainable nt safeguards and enhances

and associated masterplan

evelopment will be subject to naking principles (See Deposit

ment Porthcawl Conservation harbour, immediately adjacent e setting of this historic core of dscape/Seascape and Visual land use, storey height and have an adverse impact on the eing incorporated at detailed dramatic and positive change essible open spaces and highwill be undertaken, in order to all assessment that will assist

lopment Quality Requirement

evelopment will be subject to naking principles (See Deposit

afeguarded for a leisure use, uld provide an alternative form n space, Policy PLA1 requires utdoor Recreation Facilities of on Facilities and New Housing

gement policies will promote and protection of well-located, urism in the County including Destination Management Plan

obust parking strategy will be ommodate a new multi storey given over to public realm and

	but you need to incorporate viable and substantial alternative parking resolutions for visitors		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 immediat Hillsboro Place.
775	75 I urge the council to ensure that accessibility Ensure the council to ensure that accessibility Ensure the the council to ensure the the the council to ensure the the council to ensure the the the the the the the the the th	Ensure that	The authority has a strong desire to facilitate and actively encourage a modal shi public transport and the provision of a new bus terminus is integral to this as well Future Wales Plan. As such, a new 'bus terminus' may also be located along the Pe as a boulevard where visitors and locals could arrive at, and depart from the regener The location of the bus terminus will enable access towards the waterfront and also t has also undertaken feasibility work to explore proposals to deliver a bus terr 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. Comments noted. A wide range of technical evidence and background papers hav
	standards are applied rigorously to all properties to ensure that housing, work,	accessibility	the Deposit Plan.
	leisure and other opportunities are not denied to disabled people because of a failure to apply Lifetime Home and other minimum standards	standards are applied	The Council have prepared a Sustainability Appraisal to inform the Replacement LDI was carried out to identify the likely significant environmental and wider sustainabile Plan. It also considers whether any mitigation and enhancement measures should Replacement LDP to ensure the avoidance of likely significant adverse effects and the of the plan. One particular objective of the Sustainability Appraisal seeks to provide for all residents living within the County Borough. Policies within the Deposit Plan are effects on aspects of this Sustainability Appraisal objective.
			Due consideration has also been given to the Well-Being of Future Generations Actively piece of legislation which aims to further improve the social, economic, environm 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) tool ensuring the appropriate steps are taken to comply with the Public Sector Ec Assessment legislation and to demonstrate that we have shown due regard to the ne outcome resulting from socio-economic disadvantage when taking strategic decision Duty.
			During the plan period, development proposals within the LDP are expected to delive dwellings across the County Borough in order to contribute to the level of housing n Where a bespoke need has been identified, and on appropriate sites, new developm provide for more specialist affordable housing provision including accessible accommon to be appropriate for such provision to be required on every site as this will depend the type of development, viability considerations and the level of housing need identified
781	A scale model of the proposed design development should be available for public	Scale model of the proposed	Comments noted. The Council will be going out for public consultation shortly or prepared for Porthcawl.
	viewing and discussion as soon as possible	design of development should be made available for public discussion	However, it is the view of the Council that the overall objectives of the Community as originally set out in with the approved Delivery Agreement, including the CIS considered that the LDP has been prepared in accordance with the LDP 'Preparation the Development Plans Manual (Edition 3).

he, the aspiration is that travel de schemes, greatly reducing ed widespread support for the liate outlook of properties on

hift towards increased use of ell 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

ave been prepared to support

DP (See Appendix 9) of which bility effects from the Deposit ald be incorporated within the to enhance the effectiveness e equality and social inclusion re predicted to have a positive

Act (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

iver a total of 1,646 affordable need identified by the LHMA. oment may also be required to mmodation. However, it would and on the location of the site, entified for that area.

on the Placemaking Strategy

ty Involvement Scheme (CIS) IS have been met. It is also ation Requirements' set out in

791	I would like to see it fit in with the	Would like to see	 The Council previously consulted the public on the Preferred Strategy of which wa to 8th November 2019. Following the public consultation period the Council wing representations made in accordance with LDP Regulation 16(2) before determinin LDP. As such the Council drafted an initial Consultation Report (See Appendix 8-Consultation Report) for publishing. This report was subsequently signed off by meering 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 public participation. This was to ensure a range of views could be considered as pay wide consensus on the Replacement LDP's strategy and policies. A number of const to ensure efficient and effective consultation and participation, in accordance withincluded: A Legal Notice was placed within the Glamorgan Gazette on 3rd June 2021 The package of consultation documents were been made available online vin Council's Website (www.bridgend.gov.uk/ldpconsultation). Respondents or electronic survey online to make a formal representation. Printed reference copies were placed within public facing Council buildings, County Borough (fixed and mobile), subject to social distancing guidelines. also available to view at the Council's Civic Offices in Angel Street, Bridger only as the offices had not re-opened to the public due to the pandemic. Ha were also been made available at these locations for members of the public Dissemination of hard copies of information to individuals. Members of the copy of the survey by post to complete by hand (free of charge). There was a of the whole Deposit Plan to cover printing and postage costs for such a large for a 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 n periodically on Facebook, LinkedIn and Twitter
731	environment and also be environmentally friendly to the local wildlife and wild flower we have in the town I want to see the town work to its full potential	Strategic Allocation PLA1: Porthcawl Waterfront fit in with the environment	site-specific requirements including masterplan development principles and placema Policy PLA1 – Page 63). PLA1 requires the creation of a multi-functional green infra site that facilitates active travel, enhances biodiversity, provides sustainable dra communities. that there must be particular emphasis on incorporating appropria biodiversity, providing habitats for local species and supporting a range of opportun play in addition to community-led food growing.

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 3 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

s, including every library in the s. The reference copies were end, although by appointment lard copies of the survey form c to complete by hand.

ne public were able request a s a £25 charge for a hard copy rge document.

as notified by letter or email of the Deposit Consultation. now to access the package of ssed, additional representors

gagement events for all Town

media posts were released erent thematic areas / parts of

working groups, including the

to book one to one telephone nay have had. They were able

notice boards.

evelopment will be subject to naking principles (See Deposit frastructure network within the drainage and fosters healthy priate landscaping, protecting unities for formal and informal

			 In terms of the potential environmental impact, a Phase 1 Habitat Survey has been ur determines what ecology constraints may exist within the site. The findings is development would not have any adverse impact. Whilst further surveys will be development of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of development 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 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 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 : 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 wildflife refuge/hibernation within structural landscaping and open spaces. The Council have commissioned consultants to undertake a Landscape/Seascape proposed regeneration. The appraisal assesses the proposed land use, storey heig across an extensive eare, 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 would not
794	Whilst the aesthetic of the designs seem	Concerns relating	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, dev
	strong and in keeping with the area and the	to Strategic	site-specific requirements including masterplan development principles and placemal
	I support sustainable policies, I feel that the	Allocation PLA1:	Policy PLA1 – Page 63). The provision of new residential units, including affordabl
	Seafront development in Porthcawl is too	Porthcawl	delivery of other vital regeneration requirements comprising flood defences, p
1	housing and commercial biased and that an	Waterfront	enhanced active travel links plus education, retail and community facility provision.
	opportunity for public services provision has		

undertaken, of which robustly indicate that the proposed be undertaken, the proposed e conservation issues.

ld be incorporated as part of

hroughout development wildlife designed around

nd cycling for utility, recreation

scaping appropriate to local

nectivity between habitats for

e species within the area;

routes linking them to homes

gh the provision of verges of

ner places of shelter for

be and Visual Appraisal of the eight and density parameters. In adverse impact on the eing incorporated at detailed dramatic and positive change essible open spaces and highwill be undertaken, in order to al assessment that will assist

n the Replacement LDP (See ental and wider sustainability ncement measures should be ificant adverse effects and to oment of Porthcawl Waterfront beneficial effects.

evelopment will be subject to naking principles (See Deposit able dwellings, will enable the public open space, leisure,

	interaction for tourist and communities other seafronts have developed things like play areas, skateparks, lidos, outdoor exercise areas, etc that have engaged tourist and the local community alike and a plan that is so weighted in favour of housing and commercial provision is not something I can support.		 With regards to leisure, an area north of the marina within Salt Lake will be safe potentially a hotel. In the event that a hotel facility is not delivered then the site could of leisure/tourism/commercial, year round, wet-weather attraction. In terms of open s development of Porthcawl Waterfront to incorporate Green Infrastructure and Outd which are to be delivered in accordance with Policy COM10 and Outdoor Recreation Development Supplementary Planning Guidance. Additionally, 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).
803	No	No changes proposed	Comments noted.
808	yes having worked hard for all of my life (which as enabled me to purchase a house in Porthcawl) i hope that any developments on any part of the front in Porthcawl are Decent (Take a look at the Mistakes that Llanelli Council made on the Millenium walk Estates on the sea front They are Dreadfull ???	Ensure Strategic Allocation PLA1: Porthcawl Waterfront is designed appropriately	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, dev site-specific requirements including masterplan development principles and placema Policy PLA1 – Page 63). The provision of new residential units, including affordabl delivery of other vital regeneration requirements comprising flood defences, p enhanced active travel links plus education, retail and community facility provision. 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 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 in identifying detailed mitigation of adverse effects.
881	This is a very standard piece of text straight out of the text book - have been there! The key is how this is transmitted into reality by the masterplanning of the various sites and individual project design briefs which are produced - plus looking for value not cheapest price to give a higher return.	into reality is key	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). Policy PLA1-5 (See Deposit Plan – Page 62) detail the site-specific requirements Development Sites in Regeneration Growth Areas and Sustainable Growth Areas. Su a wide range of land uses including affordable housing, education, recreation facilitie travel plus appropriate community facilities and commercial uses. Delivery of thes fundamental in achieving the Replacement LDP's Vision and Objectives for the Court The Deposit LDP Consultation document did not contain detailed masterplans for ar sites. This was a conscious decision taken by officers at the time which reflected the work was and is still being developed. It was felt that including draft plans that may I version would be misleading. When approved for submission to Welsh Government, masterplans, and these will reflect the development and masterplan principles outlined.
884	if the 'Bottle Bank' in Porthcawl is an example of good design, it does not auger well for any other development1	Concerns over design	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, dev site-specific requirements including masterplan development principles and placema Policy PLA1 – Page 63).

afeguarded for a leisure use, uld provide an alternative form n space, Policy PLA1 requires utdoor Recreation Facilities of on Facilities and New Housing

gement policies will promote and protection of well-located, urism in the County including Destination Management Plan

evelopment will be subject to naking principles (See Deposit able dwellings, will enable the public open space, leisure,

be and Visual Appraisal of the eight and density parameters. In adverse impact on the eing incorporated at detailed dramatic and positive change essible open spaces and highwill be undertaken, in order to al assessment that will assist

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

s for the mixed-use Strategic Such development will deliver ties, public open space, active ese Strategic Sites will prove ounty Borough.

any of the proposed strategic the fact that master planning y have no bearing on the final it, the Deposit LDP will include ined in Policies PLA1 – PLA5. evelopment will be subject to naking principles (See Deposit

			Policy PLA1 will ensure the site's masterplan will seek to preserve and compleme Area and associated Grade II Listed Buildings, including the listed buildings in the ha to the south of the site. The development will therefore positively integrate with the s the town. The Council have also commissioned consultants to undertake a Lands Appraisal of the proposed regeneration. The appraisal assesses the proposed la density parameters. The assessment concludes that the development would not hav Landscape/Seascape of Porthcawl, subject to appropriate design responses bein design stage. The assessment recognises that the development offers to impose a di 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 in identifying detailed mitigation of adverse effects.
894	I have not seen any design in the plan. All I have seen blocks of land for development not detail. The strategy has identified 40 jobs through Aldi. There will be more cars and people will still have to travel for work. We are not coping with the roads now so how on earth with all these extra houses will we manage you can at least double the amount of traffic on the road.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront / employment	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, dev site-specific requirements including masterplan development principles and placema Policy PLA1 – Page 63). The provision of new residential units, including affordab delivery of other vital regeneration requirements comprising flood defences, p enhanced active travel links plus education, retail and community facility provision. Whilst a high level masterplan has been developed for the development of Porthc will be required to accompany a planning application in addition to other supportion need to be agreed with the Council prior to development commencing.
			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 appri- measures and infrastructure are not delivered. Therefore a Strategic Transport Asso has been undertaken to consider the impact of plan proposals and help guide delivering land allocations by means of modelling and quantifying the transport imp technical notes accompanying this assessment demonstrate that the proposed lev- within the LDP can be accommodated within the BCBC Highway Network with suita
			Furthermore, Policy PLA1 ensures that development of the site will require a new enable access to the Sandy Bay development parcels. Highway improvements will 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 requirement Assessment and as identified in the Transport Measures Priority Schedule.
			The authority has a strong desire to facilitate and actively encourage a modal shi public transport and the provision of a new bus terminus is integral to this as wel Future Wales Plan. As such, a new 'bus terminus' may also be located along the Pe 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 t has also undertaken feasibility work to explore proposals to deliver a bus terr 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.
928	You really think a load of cookie cutter houses being placed right at the heart of a tourist driven town is a great asset to it in design or quality! Don't be ridiculous	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 the period have been analysed and discussed within the Strategic Growth Options Based how the County Borough's demographic situation is likely to change from the strategic for the stra

ment Porthcawl Conservation harbour, immediately adjacent e setting of this historic core of dscape/Seascape and Visual land use, storey height and ave an adverse impact on the eing incorporated at detailed dramatic and positive change essible open spaces and highwill be undertaken, in order to al assessment that will assist

evelopment will be subject to haking principles (See Deposit able dwellings, will enable the public open space, leisure,

ncawl Waterfront, detail plans rting information of which will

travel and promote the use of likely result in greater travel propriate mitigating transport seessment (See Appendix 36) e and inform the process of npact of these proposals. The level of development detailed itable mitigation.

v roundabout and link road to vill also be required to ensure roundabout. Off-site highway ents arising from the Transport

hift towards increased use of ell 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 Background Paper. This has from 2018-2033 and informed

	the most appropriate response for the Replacement LDP. As such the Repla appropriate plan requirement to enable a balanced level of housing and employmen sustainable patterns of growth, support existing settlements and maximise viable aff
	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 existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities through 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.
	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 comprehense 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 princ PLA1 – Page 63). The provision of new residential units, including affordable dwellin of other vital regeneration requirements comprising flood defences, public open space travel 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 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 (include 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 facily site could provide an alternative form of leisure/tourism/commercial, year rour

acement LDP identifies an ent provision that will achieve ffordable housing 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

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 at, only those sites deemed

I be subject to site-specific inciples (See Deposit Policy lings, will enable the delivery ace, leisure, enhanced active

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

cluding affordable housing), the harbour within Salt Lake cility is not delivered then the und, wet-weather attraction.

			Furthermore, the comprehensive enhancement of the Eastern Promenade with r better landscaping provides an exciting opportunity to create an area that will not on also act, with others, to set a quality benchmark which will also need to be achieved
			Mixed-use development will be encouraged throughout the development. Commer on the ground floor if there is market demand for such uses. Retail uses, restaurants encouraged. This mix of uses will help bring life and vitality during the day and into
			Sandy Bay will accommodate public open space, residential, education provision a open space, Policy PLA1 requires development of Porthcawl Waterfront to incorpora Outdoor Recreation Facilities of which are to be delivered in accordance with F Recreation Facilities and New Housing Development Supplementary Planning Guid
			Additionally, there are plans for creating new facilities at Cosy Corner, including correcting employment opportunities. The plans for Cosy Corner include an all-new start which will feature new premises suitable for retail and start-up enterprises. The courrecting 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 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 policity development. The LDP will also provide the framework for the provision and protiquality, tourism, sport, recreation and leisure facilities and to diversify tourism in the thereby contributing to the Aims and Priorities of the Bridgend County Destinatio 2022) (See Appendix 30).
			Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform Appendix 9) of which was carried out to identify the likely significant environmer effects from the Deposit Plan. It also considers whether any mitigation and enhance 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 b
939	Yes good design is essential and thought and discussion with what communities want. Porthcawl is a tourist town and yet when people excitedly post that they are coming to stay in Porthcawl and can we tell them what to do on a rainy	Lack of tourist facilities in Porthcawl	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, developments requirements including masterplan development principles and placema Policy PLA1 – Page 63). The provision of new residential units, including affordab delivery of other vital regeneration requirements comprising flood defences, penhanced active travel links plus education, retail and community facility provision.
	daynothing, no pool, no cycle track. Please when designing your town look at the success of Abergavenny, they continue to grow and bloom.		With regards to leisure, an area north of the marina within Salt Lake will be safe potentially a hotel. In the event that a hotel facility is not delivered then the site could of leisure/tourism/commercial, year round, wet-weather attraction. In terms of open development of Porthcawl Waterfront to incorporate Green Infrastructure and Out which are to be delivered in accordance with Policy COM10 and Outdoor Recreation Development Supplementary Planning Guidance.
			Additionally, 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 touri

new buildings, facilities and only enhance the frontage but ed elsewhere.

ercial units will be considered s and cafes will be particularly o the evening.

and commercial. In terms of prate Green Infrastructure and Policy COM10 and Outdoor idance.

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 nd a canopy structure capable

olicies will promote tourism otection of well-located, good e County including Porthcawl, ion Management Plan (2018-

n the Replacement LDP (See ental and wider sustainability neement measures should be ificant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

evelopment will be subject to naking principles (See Deposit able dwellings, will enable the public open space, leisure,

afeguarded for a leisure use, uld provide an alternative form n space, Policy PLA1 requires utdoor Recreation Facilities of on Facilities and New Housing

gement policies will promote and protection of well-located, urism in the County including

			Porthcawl, thereby contributing to the Aims and Priorities of the Bridgend County Des (2018-2022) (See Appendix 30).
943	success is to balance the nature of the development with the interests of tourism and that of the environment. What about the interests of the residents and visitors who may not benefit? Surely they should be considered. Porthcawl is a seaside town and should be valued for what it is, not somewhere to build houses on the sea	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 from the most appropriate response for the Replacement LDP. As such the Repla appropriate plan requirement to enable a balanced level of housing and employmen sustainable patterns of growth, support existing settlements and maximise viable aff	
	front. If this area is to be developed it should be made attractive and a place for relaxation, the restorative well being of residents and visitors and pursuit of leisure interests. That is what a seaside town should be. LDP Proposal States - benefiting from a range of leisure facilities What leisure uses. Ratepayers Money from Porthcawl has not benefited its residents.	or of re n - es m	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 existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities through 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.
	We do not have a leisure centre or swimming pool like Bridgend. If built where would it go? LDP Proposal States - The site will deliver - leisure facilities, a bus terminus, recreation facilities etc Again leisure facilities are mentioned but to have these you have to provide parking for those who use them. A bus terminus may not	The Replacement LDP apportions sustainable growth towards settlements that alresservices, facilities and employment opportunities and are most conducive to educelopment. 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.	
	provide means of transport for everyone. Place Making Principles LDP Proposal States - pursue transit orientated development that prioritises, walking, cycling and public transport use, whilst reducing private motor vehicle dependency. Porthcawl has an ageing population which is unlikely to change as people retire to the seaside. People cannot change overnight		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 assessible 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.
	and some may not want to or be physically able to do so. LDP Proposal States - Community led food growing. How will this be maintained and kept tidy. It may become a congregating place for people who are not going to garden. LDP Proposal States - The key to the area's success is to balance		As part of the proposed allocation of Porthcawl Waterfront, development will requirements including masterplan development principles and placemaking princ PLA1 – Page 63). The provision of new residential units, including affordable dwellin of other vital regeneration requirements comprising flood defences, public open space travel links plus education, retail and community facility provision.
	The key to the area's success is to balance the nature of the development with the interests of tourism and that of the environment. What about the interests of the residents and visitors who may not benefit? Surely they should be considered. Porthcawl is a seaside town and should be		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

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ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has from 2018-2033 and informed placement LDP identifies an ent provision that will achieve affordable housing delivery.

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

lready 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 consulted 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

I be subject to site-specific inciples (See Deposit Policy llings, will enable the delivery ace, leisure, enhanced active

the framework to deliver the ional significance through the ole distribution and variety of upon areas of attractive open og the seafront, supplemented our and Trecco Bay. Physical

valued for what it is, not somewhere to build	development of the waterfront in this manner will improve the attractiveness of the to
houses on the sea front. If this area is to be	work, enhance the vibrancy of the Town Centre and deliver wider socio-economic ben
developed it should be made attractive and	settlement of Porthcawl to thrive and prosper.
a place for relaxation, the restorative well	
being of residents and visitors and pursuit of	In terms of Salt Lake, development will include a new food store, residential (inclu
leisure interests. That is what a seaside	supporting commercial uses and leisure. With regards to leisure, an area north of th
town should be. LDP Proposal States -	will be safeguarded for a leisure use, potentially a hotel. In the event that a hotel facili
benefiting from a range of leisure facilities	site could provide an alternative form of leisure/tourism/commercial, year round
What leisure uses. Ratepayers Money from	Furthermore, the comprehensive enhancement of the Eastern Promenade with ne
Porthcawl has not benefited its residents.	better landscaping provides an exciting opportunity to create an area that will not only
We do not have a leisure centre or	also act, with others, to set a quality benchmark which will also need to be achieved
swimming pool like Bridgend. If built where	
would it go? LDP Proposal States - The	Mixed-use development will be encouraged throughout the development. Commerci
site will deliver - leisure facilities, a bus	on the ground floor if there is market demand for such uses. Retail uses, restaurants a
terminus, recreation facilities etc Again	encouraged. This mix of uses will help bring life and vitality during the day and into the
leisure facilities are mentioned but to have	
these you have to provide parking for those	Sandy Bay will accommodate public open space, residential, education provision ar
who use them. A bus terminus may not	open space and recreation, it's acknowledged that such provision is considered imp
provide means of transport for everyone.	being, therefore the development should aim for standards in excess of the minimur
Place Making Principles LDP Proposal	Policy PLA1 requires development of Porthcawl Waterfront to incorporate Green I
States - pursue transit orientated	Recreation Facilities of which are to be delivered in accordance with Policy COM1
development that prioritises, walking,	Facilities and New Housing Development Supplementary Planning Guidance.
cycling and public transport use, whilst	
reducing private motor vehicle dependency.	Additionally, there are plans for creating new facilities at Cosy Corner, including com
Porthcawl has an ageing population which	creating employment opportunities. The plans for Cosy Corner include an all-new sto
is unlikely to change as people retire to the	which will feature new premises suitable for retail and start-up enterprises. The counc
seaside. People cannot change overnight	meeting space for community use, a parade square for the Sea Cadets and an office
and some may not want to or be physically	well as changing facilities for users of the nearby marina. If funding allows, plans a
able to do so. LDP Proposal States -	enhance the scheme with new landscaping, public seating, a children's play area and a
Community led food growing. How will this	of providing comfortable outdoor shelter from rain and the sun.
be maintained and kept tidy. It may become	Stratagia Daliov 16: Tourism and supporting development management polici
a congregating place for people who are not	Strategic Policy 16: Tourism and supporting development management polici
going to garden.	development. The LDP will also provide the framework for the provision and protect quality, tourism, sport, recreation and leisure facilities and to diversify tourism in the C
	thereby contributing to the Aims and Priorities of the Bridgend County Destination
	2022) (See Appendix 30).
	Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform the
	Appendix 9) of which was carried out to identify the likely significant environmenta
	effects from the Deposit Plan. It also considers whether any mitigation and enhance
	incorporated within the Replacement LDP to ensure the avoidance of likely signification
	enhance the effectiveness of the plan. The findings of the SA indicate that developme
	with its proposed range of land uses will likely produce a wide range of significant be
	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, gr

e town as a place to live and enefits that allow the broader

icluding affordable housing), the harbour within Salt Lake cility is not delivered then the und, wet-weather attraction. new buildings, facilities and only enhance the frontage but ed elsewhere.

rcial units will be considered and cafes will be particularly the evening.

and commercial. In terms of mportant for health and wellhum. In terms of open space, in Infrastructure and Outdoor 110 and Outdoor Recreation

ommunity facilities whilst also stone and glass-clad building incil also wants to create new ice for the harbour master as are in place that will further ad a canopy structure capable

licies will promote tourism stection of well-located, good county including Porthcawl, on Management Plan (2018-

the Replacement LDP (See ental and wider sustainability cement measures should be ficant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

will be critical to the success torey car park on the existing lic realm and development. on is that travel to Porthcawl greatly reducing the number

			of private vehicles requiring parking facilities. Consultations confirmed widespread a multi storey car park whilst recognising it will change the immediate outlook of proper The authority has a strong desire to facilitate and actively encourage a modal shi public transport and the provision of a new bus terminus is integral to this as well 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 regener The location of the bus terminus will enable access towards the waterfront and also thas 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.
			In terms of the proposed community led food growing aspect of the development, ke at the detailed planning application stage.
972	No	No changes proposed	Comments noted.
978	There should be a rule no high rise developments. Developments over 2 Stories	No high-rise buildings exceeding two storeys	Comments noted. The Council have also commissioned consultants to undertake a Visual Appraisal of the proposed regeneration. The appraisal assesses the proposed and density parameters. The assessment concludes that the development would r on the Landscape/Seascape of Porthcawl, subject to appropriate design respondetailed design stage. The assessment recognises that the development offers to improve the across an extensive area, replacing areas of dereliction with new or enhance and high-quality buildings and facilities. Further detailed assessments and consideration order to influence the design of the development, including a detailed landscape and assist in identifying detailed mitigation of adverse effects.
982	Have you actually read the above when considering the seafront in Porthcawl??????? What idiot considered your plans would enhance the seafront in Porthcawl?	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 A Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options B considered how the County Borough's demographic situation is likely to change from the most appropriate response for the Replacement LDP. As such the Repla appropriate plan requirement to enable a balanced level of housing and employmer sustainable patterns of growth, support existing settlements and maximise viable af 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 existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities thr 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. 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 comprehence Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of a sett

d support for the concept of a perties on Hillsboro Place.

hift towards increased use of ell 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

key details will be determined

e a Landscape/Seascape and bosed land use, storey height a not have an adverse impact bonses being incorporated at mpose a dramatic and positive nced accessible open spaces erations will be undertaken, in nd visual assessment that will

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 blacement LDP identifies an ent provision that will achieve affordable housing delivery.

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 Wales and seeks to minimise

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ensive range of variables the of supporting regeneration-led

			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 prin PLA1 – Page 63). The provision of new residential units, including affordable dwellin of other vital regeneration requirements comprising flood defences, public open space travel 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 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 wil influence the design of the development, including a detailed landscape and visual in identifying detailed mitigation of adverse effects.
			Furthermore, the Council have prepared a Sustainability Appraisal (SA) to inform t Appendix 9) of which was carried out to identify the likely significant environmen effects from the Deposit Plan. It also considers whether any mitigation and enhance 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
985	Can we have some statues and street art	Statues and street art required	Comments noted. Opportunities to integrate public art will be considered as experience, capitalising on the natural environmental assets of the seafront of Pol time, movement and tide under the broad concept of 'art and science'.
989	I cannot see how building a supermarket and housing on a prime waterfront area in Porthcawl is going to add and enhance the	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

availability of amenities and

te has been assessed against consulted 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 inciples (See Deposit Policy Ilings, will enable the delivery pace, leisure, enhanced active

the framework to deliver the ional significance through the ole distribution and variety of upon areas of attractive open of the seafront, supplemented our and Trecco Bay. Physical he town as a place to live and benefits that allow the broader

be and Visual Appraisal of the eight and density parameters. In adverse impact on the eing incorporated at detailed dramatic and positive change essible open spaces and highwill be undertaken, in order to al assessment that will assist

n the Replacement LDP (See ental and wider sustainability incement measures should be ificant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

s part of the resident/visitor Porthcawl such as wind, light,

ation of the most appropriate upon well informed, evidence < 42 – Background Paper 2:

er m sı	urrounding area! It will be another mbarrassing ill thought out eye sore. The najority of local residents agree that a	Porthcawl Waterfront	Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options Ba
ro bu ot	upermarket and housing will be a negative npact on the aesthetics of the seafront and reating a building that has a wave on the bof is a poor attempt on trying to 'tie in' a uilding with its environment. Please look at ther Welsh seaside towns to see how a easide town could and should look!		 considered how the County Borough's demographic situation is likely to change from the most appropriate response for the Replacement LDP. As such the Repla appropriate plan requirement to enable a balanced level of housing and employment sustainable patterns 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 on the delivery of the brownfield regeneration allocations identified in the existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities throw 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. The Replacement LDP apportions sustainable growth towards settlements that alres services, facilities and employment opportunities and are most conducive to a development. As such, a Settlement Assessment has been undertaken (See Aps sustainable settlement hierarchy. Based upon the consideration of a comprehens 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 assessib 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 assessib based on any specific issues they raised in terms of their deliverabilit
			 has a limited convenience offer which is significantly below the UK average. Althor range of smaller food stores suitable for top-up shopping, there is only one large sup food shopping. This provides limited consumer choice and means that most residents to meet their needs. Marketing for a new foodstore was carried out in autumn 2020 whereby numerour received and appraised. A robust selection process in which each bid was carefully at development brief resulted in Aldi Stores Ltd being identified as the preferred bidder.

the whole Replacement LDP Background Paper. This has om 2018-2033 and informed lacement LDP identifies an ent provision that will achieve affordable housing 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 ent opportunities within these Vales and seeks to minimise

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 s to demonstrate the site's at, only those sites deemed

I be subject to site-specific inciples (See Deposit Policy llings, will enable the delivery ace, leisure, enhanced active

Study) that the centre fulfils its viability. However, the centre hough the centre contains a supermarket suitable for main ts must travel to other centres

rous bids (five in total) were assessed against a planning er. The planning development uld act as 'gateway buildings'

			as well as incorporating appropriate access and active travel arrangements. The destore site 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 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 we Waterfront Regeneration Scheme and is intended to act as a precursor to, and card 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							
993	I would prefer to see buildings to be renovated rather than demolished and	should be	terminus, active travel facilities and more. Comments noted. The LDP provides the framework for the renovation of existing bu planning policies contained within the plan.							
	replaced . I believe this to be more sustainable. I also think that when buildings are left empty for whatever reason they should be maintained and not left to deteriorate which is happening far too often within the county.		Whilst it is beyond the scope of the LDP to maintain empty buildings, the Council ha a potential source of capacity as set out in an Urban Capacity Study 2020 (See A that such sites make an important contribution to the overall housing land supply, a windfall provision as set out in the Deposit Plan (See Table 7).							
998	The LDP does not consider people's health and well being unless you and stupid enough to believe that park and ride will work and reduce emissions through less cars. People will use cars. I would love to	Concerns relating to LDP / Strategic Allocation PLA1: Porthcawl Waterfront	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).							
	see the plan for cycle routes because the current one is a shambles. I would like to see the plan for bridle ways to allow horse riders to ride safely but the plan seems to be to shut these down to make way for more future housing. I suspect that the way the houses will be build will be ecologically sound to promote the health and well being of the community. This would meet the criteria but there is not consideration to		The Replacement LDP has been prepared in line with the Well-Being of Future Gen 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 spe issues affecting the County Borough. Background Paper 10 (See Appendix Replacement LDP assists in the delivery of the 7 Well-being Goals. The Replac 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 ov wellbeing objectives and steps, and how we want Bridgend to look in 10 years' time. Appendix 49), demonstrates that the Replacement LDP assists in the delivery of the							
	leisure and active lifestyle that is meaningful and well thought through. There has been no consultation up to now. Plans are being cemented without reading what people have to say. CPO's have already gone out and the consultation process has not been completed. Even Charles Smith is campaigning against his own development plan because he does not want housing in his ward. This is just a money making									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 inf response for the Replacement LDP. As such the Replacement LDP identifies an ap to enable a balanced level of housing and employment provision that will achieve sus support existing settlements and maximise viable affordable housing delivery.
	exercise that is not in the best interest of the community that exists today. This is not about future generations because if it was you would invest in the young and not take all their open space away from them. You		The distribution of growth is further evaluated and justified in the Spatial Strategy (See Appendix 43 – Background Paper 3). The strategy prioritises the development 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 through the strategy and the stategy are still denoted as regeneration priorities.							

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, t.

worked up for the Porthcawl catalyst for, future phases of will be constructed alongside as of green open space, bus

buildings through the relevant

has identified empty homes as Appendix 29). Its recognised , as such, have contributed to

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

enerations Act of which places s been developed to take into pecific characteristics and key x 50) demonstrates that the acement LDP has also been The Bridgend Well-being Plan over the next five years; our ie. Background Paper 9 (See the local well-being plan.

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

are creating a nightmare to support bi cities. This plan is about destruction an	settlements accords with the site-search sequence outlined in Planning Policy Wa
manipulation of words to gain grants an funding.	developmental pressure on 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 Agricultural land). Replacement LDP will maintain Porthcawl's role as a Main Settlement capable of signwith, 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 prin PLA1 – Page 63). The provision of new residential units, including affordable dwellin of other vital regeneration requirements comprising flood defences, public open space travel links plus education, retail and community facility provision.
	In terms of active travel provision, Policy PLA1 requires 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 East Town Centre and Porthcawl Comprehensive School. Connections must be made route PORC3 and new routes should be provided to accord with the proposed routes Travel Network Maps: INM-POR-12, INM-POR-13, INM-POR-14, INM-POR-15, INM
	Please also refer to Bridgend's Integrated Network Maps (INMs) (https://www.bridge transport-and-parking/active-travel-routes/) of which details plans for a network of facilities over the next 15 years. Delivery of INM's proposals depend on funding. Als indicative, and may change as schemes develop.
	In terms of bridleways, I would suggest you contact the Council's Rights of Way Sec
	In terms of open space, Policy PLA1 requires development of Porthcawl Waterfront Infrastructure and Outdoor Recreation Facilities of which are to be delivered in acco and Outdoor Recreation Facilities and New Housing Development Supplementary F
	However, in terms of consultation, it is the view of the Council that the overall of Involvement Scheme (CIS) as originally set out in with the approved Delivery Agreen been met. It is also considered that the LDP has been prepared in accordance Requirements' set out in the Development Plans Manual (Edition 3).

nt opportunities within these Vales and seeks to minimise

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 s to demonstrate the site's at, only those sites deemed

I be subject to site-specific inciples (See Deposit Policy llings, will enable the delivery ace, leisure, enhanced active

ures to provide good quality, ce with Active Travel design. Istern Promenade, Porthcawl e to the existing active travel es within the Council's Active M-POR-17 and INM-POR-18.

gend.gov.uk/residents/roadsof Active Travel routes and Also, the INM's proposals are

ection to resolve queries.

nt to incorporate Green cordance with Policy COM10 Planning Guidance.

objectives of the Community ement, including the CIS have e with the LDP 'Preparation

100 2	Salt lake car park proposal would only benefit those who reside there it will not have any other benefit to the people of Porthcawl or tourists. It will only be of benefit to BcBC coffers.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, dev site-specific requirements including masterplan development principles and placema Policy PLA1 – Page 63). The provision of new residential units, including affordab delivery of other vital regeneration requirements comprising flood defences, p enhanced active travel links plus education, retail and community facility provision.
757	NO	No changes proposed	Comments noted.
			 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 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 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 were 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. T 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. Harr were also been made available at these locations for members of the public 1 Dissemination of hard copies of information to individuals. Members en the public of the whole Deposit Plan to cover printing and postage costs for such a copy of the survey by post to complete by hand (free of charge). There was a copy of the whole Deposit Plan to cover printing and postage costs for such as copy of the whole Deposit Plan to cover printing and postage costs for such as copy of the whole Deposit Plan to cover printing and postage costs for such as copy of the whole via devia added to the

vas held from 30th September was required to consider all ing the content of the deposit – Preferred Strategy & Initial members 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 ere able to complete an

s, including every library in the The reference copies were nd, although by appointment ard copies of the survey form c to complete by hand. public were able request a s a £25 charge for a hard h a large document. notified by letter or email posit Consultation. ow to access the package of

ed, additional representors

gement events for all Town

posts were released erent thematic areas / parts of

working groups, including the

book one to one telephone nay have had. They were 633. notice boards.

evelopment will be subject to naking principles (See Deposit able dwellings, will enable the public open space, leisure,

			In terms of Salt Lake, development will include a new food store, residential (inclusive (preferred use as a hotel) and supporting commercial uses. Car parking will the Hillsboro car park to the west of the Regeneration Area. Some visitor parking control the enhancement of the Eastern Promenade. Furthermore, the comprehensive er Promenade with new buildings, facilities and better landscaping provides an exciting area that will not only enhance the frontage but also act, with others, to set a quality need to be achieved elsewhere.
			Additionally, the proposed regeneration will open up a number of opportunities for 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 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 regener 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.
			With regards to leisure, an area north of the marina within Salt Lake will be safe potentially a hotel. In the event that a hotel facility is not delivered then the site could of leisure/tourism/commercial, year round, wet-weather attraction.
			In terms of open space and recreation, it's acknowledged that such provision is con and well-being, therefore the development should aim for standards in excess of the space, Policy PLA1 requires development of Porthcawl Waterfront to incorporat Outdoor Recreation Facilities of which are to be delivered in accordance with P Recreation Facilities and New Housing Development Supplementary Planning Guid
100 7	Salt Lake at Porthcawl needs to be community atea to attract visitors to our beautiful town. Supermarket should be slightly out of town not prime location.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront / supermarket /	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, dev site-specific requirements including masterplan development principles and placema Policy PLA1 – Page 63). The provision of new residential units, including affordabl delivery of other vital regeneration requirements comprising flood defences, p enhanced active travel links plus education, retail and community facility provision.
		community facilities	In terms of Salt Lake, development will include a new food store, residential (incluses supporting commercial uses and leisure. With regards to leisure, an area north of will be safeguarded for a leisure use, potentially a hotel. In the event that a hotel fact site could provide an alternative form of leisure/tourism/commercial, year rour Furthermore, the comprehensive enhancement of the Eastern Promenade with meter landscaping provides an exciting opportunity to create an area that will not on also act, with others, to set a quality benchmark which will also need to be achieved.
			In terms of open space and recreation, it's acknowledged that such provision is con and well-being, therefore the development should aim for standards in excess of the space, Policy PLA1 requires development of Porthcawl Waterfront to incorporate Outdoor Recreation Facilities of which are to be delivered in accordance with P Recreation Facilities and New Housing Development Supplementary Planning Guid
100 8	I believe that any development which sits within other well established buildings should conform to the same appearance. However, from what I have seen of some	Development should conform with well established	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, dev site-specific requirements including masterplan development principles and placema Policy PLA1 – Page 63).

ncluding affordable housing), will continue to be provided at could be introduced as part of enhancement of the Eastern citing opportunity to create an lity benchmark which will also

or improving public transport. hift towards increased use of ell 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

afeguarded for a leisure use, Ild provide an alternative form

onsidered important for health he minimum. In terms of open ate Green Infrastructure and Policy COM10 and Outdoor idance.

evelopment will be subject to naking principles (See Deposit able dwellings, will enable the public open space, leisure,

ncluding affordable housing), of the marina within Salt Lake acility is not delivered then the bund, wet-weather attraction. I new buildings, facilities and only enhance the frontage but ed elsewhere.

bnsidered important for health he minimum. In terms of open ate Green Infrastructure and Policy COM10 and Outdoor idance.

evelopment will be subject to naking principles (See Deposit

101 1	promenade in Porthcawl this does not seem to be the case. How can we be sure that design of any new developments will be in keeping with the area. Bridgend Council will only focus on building as many houses as possible on a given space e.g. Salt Lake plans	buildings in Porthcawl Concerns relating to Strategic Allocation PLA1: Porthcawl	Policy PLA1 will ensure the site's masterplan will seek to preserve and complete Area and associated Grade II Listed Buildings, including the listed buildings in the has to the south of the site. The development will therefore positively integrate with the site the town. The Council have also commissioned consultants to undertake a Lands Appraisal of the proposed regeneration. The appraisal assesses the proposed la density parameters. The assessment concludes that the development would not hav Landscape/Seascape of Porthcawl, subject to appropriate design responses beil design stage. The assessment recognises that the development offers to impose a d across an extensive area, replacing areas of dereliction with new or enhanced access quality buildings and facilities. Further detailed assessments and considerations wi influence the design of the development, including a detailed landscape and visual in identifying detailed mitigation of adverse effects. Comments noted. The masterplan for Porthcawl Waterfront has adopted a design p that development will be higher (and therefore denser) closer to the seafront (partic lower/less dense development toward the middle, northern and eastern peripheries this is that the seaside frontages of the development are far more capable of accom
		Waterfront	is information of the development are far more capable of account is important to note that the height and numbers of storeys indicated on the plan maximum and will be required to be of exceptional quality to ensure that coastal compromised with inappropriate or unattractive development. The Council have also commissioned consultants to undertake a Landscape/Seasc the proposed regeneration. The appraisal assesses the proposed land use, parameters. The assessment concludes that the development would not have Landscape/Seascape of Porthcawl, subject to appropriate design responses beil design stage. The assessment recognises that the development offers to impose a d across an extensive area, replacing areas of dereliction with new or enhanced access quality buildings and facilities. Further detailed assessments and considerations wi influence the design of the development, including a detailed landscape and visual in identifying detailed mitigation of adverse effects.
101 4	adding extra houses and taking away the salt lake will not be helping to improve the environment or peoples health or well being , but will be adding extra burdens and stress	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 Preferred Strategy Strategic Growth Options). A range of growth scenarios across t period have been analysed and discussed within the Strategic Growth Options B considered how the County Borough's demographic situation is likely to change from the most appropriate response for the Replacement LDP. As such the Repla appropriate plan requirement to enable a balanced level of housing and employment sustainable patterns of growth, support existing settlements and maximise viable af 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 existin 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 Watevelopmental pressure on Best and Most Versatile (BMV) agricultural land.

ment Porthcawl Conservation harbour, immediately adjacent e setting of this historic core of dscape/Seascape and Visual land use, storey height and ave an adverse impact on the eing incorporated at detailed dramatic and positive change essible open spaces and highwill be undertaken, in order to al assessment that will assist

a philosophy of which ensures ticularly toward the west) with es of the site. The rationale for mmodating taller structures. It an are a range and include a al views are enhanced rather

scape and Visual Appraisal of , 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 al assessment that will assist

ation of the most appropriate upon well informed, evidence (42 – Background Paper 2: the whole Replacement LDP Background Paper. This has from 2018-2033 and informed placement LDP identifies an ent provision that will achieve affordable housing delivery.

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 Wales and seeks to minimise

lready benefit from significant b enabling transit orientated

			development. As such, a Settlement Assessment has been undertaken (See A sustainable settlement hierarchy. Based upon the consideration of a comprehene 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 prin PLA1 – Page 63). The provision of new residential units, including affordable dwelli of other vital regeneration requirements comprising flood defences, public open space travel links plus education, retail and community facility provision.
			In terms of the potential environmental impact, a Phase 1 Habitat Survey has been undetermines what ecology constraints may exist within the site. The findings is development would not have any adverse impact. Whilst further surveys will be development of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not unacceptably constrained by biodiversity and nature of the site is not
			In terms of open space, Policy PLA1 requires development of Porthcawl Water Infrastructure and Outdoor Recreation Facilities of which are to be delivered in accord and Outdoor Recreation Facilities and New Housing Development Supplementary F
			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
101	I object to there being no public	Concerns relating	Comments noted. In terms of supporting infrastructure, an Infrastructure Delivery Pla
9	infrastructure to cope with the present developments as is, let alone any future developments	to infrastructure to support new development	(See Appendix 37). The IDP provides a single schedule of all necessary infrast development of allocated sites for the anticipated quantum of proposed housing/e plan period could not proceed. Such infrastructure includes transport, educat management, utilities in addition to community and cultural infrastructure.
104	Good design is fundamental when creating	Leisure facilities	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, dev
4	places where people want to live, residents	should be	site-specific requirements including masterplan development principles and placema
	should also be accommodated for, our	considered as	Policy PLA1 – Page 63). The provision of new residential units, including affordabl

Appendix 19) to establish a ensive range of variables the of supporting regeneration-led , availability of amenities and

te has been assessed against consulted 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 rinciples (See Deposit Policy ellings, will enable the delivery bace, leisure, enhanced active

undertaken, of which robustly indicate that the proposed be undertaken, the proposed conservation issues.

terfront to incorporate Green ccordance with Policy COM10 / Planning Guidance.

een produced (See Appendix ut which the development of s within the plan period could ed development includes the

Plan (IDP) has been produced astructure without which the p/employment uses within the ation, health, environmental

evelopment will be subject to naking principles (See Deposit able dwellings, will enable the

	youngsters have no leisure facilities, our teenagers have no amenities, these should be factored into the redevelopment of Porthcawl!	part of Strategic Allocation PLA1: Porthcawl Waterfront	 delivery of other vital regeneration requirements comprising flood defences, p enhanced active travel links plus education, retail and community facility provision. With regards to leisure, an area north of the marina within Salt Lake will be safe potentially a hotel. In the event that a hotel facility is not delivered then the site could of leisure/tourism/commercial, year round, wet-weather attraction. In terms of open space, Policy PLA1 requires development of Porthcawl Water Infrastructure and Outdoor Recreation Facilities of which are to be delivered in accord and Outdoor Recreation Facilities and New Housing Development Supplementary F 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
104 8	Placemaking is great, when being applied in the right locations. No design concept will work for a large retail outlet on prime tourism land, for example	Concerns relating to supermarket on Salt Lake	Comments noted. Evidence confirms (See Appendix 16 – Retail Study) that the control town centre 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 require making", taking in account 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 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 can 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.
105 6	We need to see design and restrictions for the proposed development before this is sold off and timescales with penalties need	Need to design and restrictions for proposed development	Comments noted. Policy PLA1-5 (See Deposit Plan – Page 62) detail the site-sp mixed-use Strategic Development Sites in Regeneration Growth Areas and Susta development will deliver a wide range of land uses including affordable housing, edu public open space, active travel plus appropriate community facilities and com

public open space, leisure,

afeguarded for a leisure use, uld provide an alternative form

terfront to incorporate Green coordance with Policy COM10 / Planning Guidance.

P) 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 er. The planning development ould act as 'gateway buildings' development brief for the food juire clear attention to "placeling area. This will enable a o and celebrating the maritime al of the site to Aldi Stores Ltd, it.

worked up for the Porthcawl catalyst for, future phases of will be constructed alongside as of green open space, bus

specific requirements for the stainable Growth Areas. Such education, recreation facilities, commercial uses. A detailed

	to be factored in along with sustainable proposals.		masterplan will need to be developed in line with this and agreed with the Co commencing. Delivery of these Strategic Sites will prove fundamental in achieving the and Objectives for the County Borough.
105 6	Good design is NOT erecting as many houses as you can fit into an area. Open spaces must be retained and enhanced. Ancient trees must be left in place and incorporated into the design to encourage wildlife to remain and flourish.	Open space and wildlife must be protected	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 hour 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 count 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 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 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 a forms an integral and significant part of development and wider infrastructure proposed.
			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.
105 8	Young people of Porthcawl are Being priced out of the town.	Porthcawl is unaffordable for young people	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 Based considered how the County Borough's demographic situation is likely to change from

Council prior to development he Replacement LDP's Vision

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

iversity with a broad range of e been refreshed and updated at in line with national planning puntryside, 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 y Borough. The assessment and Children's Playing Space o adopting a holistic approach nds, broad habitats) and the o ensure green infrastructure posals.

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

ation of the most appropriate upon well informed, evidence < 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has from 2018-2033 and informed

		the most appropriate response for the Replacement LDP. As such the Replacement appropriate plan requirement to enable a balanced level of housing and employmer sustainable patterns of growth, support existing settlements and maximise viable affects.
		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 existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities through Regeneration Growth Areas. The ongoing commitment to brownfield development settlements accords with the site-search sequence outlined in Planning Policy Ward developmental pressure on 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 prin PLA1 – Page 63). The provision of new residential units, including affordable dwellin of other vital regeneration requirements comprising flood defences, public open space travel links plus education, retail and community facility provision.
		In terms of affordable housing, Policy PLA1 will require the development of Porthcan an appropriate mix of dwelling sizes and types to meet local housing needs, including housing units to be integrated throughout the development. This level of provision updated Local Housing Market Assessment (LHMA) (See Appendix 23) of which provide an appropriate contribution to affordable housing provision, through viable th
5 This is critical and council should be ensuring it is working with the best creatives to make this happen. Porthcawl's whole identity is built around the sea so don't pver develop those prime seafront locations with housing or you will destroy the very thing that drives people to the town. Also, don't forget the role of The Pavilion and cultural events in this.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Comments noted. A Placemaking Strategy has been developed and produced of whe 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 s- 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 oper 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- et the broader settlement of Porthcawl to thrive and prosper.
	ensuring it is working with the best creatives to make this happen. Porthcawl's whole identity is built around the sea so don't pver develop those prime seafront locations with housing or you will destroy the very thing that drives people to the town. Also, don't forget the role of The Pavilion and cultural	ensuring it is working with the best creatives to make this happen. Porthcawl's whole identity is built around the sea so don't pver develop those prime seafront locations with housing or you will destroy the very thing that drives people to the town. Also, don't forget the role of The Pavilion and cultural

blacement LDP identifies an ent provision that will achieve affordable housing delivery.

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 Wales and seeks to minimise

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 consulted 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 rinciples (See Deposit Policy ellings, will enable the delivery bace, leisure, enhanced active

cawl Waterfront to incorporate ing 30% (335 units) affordable ion has been informed by an ch ensures that the plan will a thresholds and proportions. which provides the framework resort of regional significance a sustainable distribution and and improve upon areas of pen space along the seafront, ween the harbour and Trecco iveness of the town as a place o-economic benefits that allow

r			1	-
				The Council have also commissioned consultants to undertake a Landscape/Seasca the proposed regeneration. The appraisal assesses the proposed land use, 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 wil influence the design of the development, including a detailed landscape and visual in identifying detailed mitigation of adverse effects.
				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 tourist Porthcawl, thereby contributing to the Aims and Priorities of the Bridgend County De (2018-2022) (See Appendix 30).
	475	A supermarket is not the ideal use of the Salt Lake carpark. Detrimental to the highstreet and depriving tourists of car parking. Not good.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront / supermarket	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 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 destore site does not prescribe a particular architectural approach, but it does require development designed for human interaction and enjoyment whilst responding to a setting, cultural and heritage of Porthcawl. Cabinet members approved 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.
				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, go of private vehicles requiring parking facilities. Consultations confirmed widespread s multi storey car park whilst recognising it will change the immediate outlook of properties.
				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

scape and Visual Appraisal of , 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 al assessment that will assist

gement policies will promote and protection of well-located, irism in the County including Destination Management Plan

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

erous 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, t.

worked up for the Porthcawl catalyst for, future phases of will be constructed alongside as of green open space, bus

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 d support for the concept of a perties on Hillsboro Place.

nift towards increased use of ell as being part of the wider

			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.
9	The lack of green spaces shown in your LDP indicates that you have paid scant regard to health and well-being of the residents of Porthcawl. With regards to building design, the developers will only be interested in maximising houses upon the available land to attain maximum profit. The latest housing Bellway housing development in Newton is a prime example of this.	Lack of green space shown in LDP for 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 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 Repla appropriate plan requirement to enable a balanced level of housing and employment sustainable patterns of growth, support existing settlements and maximise viable aff
			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 existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities throw Regeneration Growth Areas. The ongoing commitment to brownfield development settlements accords with the site-search sequence outlined in Planning Policy Ward developmental pressure on 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 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 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 principleA1 – Page 63). The provision of new residential units, including affordable dwelling of other vital regeneration requirements comprising flood defences, public open space travel links plus education, retail and community facility provision.

Portway of which will function heration site and town centre. the town centre. The Council rminus within the Porthcawl n with Cardiff Capital Region

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 lacement LDP identifies an ent provision that will achieve affordable housing 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

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 s to demonstrate the site's at, only those sites deemed

I be subject to site-specific inciples (See Deposit Policy llings, will enable the delivery ace, leisure, enhanced active

111	I do not approve of any residential buildings on Salt Lake car park or Sandy Bay, I don't approve of the Aldi as it should have been placed in a different location. It will affect the businesses in Porthcawl Town Centre drastically - you should be supporting LOCAL BUSINESSES not foreign ones. Nothing is allocating car parking for the thousands of visitors that come here. Where are they going to park ??? you have not answered this whatsoever. Keep the areas open and pleasant to look at - we need need designs such as Aberavon placed here for our visitors. Nothing in the LDP is creating an amazing seaside resort - open your eyes to what other towns have created - use your imagination - housing is not suitable whatsoever in these locations.	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	 In terms of open space, Policy PLA1 requires development of Porthcawl Watel Infrastructure and Outdoor Recreation Facilities of which are to be delivered in acca and Outdoor Recreation Facilities and New Housing Development Supplementary F Policy PLA1 will also ensure that green infrastructure is incorporated as an intrinsi proposals across the regeneration area. There are a number of potential options for that could be incorporated as part of future development within the regeneration area Create an extensive viable network of green corridors and natural habitat thm 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 landso 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 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 to green infrastructure assets where appropriate; and schools; Enhance the transport system and help reduce effects of air pollution througt priority habitat, hedgerow, wildflower rich or rough grassland; Provide public access to green infrastructural landscaping and open spaces. 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 43 – Background Paper 3). The strategic Growth Options B scans the repapropriate response for the Replacement LDP. As such the Replap

terfront to incorporate Green ccordance with Policy COM10 / Planning Guidance.

sic element of future detailed or green infrastructure design rea including the following: nroughout development wildlife designed around

nd cycling for utility, recreation

scaping appropriate to local

nectivity between habitats for

e species within the area;

routes linking them to homes

gh the provision of verges of

ner 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 from 2018-2033 and informed placement LDP identifies an ent provision that will achieve affordable housing delivery.

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 Wales and seeks to minimise

Iready benefit from significant o enabling transit orientated Appendix 19) to establish a ensive range of variables the of supporting regeneration-led

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 prin PLA1 – Page 63). The provision of new residential units, including affordable dwellin of other vital regeneration requirements comprising flood defences, public open space travel links plus education, retail and community facility provision.
In terms of the foodstore, 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 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 requir making", taking in account 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 we Waterfront Regeneration Scheme and is intended to act as a precursor to, and can 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.
In terms of car parking, it's acknowledged that a sound and robust parking strategy wo 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 aspiratio Waterfront will be principally by public transport including park and ride schemes, g of private vehicles requiring parking facilities. Consultations confirmed widespread multi storey car park whilst recognising it will change the immediate outlook of proper

availability of amenities and

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

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worked up for the Porthcawl catalyst for, future phases of will be constructed alongside as of green open space, bus

will be critical to the success storey car park on the existing lic realm and development. ion is that travel to Porthcawl greatly reducing the number d support for the concept of a perties on Hillsboro Place.

112 5	Who decides the high quality well thought out design, we havnt seen this in Porthcawl	• • •	The authority has a strong desire to facilitate and actively encourage a modal shi public transport and the provision of a new bus terminus is integral to this as wel 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 t has also undertaken feasibility work to explore proposals to deliver a bus terr 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. In terms of open space, Policy PLA1 requires development of Porthcawl Water Infrastructure and Outdoor Recreation Facilities of which are to be delivered in acce and Outdoor Recreation Facilities and New Housing Development Supplementary F Comments noted. As part of the proposed allocation of Porthcawl Waterfront, dev site-specific requirements including masterplan development principles and placema Policy PLA1 – Page 63). The provision of new residential units, including affordabi delivery of other vital regeneration requirements comprising flood defences, p enhanced 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 us 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.
			Policy PLA1 will ensure the site's masterplan will seek to preserve and complete Area and associated Grade II Listed Buildings, including the listed buildings in the hat to the south of the site. The development will therefore positively integrate with the sithe town. The Council have also commissioned consultants to undertake a Lands Appraisal of the proposed regeneration. The appraisal assesses the proposed la density parameters. The assessment concludes that the development would not hav Landscape/Seascape of Porthcawl, subject to appropriate design responses bein design stage. The assessment recognises that the development offers to impose a d across an extensive area, replacing areas of dereliction with new or enhanced access quality buildings and facilities. Further detailed assessments and considerations wi influence the design of the development, including a detailed landscape and visual in identifying detailed mitigation of adverse effects.
			Design will be assessed and determined as part of a detailed planning application, to the Land Use Framework and Placemaking Strategy developed by the Council.
112 8	Housing should meet the needs of the young and old. Small bungalows with small gardens/courtyards should be considered for over 65year olds. It is always good to have out door space possible around a quadrangle with a community garden in the middle of the quadrangle with seating	must meet young and old	Comments noted. In terms of Strategic Development Sites, Policies PLA1-PL requirements including masterplan development principles and development requir will ensure that site incorporate an appropriate mix of dwelling sizes and types to me Appendix 24 – Local Housing Market Assessment), including affordable hous throughout the development.

hift towards increased use of ell 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

terfront to incorporate Green ccordance with Policy COM10 / Planning Guidance.

evelopment will be subject to naking principles (See Deposit able dwellings, will enable the public open space, leisure,

the framework to deliver the gional significance through the ble distribution and variety of upon areas of attractive open of the seafront, supplemented our and Trecco Bay. Physical he town as a place to live and benefits that allow the broader

ment Porthcawl Conservation harbour, immediately adjacent e setting of this historic core of dscape/Seascape and Visual land use, storey height and have an adverse impact on the eing incorporated at detailed dramatic and positive change essible open spaces and highwill be undertaken, in order to all assessment that will assist

n, of which must have regard

PLA5 detail the site specific uirements. Such requirements neet local housing needs (See using units to be integrated

	outside the front of each house so that you can have a social gathering outdoors in fine weather.		Such requirements will also ensure that green infrastructure and outdoor recreatio accordance with Policy COM10 and Outdoor Recreation Facilities and Ne Supplementary Planning Guidance.
114	weather. If the plan is to make Porthcawl a premier seaside destination, resources need to be spent on leisure facilities and spaces to develop small businesses that will attract visitors. The residents of Porthcawl, have for years been asking for a public swimming pool; this would help to achieve SOBJ2 by provide a space to keep fit by swimming. As a regular swimmer, I also know how this helps to develop a social community. It would also reduce travel by car to other pools in the County. There need to be facilities for young people, both visitors and residents, for outside activities. I know that there is great interest in providing a Pump Track in Porthcawl. Surely facilities such as these would help to achieve the above objectives better. The Goodsheds in Barry is a fantastic example of how Porthcawl could provide sustainable, productive and enterprising spaces that would serve both residents and attract visitors. A small coffee shop built from a reclaimed shipping container has recently been set up near the Hi Tide; we are also lucky enough to have a Zero Waste Shop, both of which are excellent examples of sustainability and enterprise, provided by a small local businesses. The Transformation of the Jennings building into a wonderfully sociable, cafe area, with the improved harbour facilities, is another excellent example of the potential of Porthcawl. BCBC needs to provide more spaces for opportunities such as this, to provide services for residents and to attract visitors. Currently, although Salt Lake is not an attractive area, it provides much needed parking space for both visitors and residents, during the peak tourist season and for events such as the Elvis Festival, the Bonfire Night Fireworks display and the Porthcawl 10k. There must be much more consideration given to this issue. With the advent of electric cars, it is unlikely that we, as a nation, will give up our independent	Concerns relating to Strategic Allocation PLA1: Porthcawl Waterfront	Supplementary Planning Gudance. 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 Bac considered how the County Borough's demographic situation is likely to change fror the most appropriate response for the Replacement LDP. As such the Repla appropriate plan requirement to enable a balanced level of housing and employmen sustainable patterns of growth, support existing settlements and maximise viable aff The distribution of growth is further evaluated and justified in the Spatial Strategy O (See Appendix 43 – Background Paper 3). The strategy prioritises the developmen periphery of sustainable urban areas, primarily on previously developed brownfield on the delivery of the brownfield regeneration allocations identified in the existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities thor Regeneration Growth Areas. The ongoing commitment to brownfield development settlements accords with the site-search sequence outlined in Planning Policy Wa 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 for 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 assessm based on any specific issues they raised in terms of their deliverability, general lo

tion facilities are delivered in New Housing Development

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 lacement LDP identifies an ent provision that will achieve affordable housing delivery.

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I be subject to site-specific inciples (See Deposit Policy llings, will enable the delivery ace, leisure, enhanced active

feguarded for a leisure use, Id provide an alternative form

not go away. If parking space is reduced in Mixed-use development will be encouraged throughout the development. Commercial units will be considered the town centre, there will likely be on the ground floor if there is market demand for such uses. Retail uses, restaurants and cafes will be particularly increased congestion in residential areas encouraged. This mix of uses will help bring life and vitality during the day and into the evening. and on the remaining open spaces, as was the case with parking on Locks Common in In terms of open space, Policy PLA1 requires development of Porthcawl Waterfront to incorporate Green the recent spell of hot weather; this is clearly Infrastructure and Outdoor Recreation Facilities of which are to be delivered in accordance with Policy COM10 contradictory to SOBJ4, particularly with and Outdoor Recreation Facilities and New Housing Development Supplementary Planning Guidance. regard to the wildlife that inhabits the grassland. The idea of a Park and Ride Additionally, Strategic Policy 16: Tourism and supporting development management policies will promote outside Porthcawl, does not appear to take tourism development. The LDP will also provide the framework for the provision and protection of well-located, into account the volume of traffic it needs to good quality, tourism, sport, recreation and leisure facilities and to diversify tourism in the County including accommodate, further this is not an Porthcawl, thereby contributing to the Aims and Priorities of the Bridgend County Destination Management Plan appealing option for visitors to Porthcawl, (2018-2022) (See Appendix 30). who are likely to still want to park nearer the beaches. With reduced parking spaces, In terms of transport, whilst developments should be encouraged in locations which reduce the need to travel parking will be an issue for residents too, as and promote the use of sustainable transport, the Council recognises that any development growth will likely they jostle with visitors for spaces. We might result in greater travel demand, and that increased traffic levels and congestion is likely to occur if appropriate find ourselves in a ridiculous situation, when mitigating transport measures and infrastructure are not delivered. Therefore a Strategic Transport Assessment (See Appendix 36) has been undertaken to consider the impact of plan proposals and help guide and inform the in summer months, residents have to drive process of delivering land allocations by means of modelling and quantifying the transport impact of these out to the park and ride, in order to park to proposals. The technical notes accompanying this assessment demonstrate that the proposed level of use town centre facilities! A solution to this development detailed within the LDP can be accommodated within the BCBC Highway Network with suitable could be to build housing on the land earmarked for the Park and Ride (which will mitigation. doubtless be more affordable than housing built on the seafront) and invest in leisure Policy PLA1 ensures that development of the site will require a new roundabout and link road to enable access facilities, cafe culture, small businesses and to the Sandy Bay development parcels. Highway improvements will also be required to ensure that the principal point of vehicular access for a foodstore is off the Portway roundabout. Off-site highway improvements will also parking in the town. If Porthcawl is to become a premier tourist destination, it be required of which they must has regard to the requirements arising from the Transport Assessment and as needs investment as a tourist destination, identified in the Transport Measures Priority Schedule. not a housing development. In my opinion, thought should also be given to providing In terms of car parking, it's acknowledged that a sound and robust parking strategy will be critical to the success more upmarket tourist facilities. We have of the regeneration. As part of the strategy, the site will accommodate a new multi storey car park on the existing wonderful facilities for tourists in Trecco Bay Hillsboro car par enabling more ground floor space to be given over to public realm and development. and such visitors are "bread and butter" for Consideration should be given to alternative future uses as, overtime, the aspiration is that travel to Porthcawl many local businesses, but it would be good 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 to see other types of visitors catered for. It seems to me that although making multi storey car park whilst recognising it will change the immediate outlook of properties on Hillsboro Place. Porthcawl an premier seaside resort, is stated as a goal, there is precious little of The authority has a strong desire to facilitate and actively encourage a modal shift towards increased use of substance in the proposed plans. I would public transport and the provision of a new bus terminus is integral to this as well as being part of the wider like to see a Tourism Strategy for Porthcawl Future Wales Plan. As such, a new 'bus terminus' may also be located along the Portway of which will function along side the proposed development as a boulevard where visitors and locals could arrive at, and depart from the regeneration site and town centre. Past planning decisions for The location of the bus terminus will enable access towards the waterfront and also the town centre. The Council plans. Porthcawl town have made me verv has also undertaken feasibility work to explore proposals to deliver a bus terminus within the Porthcawl sceptical of the BCBC planning department. 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. Take for example the hideous "Bottle Bank" which replaced the Esplanade Hotel, and the awful and incongruous extension to "The Rest". I am concerned that there will be an influx of flat roofed apartment blocks

	that will completely change the character of the town.		
117more train7houses	more traffic on overcrowded roads building houses with no gardens especially after taking away green spaces	Concerns relating to traffic / green spaces	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 infor- response for the Replacement LDP. As such the Replacement LDP identifies an ap 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 existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities through 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. However success in delivering development on 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 required
			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 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 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 LDF will be facilitated through the provision of affordable housing, on-site education provis active travel provision.
			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 Transpo

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County ormed the most appropriate appropriate plan requirement ustainable patterns of growth,

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

ne site specific requirements which seek to contribute and DP preparation process. This vision, public open space and

will likely result in greater propriate mitigating transport port Assessment has been

			undertaken to consider the impact of plan proposals and help guide and inform the allocations by means of modelling and quantifying the transport impact of these prop accompanying this assessment demonstrate that the proposed level of development be accommodated within the BCBC Highway Network with suitable mitigation.
125 5	in theory a good idea	No changes proposed	Support noted.
3 126 0	This is never done with Porthcawl's welfare at heart. More thought is required rather than a quick fix and council tax hikes. Speak to us, consult with us, with adults and youth alike.	Concerns relating to Strategic Allocation PLA1: Porthcawl 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 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 inforesponse for the Replacement LDP. As such the Replacement LDP identifies an ag 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 existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities thre 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. The Replacement LDP apportions sustainable growth towards settlement shat alre services, facilities and employment opportunities and are most conducive to a development. 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 Site Assessment Report (2020)). During Stage 2 detailed assessibased on any specific issues they raised in
			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.

he process of delivering land oposals. The technical notes nt detailed within the LDP can

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 appropriate plan requirement ustainable patterns of growth,

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

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 s to demonstrate the site's at, only those sites deemed

I be subject to site-specific inciples (See Deposit Policy llings, will enable the delivery ace, leisure, enhanced active

nt Scheme (CIS) as originally It is also considered that the

			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 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 with the
126 3	I agree with this. I think the look and asthetics of an area are important and Porthcawl desperately needs improving. I think projects such as the good sheds in Barry or the boneyard could be looked to as inspiration for what Porthcawl could do. I also feel that sustainable building of homes and eco homes would be a good idea - make Porthcawl a paragon in the area of green living and an aspirational place to make a less wasteful life. Rather than go down the bog standard glass and metal supermarket road.	No changes proposed.	Support noted. As part of the proposed allocation of Porthcawl Waterfront, develop specific requirements including masterplan development principles and placemak Policy PLA1 – Page 63). The provision of new residential units, including affordabl delivery of other vital regeneration requirements comprising flood defences, p enhanced active travel links plus education, retail and community facility provision.
126 8	In order to improve the environment, you don't keep building! Stop building on green spaces. Any build must be environmentally friendly!! Building all over salt lake and destroying the view/ taking away the beauty of the seafront is detrimental to everyone's well being. Also where will the hundreds of cars park? An out of town park & ride would be a better plan. But you also have to consider that removing camp sites means people just camp on Newton dunes / rest bay/ sker and locals have to walk through human excrement, as well as picking up the rubbish left behind. How is any of that good for residents health & well being. The roads are not fit for purpose anymore, they can't cope with the tourists. Therefore adding even more houses and people and cars will make it all much worse. Please realise we don't want your plans. And we need and deserve a bigger and much longer consultation. One that makes more sense!		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 the period have been analysed and discussed within the Strategic Growth Options B considered how the County Borough's demographic situation is likely to change from the most appropriate response for the Replacement LDP. As such the Replate appropriate plan requirement to enable a balanced level of housing and employmer sustainable patterns of growth, support existing settlements and maximise viable affect 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 master and the Llynfi Valley are still denoted as regeneration priorities the result of a velopment periphery and the site-search sequence outlined in Planning Policy Wa developmental pressure on Best and Most Versatile (BMV) agricultural land.

' set out in the Development

vas held from 30th September was required to consider all ing the content of the deposit – Preferred Strategy & Initial members of Council.

ke Deposit public consultation 3 weeks in order to maximise part of a process of building a nsultation methods were used the CIS.

opment will be subject to siteaking principles (See Deposit able dwellings, will enable the public open space, leisure,

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has from 2018-2033 and informed placement LDP identifies an ent provision that will achieve affordable housing delivery.

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 Wales and seeks to minimise

Iready 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 principles PLA1 – Page 63). The provision of new residential units, including affordable dwelling of other vital regeneration requirements comprising flood defences, public open space travel links plus education, retail and community facility provision.
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 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 wil influence the design of the development, including a detailed landscape and visual in 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, g of private vehicles requiring parking facilities. Consultations confirmed widespread s multi storey car park whilst recognising it will change the immediate outlook of proper
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 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.
Policy PLA1 ensures that development of the site will require a new roundabout and to the Sandy Bay development parcels. Highway improvements will also be required point of vehicular access for a foodstore is off the Portway roundabout. Off-site high

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 inciples (See Deposit Policy lings, will enable the delivery ace, leisure, enhanced active

e and Visual Appraisal of the ight and density parameters. adverse impact on the eing incorporated at detailed dramatic and positive change ssible open spaces and highvill be undertaken, in order to al assessment that will assist

will be critical to the success storey car park on the existing lic realm and development. on is that travel to Porthcawl greatly reducing the number support for the concept of a perties on Hillsboro Place.

hift towards increased use of ell as being part of the wider Portway of which will function heration site and town centre. the town centre. The Council rminus within the Porthcawl n with Cardiff Capital Region

nd link road to enable access ad to ensure that the principal hway improvements will also

			be required of which they must has regard to the requirements arising from the Tra identified in the Transport Measures Priority Schedule.
			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 Transpo- undertaken to consider the impact of plan proposals and help guide and inform the allocations by means of modelling and quantifying the transport impact of these pro- accompanying this assessment demonstrate that the proposed level of development be accommodated within the BCBC Highway Network with suitable mitigation.
			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. In LDP has been prepared in accordance with the LDP 'Preparation Requirements' so 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 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 the
14 8	I cant find anything in the massive jargon- ridden, buzzword-tastic document that specifies that housing will be built using ecologically safe and traditional design. It will end up more Wimpey-esque breezeblock rabbit hutches which are, inevitably prone to flooding in 10-20 years time, whereas natural land absorbs floods.	Document is jargon-ridden	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 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 commer Plan documents were available in main libraries throughout the County Borough in a via appointment. Guides on how to comment and register were available online. A were manned between the hours of 9am-5pm weekdays to provide assistance. The has to be written in a particular style to meet the guidance set out in the LDP regulation.
			In terms allocated Strategic Development Sites, Policies PLA1-PLA5 (See Page requirements including 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.
			Furthermore, please see Deposit Plan Appendix 5: Implementation and Delivery App key issues, constraints, phasing and mitigation measures which are required to delive comprises a brief description of the key sites, together with an overview of implementation issues, including site constraints (e.g. flooding), necessary mitigation and policy/ s106 obligations/ infrastructure requirements.
			1

ransport Assessment and as

will likely result in greater opropriate mitigating transport port Assessment has been he process of delivering land roposals. The technical notes nt detailed within the LDP can

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 isultation methods were used the CIS.

n and guidance and has to be nical documents. The written echnical or jargonistic but its ied by an easy read summary cers were on hand to help talk ment. All Local Development n addition to the Civic Offices Additionally, the phone lines The Local Development Plan lations manual.

e 62) detail the site specific irements, all of which seek to replacement LDP preparation re education provision, public

ppendix of which sets out the eliver proposals in the LDP. It of site specific delivery and on / compensation measures

			This information will clarify the infrastructure requirements of key sites and alert pote of expectations when bringing forward sites at the planning application stage with all
149 9	The recent NRW report on the State of Natural Resources (January 2021) highlights the need for setting aside more space for nature.	Setting aside more space for nature required	Comments noted. The Strategy acknowledges that the County Borough has a rich 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 country 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 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 e forms an integral and significant part of development and wider infrastructure proposi-
			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.
150 1	Porthcawl residents both current & future need leisure + sport facilities, there is no direct provision for this. Desirable residential locations build & enhance natural features, in order to attract the 'skilled workforce' + tourists you seek you	Porthcawl needs leisure & sports faiclities	Comments noted. As part of the proposed allocation of Porthcawl Waterfront, dev site-specific requirements including masterplan development principles and placemal Policy PLA1 – Page 63). The provision of new residential units, including affordabl delivery of other vital regeneration requirements comprising flood defences, pl enhanced active travel links plus education, retail and community facility provision.
	need to make the town + environs attractive to all - young + old alike.		With regards to leisure, an area north of the marina within Salt Lake will be safe potentially a hotel. In the event that a hotel facility is not delivered then the site could of leisure/tourism/commercial, year round, wet-weather attraction.
			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 F
			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 tourism.

otential developers in respect all relevant information known. It and varied biodiversity with the Deposit Plan have been inty borough's environment in es cover development in the sites, trees, hedgerows and tection and public health.

, 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 by ensure green infrastructure bosals.

aintain, protect and enhance retained wherever possible

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

evelopment will be subject to naking principles (See Deposit able dwellings, will enable the public open space, leisure,

afeguarded for a leisure use, Ild provide an alternative form

terfront to incorporate Green ccordance with Policy COM10 / Planning Guidance.

gement policies will promote and protection of well-located, urism in the County including

			Porthcawl, thereby contributing to the Aims and Priorities of the Bridgend County De (2018-2022) (See Appendix 30).
150 2	Frankly, if your planning department are accepting that over one thousand homes can be constructed with quality, in a footprint barely suitable for half that number, they should be ashamed. Previous concentrated builds in the town have little or no soundproofing, poor car parking facility and doubtful privacy. This smacks of money talking.	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 Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options B 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 sustainable patterns of growth, support existing settlements and maximise viable af
			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 existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities thr Regeneration Growth Areas. The ongoing commitment to brownfield development settlements accords with the site-search sequence outlined in Planning Policy Ward evelopmental pressure on 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 prin PLA1 – Page 63). The provision of new residential units, including affordable dwelli of other vital regeneration requirements comprising flood defences, public open space travel links plus education, retail and community facility provision.
150 6	Finished housing development often detract from the initial visuals providing bland designs - Meadow Lane flats do not look as good as was promised. They have provided trees and parking which is excellent.	Housing development should be of high- quality design	Comments noted. All development will be required to comply with Strategic P Sustainable Place Making (See Page 60), whereby development must contribu- attractive, sustainable places that support active and healthy lives and enhance the c located, whilst having full regard to the natural, historic and built environment applications will be required to be supported through the submission of approp information to demonstrate compliance with the criteria set out by Policy SP3. Suc design of the highest quality possible, whilst respecting and enhancing local dist

Destination Management Plan

ation of the most appropriate upon well informed, evidence 42 – Background Paper 2: the whole Replacement LDP Background Paper. This has from 2018-2033 and informed placement LDP identifies an ent provision that will achieve affordable housing delivery.

gy Options Background Paper ment of land within or on the eld sites. It continues to focus sting LDP, hence, Porthcawl, through their designation as ent opportunities within these Wales and seeks to minimise

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

ite has been assessed against consulted upon (See Appendix essment, sites were examined ation, neighbouring land uses, opportunities. Site promoters es to demonstrate the site's ent, only those sites deemed

ill be subject to site-specific rinciples (See Deposit Policy ellings, will enable the delivery bace, leisure, enhanced active

Policy 3: Good Design and oute to creating high quality, e community in which they are ent. As such future planning opriate design and technical ouch criteria includes having a distinctiveness and landscape

			character; be appropriate to its local context in terms of size, scale, height, mass materials and detailing, layout, form, mix and density.
			Strategic Allocations must be developed in line with site specific policies ar development principles set out by Policies PLA1-5 (See Page 62).
150	Good design is always important and should be in-keeping. However, I cant see how building more houses will improve the environment and peoples health and wellbeing. It will just make the residents unhappy with the proposals, with no consideration.	Building more houses will not improve environment or peoples health and well-being	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 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 through 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. However success in delivering development on brownfield regeneration opportunities remain deliverable sites (including some greenfield sites) are therefore required to implement housing in high need areas and ensure the County Borough's future housing required
			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 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.
			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 LDF will be facilitated through the provision of affordable housing, on-site education provis active travel provision.

ssing, elevational treatment,

and associated masterplan

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 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 ent 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

ne site specific requirements which seek to contribute and DP preparation process. This vision, public open space and

a transfer egrapige scheme, owenning fessil		
a transfer scrapige scheme. swapping fossil fuel for green technologies . money given to transfer as an incentive (the rate payable for debate)	Support green technology	Comments noted. The Council recognises the significant role of renewable energy h undertaken a Renewable Energy Assessment (See Appendix 17). The Assessment future energy demands of the County Borough, along with the progress in meeting low carbon energy generation assets. Against this backdrop, land within the County E 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, integ- wider development proposals, and ensure that low carbon heating systems are insta-
Make sure you don't build housing estates without local amenities, ie, food shop, bus stops etc	Support new housing with amenities	Comments noted. In terms of supporting infrastructure, an Infrastructure Delivery Pla (See Appendix 37). The IDP provides a single schedule of all necessary infrast development of allocated sites for the anticipated quantum of proposed housing/e plan period could not proceed. Such infrastructure includes transport, educat management, utilities in addition to community and cultural infrastructure.
See previous comment.	No changes proposed	Comments noted.
Yes,stop going with the most fanciful and expensive ideas.keep it down to earth and practical	Keep it down to earth and practical	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).
What will the travelers bring to the environment? Looking at other areas crime as gone up plus the mess they make	Concerns regarding travellers	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 authoris 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 Gypsies and Travellers was 7 pitches up until 2033. Since then, one family has met to on an existing authorised site, leaving a remaining need for six pitches over the Pla from two families (i.e., three pitches per family). One of these families has recently reintensify their existing site and meet their accommodation needs (planning application at Court Colman (SP7(1)), which is already in such, the other proposed allocation at Bryncethin (SP7(2)) is no longer considerer removed from the Replacement LDP. Refer to the Gypsy and Traveller Site Options
In the case of increased traffic and traffic flow that goes against improving the environment, and air quality which does not improve health and well being	Concerns regarding traffic	Comments noted. 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 strategy Options) directs the majority of growth toward from good infrastructure including transport networks, services and facilities, or wh
	to transfer as an incentive (the rate payable for debate) Make sure you don't build housing estates without local amenities, ie, food shop, bus stops etc See previous comment. Yes,stop going with the most fanciful and expensive ideas.keep it down to earth and practical What will the travelers bring to the environment? Looking at other areas crime as gone up plus the mess they make	to transfer as an incentive (the rate payable for debate)Support new housing with amenitiesMake sure you don't build housing estates without local amenities, ie, food shop, bus stops etcSupport new housing with amenitiesSee previous comment.No changes proposedYes,stop going with the most fanciful and expensive ideas.keep it down to earth and practicalKeep it down to earth and practicalWhat will the travelers bring to the environment? Looking at other areas crime as gone up plus the mess they makeConcerns regarding travellersIn the case of increased traffic flow that goes against improving the environment, and air quality which does notConcerns regarding traffic regarding traffic

whas to play. The Council has ent estimates the current and ng these demands from local y 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.

Plan (IDP) has been produced astructure without which the perployment uses within the ation, health, environmental

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

dation needs of Gypsies and ed need for additional pitches "where a Gypsy and Traveller prity should allocate sufficient residential and/or transit use ed pitch provision needed for et their accommodation needs Plan period. This need stems received planning consent to lication P/21/677/FUL refers). appropriately accommodated in the family's ownership. As red necessary and has been ns Background Paper.

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 where additional capacity can

447	Respect the history of older buildings and enhance them rather than demolish and rebuild. Space is important, some houses are too small and can impact on someone's mental health so some outside space is useful. This needs to be thought out when building apartments. A space that is maintained regularly so that people are able to breathe, mix and relax. Avoid flood risk areas. Ensure the environment is considered and what we will be losing	Respect the history of older buildings and enhance them rather than demolish and rebuild. Protect the environment	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 Ass has been undertaken to consider the impact of plan proposals and help guide delivering land allocations by means of modelling and quantifying the transport imp technical notes accompanying this assessment demonstrate that the proposed le- within the LDP can be accommodated within the BCBC Highway Network with suita Furthermore Strategic Policy 5: Sustainable Transport and Accessibility will ensure located and designed in a way that minimises the need to travel, reduces depend enables sustainable access to employment, education, local services and communit be required to deliver, or contribute towards the provision of, active travel scheme, road infrastructure, and other transport measures, in accordance with the Bridgen the Bridgend Integrated Network Plan (See Appendix 29). Strategic site allocations identified by policies PLA1-PLA5 detail the site-spec masterplan development prioritises walking, cycling and public transport use, w vehicle dependency. Well-designed, safe walking and cycling routes must be incor to foster community orientated, healthy walkable neighbourhoods. Comments noted. The Strategy recognises the importance of the Historic Environ role in distinctive and natural placemaking through the planning system. The h protected, conserved and, where appropriate, promoted and enhanced. The impact on on the significance and heritage values of individual historic assets, their setting at distinctiveness and character will be required to be fully considered by applicants the intage impact assessment and statement as part of the planning special architectural of possesses. In terms of open space, the Council has undertaken an updated detailed audit of children's playspace acros
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travel and promote the use of likely result in greater travel propriate mitigating transport ssessment (See Appendix 36) e and inform the process of npact of these proposals. The level of development detailed itable mitigation.

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

ecific requirements including nents include pursuing transitwhilst reducing private motor orporated throughout the site

onment and its's fundamental historic environment will be t of any development proposal and their contribution to local s through the preparation of a utlined by Strategic Policy 18 eeks to ensure that, where a t be had to the desirability of or historic interest which it

of existing outdoor sports and ort and Children's Play Space ew facilities and/or remedying enhancing existing facilities 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 bo ensure green infrastructure bosals.

aintain, protect and enhance retained wherever possible

		proposed	
396	see earlier comments	No changes proposed	 areas, local / legional nature conservation sites, needs, needs, needs, needs 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 provimeens 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 forms an integral and significant part of development and wider infrastructure propo 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 sper 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 F Development Supplementary Planning Guidance. Comments noted.
448	Again, this project goes against any environmental considerations but focusses instead on money making goals	This project goes against any environmental considerations but focusses instead on money making goals	The Strategy acknowledges that the County Borough has a rich and varied biodiverspecies, habitats and unique, rich landscapes. Policies within the Deposit Plan have left 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 court areas, local / regional nature conservation sites, trees, hedgerows and development,

unces Assessment (SFCA) of king planning decisions. It has lood Risk (TAN15), as well as

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

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

iversity with a broad range of e been refreshed and updated at in line with national planning ountryside, special landscape ant, 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 o adopting a holistic approach nds, broad habitats) and the o ensure green infrastructure posals.

naintain, protect and enhance are retained wherever possible

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

450	Possibly sprucing of terraced housing - grants available to take off the pebble dash - covering the Welsh stones.	Sprucing of terraced housing	Comments noted. Unfortunately, it is beyond the scope of the LDP to provide extern housing within the County Borough.
452	Tidy and redesign existing buildings areas	Tidy and redesign existing buildings areas	Comments noted. Unfortunately, it is beyond the scope of the LDP to redesign exist
456	Whoever has written this obviously knows nothing or very little about the area.	Whoever has written this obviously knows nothing or very little about the area	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 the context of a wide range of plans, r at a range of spatial scales. Such plans include Planning Policy Wales (PPW) of which sets out the land overarching sustainable development goals for Wales, revised to contribute towar goals of the Well-being of Future Generations Act. The Replacement LDP has also been prepared in line with the Councils Corporate I will contribute significantly to the outlined priorities, particularly helping to promote a inclusive economy that will be supported by a skilful, ambitious workface. Furthermore, the revised LDP has been prepared in line with the Bridgend Public being Plan (2018-2023). The revised LDP will be an integral means of maximising County Borough's residents and its communities, thereby ensuring that the four of
459	How can masses of extra homes and take away our green areas help our health and well being, we are having to walk on busy roads now instead of beautiful green fields	Concerns with level of growth and loss of green fields	integrated into the core of the Plan, whilst shaping each stage of plan preparation. 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 infor- response for the Replacement LDP. As such the Replacement LDP identifies an ap 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 existin 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. Howev success in delivering development on brownfield land in other settlements (notable Gateway), there are limited further brownfield regeneration opportunities remair 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

rnal improvements to existing

isting building areas.

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

, programmes and strategies

d use planning policies and vards the statutory well-being

e Plan (2018-2033). The LDP a successful, sustainable and

c Services Board Local Wellng the well-being of Bridgend objectives are balanced and

ate scale of economic growth based judgements regarding red Strategy Strategic Growth iod have been analysed and considered how the County ormed 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 ever, given the existing LDP's bly Bridgend and the Valleys aining. Additional viable and ement SP1, deliver affordable irements 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 Bi 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 deliverability, sustainability and suitability. Proceeding this detailed assessment,
			In terms of open space, the Council has undertaken an updated detailed audit of children's playspace across the County Borough (See Appendix 22: Outdoor Sport Audit (2021)). Its findings can be used as means of justifying the provision of new local deficiencies in provision. It can also be used as means of safeguarding and enl 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 forms an integral and significant part of development and wider infrastructure proposed.
			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, 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.
460	There are already too many houses and the local road's are already busy along with doctors and dental practices overflowing which is not good for the wellbeing of the local residents.	Concerns regarding 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 Transpo undertaken to consider the impact of plan proposals and help guide and inform the allocations by means of modelling and quantifying the transport impact of these pro accompanying this assessment demonstrate that the proposed level of development be accommodated within the BCBC Highway Network with suitable mitigation.
			In terms of other supporting infrastructure, an Infrastructure Delivery Plan (IDP) Appendix 37). The IDP provides a single schedule of all necessary infrastructure with

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

te has been assessed against consulted 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

of existing outdoor sports and ort and Children's Play Space ew facilities and/or remedying enhancing existing facilities 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 by ensure green infrastructure bosals.

naintain, protect and enhance are retained wherever possible

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

wth will likely result in greater ppropriate mitigating transport sport Assessment has been the process of delivering land roposals. The technical notes int detailed within the LDP can

P) has been produced (See *i*thout which the development

			of 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.
461	Have not seen any good examples of well designed private development apart from clear examples of greed from developers squeezing as many properties per acre as possible,eg, Parc Derwen Housing area	Have not seen any good examples of well designed private development	Comments noted. Policies PLA1-PLA5 (See Deposit Plan – Page 62) detail the including a series of masterplan development principles and development require Strategic Development Sites in Regeneration Growth Areas and Sustainable Growth contribute and address the identified key issues and drivers identified through the Reprocess.
			Such development must accord with a list of placemaking principles and requirem instrumental to achieving sustainable places, delivering socially inclusive developme communities. The Council will require the preparation of a masterplan of which will Council prior to the sites development to demonstrate how these principles will be of phased manner. This will be facilitated through the provision of affordable housing, public open space, appropriate design, layout and densities in addition to active trav
462	Green areas are vital not only to our Community but to the planet. Any design involves building and reducing these areas.	Green areas are important	Comments noted. As part of the technical supporting evidence base accompanying the has undertaken an updated detailed audit of existing outdoor sports and children's p 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 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 forms an integral and significant part of development and wider infrastructure proportion.
			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 spectration development principles and development requirements. Such requirements and provide suitable buffers to habitats, particularly hedgerows, tress (inclue Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreated be delivered in accordance with Policy COM10 and Outdoor Recreation Face Particular Supplementary Planning Guidance.
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 their homes during the lockdowns. Please do not allow one of the last fee pieces of natural beauty around Laleston to be lost.	Concerns regarding Strategic Allocation PLA3: Land West of 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 infor response for the Replacement LDP. As such the Replacement LDP identifies an ap to enable a balanced level of housing and employment provision that will achieve sus support existing settlements and maximise viable affordable housing delivery.

es within the plan period could ental management, utilities in

he site-specific requirements uirements for the mixed-use wth Areas, all of which seek to Replacement LDP preparation

ements, which are considered nents and promoting cohesive vill need to be agreed with the e delivered in an appropriately g, on-site education provision, avel provision.

the Deposit Plan, the Council playspace across the County)). 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 o adopting a holistic approach nds, broad habitats) and the o ensure green infrastructure posals.

naintain, protect and enhance are retained wherever possible

becific requirements including rements will ensure that sites cluding Ancient and/or Semieation 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 ormed the most appropriate appropriate plan requirement sustainable 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 on the delivery of the brownfield regeneration allocations identified in the existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities thr 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. Howev success in delivering development on brownfield land in other settlements (notably 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
			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 Aj 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. 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 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.
464	A large development like this will require lots of infrastructure, like roads, schools, medical access etc. I don't believe this patch of land could sustain such a huge input of people in need of these services. The amount of extra vehicles on their own will lead to congestion and air pollution.	Large development will require a lot of infrastructure	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.
466	Why build.more when broadlands hasn't been adopted or suitably maintained?	Why build more	Comments noted. The LDP will provide the framework for maintenance. The Deposit by the identification of the most appropriate scale of economic growth and housing been based upon well informed, evidence based judgements regarding need, dema Appendix 42 – Background Paper 2: Preferred Strategy Strategic Growth Options). A across the whole Replacement LDP period have been analysed and discussed w Options Background Paper. This has considered how the County Borough's demo change from 2018-2033 and informed the most appropriate response for the Replacement Replacement LDP identifies an appropriate plan requirement to enable a balar

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 Wales and seeks to minimise ever, given the existing LDP's bly Bridgend and the Valleys aining. Additional viable and ement SP1, deliver affordable irements can be realised.

Iready benefit from significant c 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

will be required (See Deposit and new areas of public open rt of Laleston Meadows SINC ain a strategic green corridor r of these settlements whilst

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

sit Plan has been underpinned og provision, all of which have mand and supply factors (See). A range of growth scenarios d within the Strategic Growth nographic situation is likely to eplacement LDP. As such the lanced level of housing and

			employment provision that will achieve sustainable patterns of growth, suppor 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 existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities thr 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. However, success in delivering development on brownfield regeneration opportunities remaind deliverable sites (including some greenfield sites) are therefore required to implement housing in high need areas and ensure the County Borough's future housing required. The Replacement LDP apportions sustainable growth towards settlements that alrest services, facilities and employment opportunities and are most conducive to the set of the county because the county because the county because the county because the conducive to the set of the county because the county because the conducive to the county because the county because the conducive to the county because the county b
			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 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.
468	Yes. The proposed gypsy traveller site in 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.	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 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 Gypsies and Travellers was 7 pitches up until 2033. Since then, one family has met is on an existing authorised site, leaving a remaining need for six pitches over the Pla from two families (i.e., three pitches per family). One of these families has recently reintensify their existing site and meet their accommodation needs (planning application the original proposed allocation at Court Colman (SP7(1)), which is already in such, the other proposed allocation at Bryncethin (SP7(2)) is no longer considere removed from the Replacement LDP. Refer to the Gypsy and Traveller Site Options
470	As long as the natural beauty in Bridgend is not destroyed for greed	As long as the natural beauty in Bridgend is not	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. These policies cover development in the cou

ort existing settlements and

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 ever, given the existing LDP's bly Bridgend and the Valleys aining. Additional viable and ement SP1, deliver affordable irements can be realised.

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

dation needs of Gypsies and ed need for additional pitches "where a Gypsy and Traveller prity should allocate sufficient residential and/or transit use ed pitch provision needed for et their accommodation needs Plan period. This need stems received planning consent to lication P/21/677/FUL refers). appropriately accommodated in the family's ownership. As red necessary and has been ns Background Paper.

versity with a broad range of been refreshed and updated t in line with national planning puntryside, special landscape

		destroyed for greed	areas, local / regional nature conservation sites, trees, hedgerows and development, conservation and natural resources protection and public health.
472	Having travellers in village won't improve the environment	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 "we Accommodation Assessment (GTAA) identifies an unmet need, a planning authorisites in their development plan to ensure that the identified pitch requirements for r can be met" (para 4.2.35). When the GTAA was completed, the total estimated Gypsies and Travellers was 7 pitches up until 2033. Since then, one family has met on an existing authorised site, leaving a remaining need for six pitches over the PI from two families (i.e., three pitches per family). One of these families has recently reintensify their existing site and meet their accommodation needs (planning applic This leaves a remaining need for 3 pitches, which the Council considers can be apply the original proposed allocation at Court Colman (SP7(1)), which is already in such, the other proposed allocation at Bryncethin (SP7(2)) is no longer considered removed from the Replacement LDP. Refer to the Gypsy and Traveller Site Options
473	I object to the proposed site being used.	Objection to Strategic Allocation PLA3: Land West of Bridgend	Objection noted. The Deposit Plan has been underpinned by the identification of th economic growth and housing provision, all of which have been based upon wel judgements regarding need, demand and supply factors (See Appendix 42 – Back Strategy Strategic Growth Options). A range of growth scenarios across the whol have been analysed and discussed within the Strategic Growth Options Background how the County Borough's demographic situation is likely to change from 2018-2 appropriate response for the Replacement LDP. As such the Replacement LDP id requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable hou. 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 on the delivery of the brownfield regeneration allocations identified in the existing asettlements accords with the site-search sequence outlined in Planning Policy Wa developmental pressure on Best and Most Versatile (BMV) agricultural land. Howev success in delivering development on brownfield regeneration opportunities remaii 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 the assessment has been undertaken (See A sustainable settlement 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 settlement hierarchy. Based upon the consideration of a compref sustainable growth will be appropriately directed towards the Main Settlements of B with the grouped Main Settlement of Pyle, Kenfig Hill and North Cornelly.

nt, green infrastructure, nature

dation needs of Gypsies and ed need for additional pitches "where a Gypsy and Traveller prity should allocate sufficient residential and/or transit use ed pitch provision needed for et their accommodation needs Plan period. This need stems received planning consent to lication P/21/677/FUL refers). appropriately accommodated in the family's ownership. As red necessary and has been ns Background Paper.

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 eld sites. It continues to focus sting LDP, hence, Porthcawl, hrough their designation as ent opportunities within these Wales and seeks to minimise ever, given the existing LDP's bly Bridgend and the Valleys aining. Additional viable and ement SP1, deliver affordable irements can be realised.

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

te has been assessed against consulted 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. 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 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
474	To many houses and traffic	Too many houses and traffic	preventing coalescence. 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 hou
		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 existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities through the settlements accords with the site-search sequence outlined in Planning Policy Wa developmental pressure on Best and Most Versatile (BMV) agricultural land. Howev success in delivering development on brownfield regeneration opportunities remaind deliverable sites (including some greenfield sites) are therefore required to implement housing in high need areas and ensure the County Borough's future housing requires 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 Britten and 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 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.
L		1	I

ation, neighbouring land uses, opportunities. Site promoters 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 r of these settlements whilst

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period od 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 eld sites. It continues to focus sting LDP, hence, Porthcawl, hrough their designation as ent opportunities within these Vales and seeks to minimise ever, given the existing LDP's bly Bridgend and the Valleys aining. Additional viable and ement SP1, deliver affordable irements can be realised.

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te has been assessed against consulted 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

	1		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 delivering land allocations by means of modelling and quantifying the transport imp technical notes accompanying this assessment demonstrate that the proposed lev within the LDP can be accommodated within the BCBC Highway Network with suita
			Strategic site allocations identified by policies PLA1-PLA5 detail the site-spec masterplan development principles and development requirements. Such requirement orientated development that prioritises walking, cycling and public transport use, w vehicle dependency. Well-designed, safe walking and cycling routes must be incorr to foster community orientated, healthy walkable neighbourhoods.
			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.
475	Having searched for a property in Bridgend four years ago, the placemaking of Broadlands is much preferable to Derwen.	The placemaking of Broadlands is much preferable to Derwen	Comments noted. Strategic site allocations identified by policies PLA1-PLA5 (Se specific requirements including masterplan development principles and develop requirements include pursuing transit-orientated development that prioritises we transport uses, whilst reducing private motor vehicle dependency. Other requirement functional green infrastructure that facilitates active travel, enhances biodiversity, provide for the public realm, incorporating appropriate landscaping, and protecting biodiversity, species and supporting a range of opportunities for formal and informal play in additional growing. Buildings will be required to face open spaces and create active st cohesiveness, foster a strong sense of place and ensure community safety.
477	A major part of people's health and well- being is maintaining green open spaces.	A major part of people's health and well-being is maintaining green open spaces	Comments noted. As part of the technical supporting evidence base accompanying the has undertaken an updated detailed audit of existing outdoor sports and children's p Borough (See Appendix 22: Outdoor Sport and Children's Play Space Audit (2021))
			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 a to include green infrastructure assets (such as allotments, cemeteries, woodland Integrated Network Maps. As such the assessment will provide a mechanism to forms an integral and significant part of development and wider infrastructure propo
			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 spectra masterplan development principles and development requirements. Such requirements

travel and promote the use of likely result in greater travel propriate mitigating transport ssessment (See Appendix 36) e and inform the process of npact of these proposals. The level of development detailed itable mitigation.

ecific requirements including nents include pursuing transitwhilst reducing private motor orporated throughout the site

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

See Page 62) detail the sitelopment requirements. Such walking, cycling and public ents will include creating multiprovides sustainable drainage trees and hedgerows within y, providing habitats for local ddition to community-led food street frontages to enhance

the Deposit Plan, the Council playspace across the County)). 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 bo ensure green infrastructure bosals.

aintain, protect and enhance retained wherever possible

ecific requirements including ements will ensure that sites

			retain and provide suitable buffers to habitats, particularly hedgerows, tress (inclue Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreating to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance.
479	There are new homes being built everywhere. Not sure why more are needed. This would cause increased and unmanageable traffic throughout Laleston, Broadlands and Park Street! Driving through park street during rush hour and can take up to 25 minutes at the best of times due to the volume of traffic	Concerns regarding level of housing / traffic	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 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 through Regeneration Growth Areas. The ongoing commitment to brownfield development settlements accords with the site-search sequence outlined in Planning Policy Wal developmental pressure on Best and Most Versatile (BMV) agricultural land. However success in delivering development on brownfield land in other settlements (notably Gateway), there are limited further brownfield regeneration opportunities remain deliverable sites (including some greenfield sites) are therefore required to implement housing in high need areas and ensure the County Borough's future housing required
			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 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 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.
			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 a delivering land allocations by means of modelling and quantifying the transport impact

luding Ancient and/or Semiation 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 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 nt opportunities within these vales and seeks to minimise ever, given the existing LDP's oly Bridgend and the Valleys tining. Additional viable and ment SP1, deliver affordable rements can be realised.

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 at, only those sites deemed

travel and promote the use of likely result in greater travel propriate mitigating transport sessment (See Appendix 36) e and inform the process of pact of these proposals. The

technical notes accompanying this assessment demonstrate that the proposed lev within the LDP can be accommodated within the BCBC Highway Network with suita
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 incor to foster community orientated, healthy walkable neighbourhoods.
In terms of Land West of Bridgend, the proposed allocation is supported by detaincluding an illustrative block plan to identify a realistic dwelling yield on the site's Transport Assessment reflects the number of dwellings the site is expected to delive transport issues relating to the proposed development, and, in combination wit Assessment, what measures will be taken to deal with the anticipated transpor Proposed Policy PLA3 prescribes the appropriate development requirements in relat the avoidance of any doubt, this number of dwellings does not require the original prexpanded, rather more efficient use of the existing net developable area. The densities considered appropriate to support a diverse community and vibrant public realmost mass of people to support services such as public transport, local shops and schools. planning policy, higher densities should be encouraged in urban centres and near mor 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 days the proposed enhancements to the active travel numbers.
The Replacement LDP aims to reduce private car reliance and help the County Born 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 fa colleges and improvements to, and expansion of, the existing strategic cycle network 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 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 delivering land allocations by means of modelling and quantifying the transport impa- technical notes accompanying this assessment demonstrate that the proposed lev- within the LDP can be accommodated within the BCBC Highway Network with suita
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,

evel of development detailed able mitigation.

cific requirements including ents include pursuing transitwhilst reducing private motor orporated throughout the site

etailed masterplanning work, 's net developable area. The ver. This identifies the various with the Strategic Transport oort impacts of the scheme. ation to all forms of travel. For proposed site boundary to be sity and mix of uses proposed m, whilst generating a critical s. 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 re travel has been key during tive Routes detailed in Policy ry of any strategic site or any ble and healthy lifestyle.

ilities 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) e and inform the process of pact of these proposals. The evel of development detailed table mitigation.

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

			road infrastructure, and other transport measures, in accordance with the Bridgend the 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-12 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 active results are side of the A473.
482	No mention of affordable!	No mention of affordable housing	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 assessm 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 the travel planning and the locational advantages, together with the Mobility Strateg benefit for existing and new residents, significantly improving travel choice, for 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 aspir Comments noted. The Council has prepared an updated Local Housing Market A County Borough (See Appendix 23). This assessment has informed the Replacem will provide an appropriate contribution to affordable housing provision, througen
			proportions. While additional affordable housing is needed throughout the County Borough, thi Area in terms of quantity and type, with Bridgend having been identified as the high evidence, combined with the Settlement Assessment (See Appendix 19) and Spatial Strategy Options (See Appe informed the classification of Bridgend as the Primary Key Settlement within the Se primary focus for sustainable growth. Equally, the LHMA identified high need within of the other Main Settlements in the Strategy (including Pencoed, Porthcawl and the Kenfig Hill and North Cornelly), along with moderate need in Maesteg. The Spatial S developed to maximise affordable housing delivery in high housing need areas.
			The LDP is one significant means of addressing this shortfall, although it must be and allocations are not the only mechanism to deliver affordable housing. The Plan (2021) (See Appendix 32) was therefore prepared to determine the extent to which the need identified for affordable housing across the County Borough over the plan considered the broad levels of development viability across the County Borough's se as identified within the LHMA and was supplemented with site specific viability te

end Local Transport Plan and

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 th the proposed routes within 127 and 2120.

point of vehicular access is he junction will accommodate ng active route BRC9b on the

vellings is forecast to be in the ely, although this is considered equates to just over 4vehicles ment concludes that the n a self-sustaining site offering r mobility provides the options e design of the environment, egy means there is a major for commuting, leisure and hird-place such as a non-site pirations.

Assessment (LHMA) for the ment LDP to ensure the plan ough viable thresholds and

his varies by Housing Market hest housing need area. This

bendix 43) Background Paper, Settlement Hierarchy and the in and informed classification be grouped settlement of Pyle, Il Strategy has therefore been

be recognised that its policies an-Wide Viability Assessment ich the LDP can contribute to plan period. The Assessment seven Housing Market Areas testing for those sites key to

			delivery of the Plan. This process informed the contribution that sites (within different to the delivery of infrastructure, affordable housing and other policy requirements reflected in Development Management Policy COM3.
			During the plan period, development proposals within the LDP are expected to delive dwellings across the County Borough in order to contribute to the level of housing ne The remaining need for affordable housing (identified in the LHMA) will need to be d other mechanisms. These mechanisms include capital grant funding (Social Housin funded Registered Social Landlord developments, private sector leasing schemes, re and re-configuration of existing stock. However, these mechanisms are outside the especially considering that past availability of capital funding (notably Social Housing robust indication of the future availability of funding over the life of the LDP.
485	This development will encroach on the lanes and fields that we have enjoyed walking on during covid. A large area of that country side has already been taken away from us by the development of houses at the bottom of our street. Our walking areas are getting smaller and smaller and our wooded areas disappearing fast.	Concerns regarding Strategic Allocation PLA3: Land West of Bridgend	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 hou
			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 existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities through 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. However success in delivering development on brownfield land in other settlements (notably 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 required
			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 Approximable settlement hierarchy. Based upon the consideration of a comprehesustainable 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.

rent market areas) can make nts. These requirements are

ver a total of 1,646 affordable need identified by the LHMA. delivered through a range of sing Grant or otherwise), selfre-utilisation of empty homes the scope of the LDP itself, ing Grant) does not provide a

the most appropriate scale of ell informed, evidence based ckground Paper 2: Preferred ole Replacement LDP period d 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 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.

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		1	
			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.
486	Innovative design and construction is much needed in Bridgend. For a town so large we have very few notable landmarks.	Innovative design and construction are much needed in Bridgend. Very few notable landmarks in town	Comments noted. SP3: Good Design and Sustainable Place Making will ensure that to creating high quality, attractive, sustainable places that support active and hear community in which they are located, whilst having full regard to the natural, hist Planning applications must satisfy criteria a) to n) of SP3. Whilst it beyond the scope of the LDP to construct new landmarks, the Strategy re the Historic Environment and its's fundamental role in distinctive and natural placen system. The historic environment will be protected, conserved and, where appropriat The impact of any development proposal on the significance and heritage values of their setting and their contribution to local distinctiveness and character will be requir applicants through the preparation of a heritage impact assessment and statement process, as outlined by Strategic Policy 18 (See Page 208). Development Manage Page 210) seeks to ensure that, where a development proposal affects a listed bur regard must be had to the desirability of preserving the building, or its setting,
			architectural or historic interest which it possesses. Development Management Pol ensures that development within or adjacent to a conservation area will only be perr enhance the character and appearance of the conservation area or its setting.
489	I can't see how this development will improve people's lives. Health wise it will cause more problems until its built and you take away the only place people unwind go for walks ect for their wellbeing.	Concerns regarding Strategic Allocation PLA3: Land West of Bridgend	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 requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable housing the superior of growth and the support of the 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 developmed periphery of sustainable urban areas, primarily on previously developed brownfield on the delivery of the brownfield regeneration allocations identified in the existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities thr 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. Howev success in delivering development on brownfield land in other settlements (notabl Gateway), there are limited further brownfield sites) are therefore required to implement housing in high need areas and ensure the County Borough's future housing required. 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 compretent.

will be required (See Deposit and new areas of public open rt of Laleston Meadows SINC ain a strategic green corridor r of these settlements whilst

at all development contributes ealthy lives and enhance the istoric and built environment.

recognises the importance of emaking through the planning iate, promoted and enhanced. s of individual historic assets, uired to be fully considered by ment as part of the planning agement Policy DNP10 (See building or its setting, special g, or any features of special Policy DNP11 (See Page 213) ermitted if it would preserve or

the most appropriate scale of ell informed, evidence based ackground Paper 2: Preferred ole Replacement LDP period nd 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 eld sites. It continues to focus sting LDP, hence, Porthcawl, hrough their designation as ent opportunities within these Vales and seeks to minimise ever, given the existing LDP's bly Bridgend and the Valleys aining. Additional viable and ement SP1, deliver affordable irrements can be realised.

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 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 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, 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.
493	won't happen	Won't happen	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).
497	No room	No room	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 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 on the delivery of the brownfield regeneration allocations identified in the existin Maesteg and the Llynfi Valley are still denoted as regeneration priorities through 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. Howev success in delivering development on brownfield regeneration opportunities remain deliverable sites (including some greenfield sites) are therefore required to implement housing in high need areas and ensure the County Borough's future housing required
			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 Assessment between the sustainable settlement hierarchy. Based upon the consideration of a comprehencement between the settlement hierarchy.

Bridgend and Pencoed along

te has been assessed against consulted 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

will be required (See Deposit and new areas of public open rt of Laleston Meadows SINC ain a strategic green corridor r of these settlements whilst

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

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 eld sites. It continues to focus sting LDP, hence, Porthcawl, hrough their designation as ent opportunities within these Wales and seeks to minimise ever, given the existing LDP's bly Bridgend and the Valleys aining. Additional viable and ement SP1, deliver affordable irements can be realised.

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 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 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.
498	local infrastructure must be improved to match traffic generated by additional housing	Local infrastructure must be improved	Comments noted. 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 reflec functional settlement pattern and seeks to achieve more sustainable places in a nun type of growth apportioned to settlements is dependent upon their individual roles, furthe settlement hierarchy. This is to ensure the Replacement LDP and spatial strategy Options) directs the majority of growth toward from good infrastructure including transport networks, services and facilities, or whole provided.
			Whilst developments should be encouraged in locations which reduce the need to trasustainable transport, the Council recognises that any development growth will li demand, and that increased traffic levels and congestion is likely to occur if apprenasures and infrastructure are not delivered. Therefore a Strategic Transport Asse has been undertaken to consider the impact of plan proposals and help guide delivering land allocations by means of modelling and quantifying the transport imp technical notes accompanying this assessment demonstrate that the proposed level within the LDP can be accommodated within the BCBC Highway Network with suitable transport with suitable transport with the suitable transport with the suitable transport with the suitable transport.
			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 Bridgen the Bridgend Integrated Network Plan (See Appendix 29).
			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, w vehicle dependency. Well-designed, safe walking and cycling routes must be incor to foster community orientated, healthy walkable neighbourhoods.
499	How will an international multi-chain supermarket 'support a sustainable community'? Surely it will create the exact opposite effect and desimate the town centre? In what way does the 'dropping' of an Aldi on a beautiful coastline 'improve the environment'?	Concerns regarding proposed foodstore in Porthcawl	Comments noted. Evidence confirms (See Appendix 16 – Retail Study) that the convenience 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.

Bridgend and Pencoed along

te has been assessed against consulted 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 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 where additional capacity can

travel and promote the use of likely result in greater travel propriate mitigating transport ssessment (See Appendix 36) e and inform the process of npact of these proposals. The level of development detailed itable mitigation.

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

ecific requirements including nents include pursuing transitwhilst reducing private motor corporated throughout the site

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

			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 cour 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 we Waterfront Regeneration Scheme and is intended to act as a precursor to, and cardevelopment across the wider site. Subject to a planning application, the foodstore was terminus, active travel facilities and more.
501	Sustainable designs on a seafront is indeed essential so a supermarket will not workz	Concerns regarding proposed foodstore in Porthcawl	Evidence confirms (See Appendix 16 – Retail Study) that the centre fulfils its fur performs well against most indicators of vitality and viability. However, the centre has which is significantly below the UK average. Although the centre contains a range of for top-up shopping, there is only one large supermarket suitable for main food sho consumer choice and means that most residents must travel to other centres to me 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 cou 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 making", taking in account the historic urban form and scale of the surroundir 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 c 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 Porthcar regeneration plans.
502	I wholeheartedly agree with this concept.	No changes proposed	Support noted.
507	Salt lake should not be used for residential housing, it should be recreational use. The	Salt lake should not be used for	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

erous bids (five in total) were y assessed against a planning er. The planning development buld act as 'gateway buildings' development brief for the food uire clear attention to "placeling area. This will enable a o and celebrating the maritime al of the site to Aldi Stores Ltd, it.

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

unction as a town centre and as a limited convenience offer of smaller food stores suitable nopping. This provides limited neet their needs.

erous 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, t.

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

is an underutilised brownfield or a residential-led, mixed use

land behind sandy Bay should be focused	residential	scheme that will deliver up to 1,115 dwellings with associated facilities, including to
on residential use	housing, it should be recreational use	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 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 twork, 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 (inclusive 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 ne better landscaping provides an exciting opportunity to create an area that will not only also act, with others, to set a quality benchmark which will also need to be achieved
		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 impleting, 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 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 C thereby contributing to the Aims and Priorities of the Bridgend County Destination 2022) (See Appendix 30).

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 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

ncluding affordable housing), the harbour within Salt Lake cility is not delivered then the und, wet-weather attraction. new buildings, facilities and only enhance the frontage but ed elsewhere.

ercial 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 W10 and Outdoor Recreation

ommunity facilities whilst also stone and glass-clad building 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 otection of well-located, good e County including Porthcawl, on Management Plan (2018-

			Additionally, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environment effects 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
508	No Aldi which will spoil a unique beautiful area	Concerns regarding proposed foodstore in Porthcawl	Comments noted. Evidence confirms (See Appendix 16 – Retail Study) that the ce town centre 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 cou as well as incorporating appropriate access and active travel arrangements. The de store site does not prescribe a particular architectural approach, but it does requi making", taking in account 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 we Waterfront Regeneration Scheme and is intended to act as a precursor to, and can 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 Porthcay regeneration plans.
510	Policies are created for the benefit of BCBC & not the people of the town.	Policies are created for the benefit of BCBC & not the people of the town	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
			The key issues and drivers intended for all residents within the County Borough has the 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 Assessment 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 key issues affecting the County Borough.

the Replacement LDP (See ental and wider sustainability neement measures should be ificant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

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

erous 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, t.

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

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

have been identified through t 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 e specific characteristics and

			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 legisla facing the County Borough. The Strategic Objectives have been defined to reflect with national policy and ensure an appropriate balance between the different elem are cross-cutting in their nature and also cross-reference the goals and objectives Generations (Wales) Act 2015 and Bridgend Local Well-being Plan (LWBP). Actin 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, environmenta outcomes. The objectives will also form part of the basis for monitoring the impler adopted and operational.
512	From historic decision making this council has no vision and is unable to think outside the box do what you have always done and you will get what you have always got . !! Research other successful countries ? Be innovators not destructive	Lack of vision	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 of Future Gen 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 spe issues affecting the County Borough. Background Paper 10 (See Appendix Replacement LDP has also been prepared in line with Bridgend Public Sen 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 10 years' time. Background Paper 9 (See Appendix 49), demonstrates that the F
513	Placing a foodstore and a housing estate on a prime seafront location in a tourist town is not 'placemaking'. Absolutely no vision	Concerns regarding Strategic Allocation PLA1: Porthcawl Waterfront	Comments noted. Evidence confirms (See Appendix 16 – Retail Study) that the centre food stores 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 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 wider wide site.

ves which will be underpinned slation and address the issues ect identified key issues, align ements of sustainability. They es of the Well-being of Future cting together, the Vision and nponents of the Replacement

ves. These have been devised ntal and economic well-being ementation of the Plan, once

sh Government Development d 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

ervice Board Well-being Plan Iblic Service Board will work v we want Bridgend to look in Replacement LDP assists in

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 er. The planning development ould act as 'gateway buildings' development brief for the food juire clear attention to "placeling area. This will enable a o and celebrating the maritime al of the site to Aldi Stores Ltd, it.

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 Porthcav regeneration plans.
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 requiren 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 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 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 fact site could provide an alternative form of leisure/tourism/commercial, year rour Furthermore, the comprehensive enhancement of the Eastern Promenade with motion better landscaping provides an exciting opportunity to create an area that will not on also act, with others, to set a quality benchmark which will also need to be achieved.
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 t
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 ² Facilities and New Housing Development Supplementary Planning Guidance.
Additionally, there are plans for creating new facilities at Cosy Corner, including con creating 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

is of green open space, bus

opment is intended to unlock awl and further stages of the

d brownfield site occupying a d, 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

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

ncluding affordable housing), the harbour within Salt Lake cility is not delivered then the und, wet-weather attraction. new buildings, facilities and only enhance the frontage but ed elsewhere.

ercial units will be considered a 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 incil also wants to create new ice for the harbour master as are in place that will further

			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 thereby contributing to the Aims and Priorities of the Bridgend County Destination 2022) (See Appendix 30).
5	I do not see plans to provide improvement of the layout and structure of the road networks in Porthcawl. The people of Porthcawl's environment and wellbeing do not seemed to be a factor in the plan. Traffic and noise pollution is increasing in Porthcawl but other areas seem to take prioriy.	Concerns regarding Strategic Allocation PLA1: Porthcawl Waterfront / traffic	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. Such requirements include on-site and off-site measures to provided along the waterfront, to connect with the Eastern Promena and Porthcawl Comprehensive School. New routes should also be provided to acco within the Council's Active Travel Network Maps (See Appendix 29). Development wil a new roundabout and link road to enable access to the Sandy Bay development part through Dock Street and Sandy Lane; off-site highway improvements with regard throm the Transport Assessment and as identified in the Transport Measures Priority A Porthcawl Strategy has been developed and produced of which provides the frame vision for Porthcawl; which aims to create a premier seaside resort of regions 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.

d a canopy structure capable

licies will promote tourism otection of well-located, good e County including Porthcawl, on Management Plan (2018-

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 ovide good quality, attractive, etive Travel design. Improved hade, Porthcawl Town Centre cord with the proposed routes will also be required to provide arcels; an emergency access d to the requirements arising ty Schedule.

nework to deliver the broader nal 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

terminus within the Porthcawl on with Cardiff Capital Region s. The authority has a strong e of public transport and the r Future Wales Plan.

following documents:

wed the above documents to comparable in scale to those necessary. The comparative vith actual traffic flow counts ting of 1500 dwellings, which nsultation Document. Despite

			this robust analysis, which overestimates the number of trips generated by the properties there does not appear to be an increase in trips which would materially impact on the
			Additionally, the Council have prepared a Sustainability Appraisal (SA) to inform the Appendix 9) of which was carried out to identify the likely significant environment effects from the Deposit Plan. It also considers whether any mitigation and enhance 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 b
	Yes, I believe the council should hold real life meetings with scale models of their plans. How things will actually look if their planned changes are made. Reasons outlining the basefite for the communities	The council should hold real life meetings with scale models 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 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).
	outlining the benefits for the communities should be given as well as the potential negative implications. And then those that will be affected (positively or negatively) should be able to have an open forum a number of times before final decisions are made. It feels that a lot of sneaking around is happening rather than transparency.	their plans	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 determinin LDP. As such the Council drafted an initial Consultation Report (See Appendix 8 – Consultation Report) for publishing. This report was subsequently signed off by met
			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 public participation and to enable the public to have their say in order to deliver the b Borough.
	Let's be respectful of local heritage and I lace names as we develop- no loss of Welsh place names please. Let's also build in facilities for different mobilities.	Be respectful of local heritage / build in facilities for different mobilities	Comments noted. Whilst it beyond the scope of the LDP to implement and contro recognises that the County Borough has a rich and diverse built heritage and hist Strategic Policy 18 (See Page 208) and supporting development management development proposals must protect, conserve, and, where appropriate, promote or historic assets.
			One important element of Sustainable Placemaking involves taking steps to safegu Welsh Language. Local level data does not identify any particular settlement with Welsh speakers and therefore a specific Welsh language policy is not deemed new However, consideration of and appropriate provision for facilitates to support the factored into different thematic policies relating to tourism (SP16 – See Page 177) Page 208) and social and community infrastructure (SP9 – See Page 121).
			In terms of new builds with accommodating facilities for different mobility's, Assessment (LHMA) (See Appendix 24) facilitates a detailed understanding of the market and affordable housing in the County Borough, which can be used to inform affordable housing in the LDP. The settlement specific evidence outlined in the LHMA in identifying how planning contributions will help meet this target alongside other so delivery. The data will inform the appropriate mic of dwellings for new development affordable housing in short supply.

posals, the TA concludes that the highway.

the Replacement LDP (See ental and wider sustainability neement measures should be ificant adverse effects and to oment of Porthcawl Waterfront beneficial effects.

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

ent Scheme (CIS) as originally t. It is also considered that the s' 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 3 weeks in order to maximise best outcomes for the County

rol street names, the strategy istoric environment. As such ent policies will ensure that or enhance the significance of

guard and grow the use of the ith a notable concentration of necessary as part of the Plan. e Welsh Language has been 7), conservation (SP18 – See

, the Local Housing Market e nature and level of need for m the authority-wide target for IA will also prove fundamental sources of affordable housing ents, particularly the types of

			The LHMA shows only a small need for accessible and older persons' accommodation not be overlooked as these groups can often be in acute housing need. The LHMA all also needs to be given to how well the current supply of housing for older people mere aspirations of this group and there is undoubtedly need to continue diversifying provision of level access flats, bungalows, extra care schemes and moderately price
519	You could keep the town and local shops sustainable by not introducing a large scale supermarket to an already dying town.	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 suitable. 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 could as well as incorporating appropriate access and active travel arrangements. The devisore site 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 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.
521	a concept doesn't always flow through with good living conditions	A concept doesn't always flow through with good living conditions	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 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 8 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 10 years' time. Background Paper 9 (See Appendix 49), demonstrates that the R the delivery of the local well-being plan.

tion. Nevertheless, this should also states that consideration neets the changing needs and ng the market, including the ices later living schemes.

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

erous 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, t.

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

sh Government Development d 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

ervice Board Well-being Plan Iblic Service Board will work we want Bridgend to look in Replacement LDP assists in

			 Strategic Policy 3: Good Design and Sustainable Place Making (See Page 60) wire must contribute to creating high quality, attractive, sustainable places that support a enhance the community in which they are located, whilst having full regard to the environment. Planning applications must be supported through the submission technical information to demonstrate compliance with criteria a) to n). Furthermore, policies PLA1-PLA5 (See Page 62) detail the site-specific requirements Development Sites in Regeneration Growth Areas and Sustainable Growth Areas. S number of masterplan development principles in addition to development requirement Policies are set within the context of SP3 and will enable its implementation, in accord Appendix 42) and Spatial Strategy (See Appendix 43) identified within SP1 and Strategy within SP2. Delivery of these Strategic Sites will prove fundamental in achieving the
			 and Objectives for the County Borough. This will be facilitated through the provision site education provision, public open space and active travel provision. 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.
526	All Aldi stores look the same. It forms part of the brand. There is no thought given to the locality of the stores and how they fit within that environment and setting. There will also be an increase in the volume and flow of traffic near to key family areas adding to pollution and traffic congestion in an already	Concerns regarding proposed foodstore in Porthcawl / traffic	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 needs.
	busy location.		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 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 requir making", taking in account the historic urban form and scale of the surrounding development designed for human interaction and enjoyment whilst responding to a 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 can 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 Porthcav regeneration plans.
527	well and good but not neccessarily what is being delivered by the current schemes, insensitive to local pre-existing inhabitants,	Concerns regarding	Comments noted. Strategic site allocations identified by policies PLA1-PLA5 (See Page requirements including masterplan development principles and development require contribute and address the identified key issues and drivers identified through the Re

will ensure that development t active and healthy lives and the natural, historic and built n of appropriate design and

nts for the mixed-use Strategic . Such requirements include a ents. These detailed Thematic ordance with the Growth (See Strategic Allocations identified he Replacement LDP's Vision ion of affordable housing, on-

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

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

erous 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, t.

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

Page 62) detail the site-specific uirements all of which seek to Replacement LDP preparation

	and straining beyond reason the local resources such as health and education	deliverability and infrastructure	process. Such requirements include pursuing transit-orientated development that prid public transport uses, whilst reducing private motor vehicle dependency. Other requir multi-functional green infrastructure that facilitates active travel, enhances biodive drainage and fosters healthy communities. There must be emphasis on retaining ex- within public realm, incorporating appropriate landscaping, and protecting biodiversity species and supporting a range of opportunities for formal and informal play in add growing. Buildings will be required to face open spaces and create active str cohesiveness, foster a strong sense of place and ensure community safety. 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, environmen addition to community and cultural infrastructure.
529	"beyond aesthetics to include the social, economic, environmental and cultural aspects of development". This statement is copied directly from your Good Design and Sustainable policy above. Introducing an Aldi to an area with such potential will be detrimental in the long run to the social, economic, environmental and cultural aspects of Porthcawl's Seafront. This really needs to be re-considered with a broader mindset. Please consider what this Aldi will look like, feel like in 20 years. There are so many other locations that this Aldi can be situated, thus brining the economic benefits and job prospects to the town that Im sure Aldi will do. But lets re-think the saltlake space in the terms of the design and sustainable placemaking policies the Deposit Replacement LDP are pushing to ahcieve.	Concerns regarding proposed foodstore in Porthcawl	Comments noted. Evidence confirms (See Appendix 16 – Retail Study) that the centre town 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 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 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 require making", taking in account 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 was terminus, active travel facilities and more.
530	The estate would be another crammed in monstrosity - people would live in crowded "hutches"	Concerns regarding overcrowding	Comments noted. All development will be required to contribute to creating high que places that support active and healthy lives and enhance the community in which the full regard to the natural, historic and built environment as set out by Strategic F Sustainable Place Making. Sustainable Placemaking is fundamental to the set Replacement LDP. Development will be required to be appropriate to its local comheight, massing, elevational treatment, materials and detailing, layout, form, mix and

prioritises walking, cycling and uirements will include creating iversity, provides sustainable existing trees and hedgerows ity, providing habitats for local ddition to community-led food street frontages to enhance

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

centre fulfils its function as a rever, 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 re will be subject to a future

quality, attractive, sustainable hey are located, whilst having Policy 3: Good Design and successful delivery of the ontext in terms of size, scale, nd density.

533	Development at Porthcawl has to be	Strategic	Additionally Policies PLA1-PLA5 detail the site-specific requirements for the mixed- Sites in Regeneration Growth Areas and Sustainable Growth Areas, all of which see the identified key issues and drivers identified through the Replacement LDP p requirement of all sites will be to provide an appropriate density, with a mix of higher the layout and lower densities on the rural/sensitive edges. Comments noted. As set out by Policy PLA1 (See Page 63), Porthcawl Waterfront is
	inkeeping with the overall appeal of a waterfront in regards to style, size & materials as PLA1 will be a landmark development that has to be future proof for future generations. New roadways , paths have to address the volumes of traffic, simply building around the current infrastructure is not acceptable. The Portway link to Harbour should be sacrificed allowing more space for development. Is the dual carriageway actually needed ? Could space be utilised for carparking ?	Allocation PLA1: Porthcawl Waterfront has to be in keeping with the 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-spece 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 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 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 facility is 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 enhancement of the safe and t
			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 impleing, 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 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 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.

d-use Strategic Development eek to contribute and address preparation process. A key her densities at key points in

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

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 wellhum. In terms of open space, in Infrastructure and Outdoor /10 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

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 C thereby contributing to the Aims and Priorities of the Bridgend County Destination Man (See Appendix 30). Proposals for the Porthcawl Waterfront Regeneration site are currently being development, See Appendix 30). Proposals for the Porthcawl Waterfront Regeneration site are currently being development, securing future f 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 prosubject to a formal planning application where you can also have your say. In terms of transport, the allocation of the site in the existing LDP is supported by evid documents: • 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 reviewed determine whether the transport impacts of the current proposals are likely to be co allocated in the existing LDP and updated the findings where it was considered me assessment included an analysis of future trip generation predicted in 2007, with	 	
 'Placemaking Strategy' that represents a form of sub area masterplanning support material. This will provide a coherent basis for guiding development, securing future f 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 prosubject to a formal planning application where you can also have your say. In terms of transport, the allocation of the site in the existing LDP is supported by evid documents: 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 reviewed determine whether the transport impacts of the current proposals are likely to be co allocated in the existing LDP and updated the findings where it was considered no assessment included an analysis of future trip generation predicted in 2007, with 		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 C thereby contributing to the Aims and Priorities of the Bridgend County Destination Man (See Appendix 30).
documents: • 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 reviewed determine whether the transport impacts of the current proposals are likely to be co allocated in the existing LDP and updated the findings where it was considered ne assessment included an analysis of future trip generation predicted in 2007, with		Proposals for the Porthcawl Waterfront Regeneration site are currently being development, Placemaking Strategy' that represents a form of sub area masterplanning support material. This will provide a coherent basis for guiding development, securing future f 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 prosubject to a formal planning application where you can also have your say.
Porthcawl Waterfront Visitor Parking Strategy 2007. To support the allocation of the site in the Replacement LDP, Jacobs UK Ltd reviewed determine whether the transport impacts of the current proposals are likely to be co allocated in the existing LDP and updated the findings where it was considered ne assessment included an analysis of future trip generation predicted in 2007, with		In terms of transport, the allocation of the site in the existing LDP is supported by evid documents:
determine whether the transport impacts of the current proposals are likely to be co allocated in the existing LDP and updated the findings where it was considered ne assessment included an analysis of future trip generation predicted in 2007, with		
significantly exceeds the 1,115 residential units identified in the Deposit LDP Consu this robust analysis, which overestimates the number of trips generated by the proposition		To support the allocation of the site in the Replacement LDP, Jacobs UK Ltd reviewed determine whether the transport impacts of the current proposals are likely to be co allocated in the existing LDP and updated the findings where it was considered ner assessment included an analysis of future trip generation predicted in 2007, with undertaken in 2019. It also assumed a maximum quantum of development consistin significantly exceeds the 1,115 residential units identified in the Deposit LDP Consumptions 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
to the Sandy Bay development parcels. Highway improvements will also be required point of vehicular access for a foodstore is off the Portway roundabout. Off-site highway		Policy PLA1 ensures that development of the site will require a new roundabout and to the Sandy Bay development parcels. Highway improvements will also be required point of vehicular access for a foodstore is off the Portway roundabout. Off-site highway be required of which they must has regard to the requirements arising from the Transport Measures Priority Schedule.
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		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 		 New public open space; Drainage infrastructure; New road and roundabout; Active travel improvements;
Utility connections and upgrades.		

licies will promote tourism tection of well-located, good County including Porthcawl, anagement Plan (2018-2022)

veloped further as part of a ported by illustrative design funding, attracting investors pate in the public engagement proposals for this site will be

vidence found in the following

wed the above documents to comparable in scale to those necessary. The comparative ith actual traffic flow counts ing of 1500 dwellings, which sultation Document. Despite posals, the TA concludes that ne highway.

nd link road to enable access of to ensure that the principal hway improvements will also ransport Assessment and as

 P) has been produced (See thout which the development s within the plan period could d development includes the

			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 strategy we have a part of the strategy of the strategy accommodate a new multi-
			Consideration should be given to alternative future uses as, overtime, the aspiratio Waterfront will be principally by public transport including park and ride schemes, greprivate vehicles requiring parking facilities. Consultations confirmed widespread supprivate vehicles requiring park whilst recognising it will change the immediate outlook of properties 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 regeneration project is being brought forward in connection with Cardiff Capital Region Metro PI key element of the wider regeneration plans. The authority has a strong desire to facil 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/Seasc the proposed regeneration. The appraisal assesses the proposed land use, storey hei The assessment concludes that the development would not have an adverse impact of of Porthcawl, subject to appropriate design responses being incorporated at of 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.
			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
378	When applied to the proposals for Porthcawl these policies are a complete and utter joke. The aim of filling two of the major seafront areas of the town with housing and a supermarket whilst sidelining the critical areas of exercise and leisure is a travesty.	Concerns regarding 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 Preferred Strategy Strategic Growth Options). A range of growth scenarios across the period have been analysed and discussed within the Strategic Growth Options B 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 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 settlements and maximise viable affordable housing housing settlements and maximise viable affordable housing housing settlements and maximise viable affordable housing 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 st 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.

will be critical to the success storey car park on the existing plic realm and development. ion is that travel to Porthcawl reatly reducing the number of poort 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 ation area. The bus terminus Plus project and is seen as a cilitate and actively encourage bus terminus is integral to this

scape and Visual Appraisal of height and density parameters. t on the Landscape/Seascape detailed design stage. The d positive change across an open spaces and high-quality dertaken, in order to influence ent that will assist in identifying

a the Replacement LDP (See and wider sustainability effects cement 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 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

 1	
	The Replacement LDP apportions sustainable growth towards settlements that alreaservices, 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 comprehense 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 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 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, 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 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 the 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 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 enhact, with others, to set a quality benchmark 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 a open space and recreation, it's acknowledged that such provision is considered impleting, therefore the development should aim for standards in excess of the minimum Policy PLA1 requires development of Porthcawl Waterfront to incorporate Green

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 penefits 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.

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

	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 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 C thereby contributing to the Aims and Priorities of the Bridgend County Destination Man (See Appendix 30).
	Proposals for the Porthcawl Waterfront Regeneration site are currently being deverse 'Placemaking Strategy' that represents a form of sub area masterplanning support material. This will provide a coherent basis for guiding development, securing future for 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.
	In terms of the proposed foodstore, evidence confirms (See Appendix 16 – Retail Stu- function as a town centre and performs well against most indicators of vitality and via 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 dev store 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 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.
	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.
	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

110 and Outdoor Recreation

ommunity facilities whilst also stone and glass-clad building incil also wants to create new ice for the harbour master as are in place that will further ad a canopy structure capable

licies will promote tourism tection of well-located, good County including Porthcawl, anagement Plan (2018-2022)

eveloped further as part of a ported by illustrative design e funding, attracting investors pate in the public engagement proposals for this site will be

tudy) that the centre fulfils its viability. However, the centre h the centre contains a range narket 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,

opment is intended to unlock awl and further stages of the re will be subject to a future

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 developm with its proposed range of land uses will likely produce a wide range of significant be
535	to be agreed with residents	Needs to be agreed with residents	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. I LDP has been prepared in accordance with the LDP 'Preparation Requirements' s 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 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 e Borough (fixed and mobile), subject to social distancing guidelines. The r 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 leastions for members of the public.
			 locations for members of the public to complete by hand. Dissemination of hard copies of information to individuals. Members of the puccepy 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 media
			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 new
			supplementing the planned engagement activities.

ificant adverse effects and to ment of Porthcawl Waterfront beneficial effects.

ent Scheme (CIS) as originally . It is also considered that the s' 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.

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

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

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

book one-to-one telephone ay have had.

notice boards as a means of

		ſ	
538	Again as per my last comment, "Morgans	Concerns	All formal representations made on the Deposit Plan have been published and respective a legislative requirement as set out in LDP Regulation 22(2). This report will be summarises the key issues raised throughout the process, including the recommendations as to how the Local Planning Authority considers each represent Amendments to the Deposit Plan can be made after the public consultation and procouncil to seek approval to submit the plan to Welsh Government for independent of In addition, full Council will also need to formally adopt the plan post the EIP.
	Meadows" is already overcrowded with people parking on Pavements (Walkways), roads are narrow, pavements are even narrower, no green spaces, so where or who is taking responsibility for the Design and context of the new developments??	regarding infrastructure	requirements including 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. Such requirements include pursuing transit- prioritises walking, cycling and public transport uses, whilst reducing private motor requirements will include creating multi-functional green infrastructure that facilitat biodiversity, provides sustainable drainage and fosters healthy communities. Th retaining existing trees and hedgerows within public realm, incorporating appropriate biodiversity, providing habitats for local species and supporting a range of opportun play in addition to community-led food growing. Buildings will be required to face ope street frontages to enhance cohesiveness, foster a strong sense of place and Additionally, outdoor recreation facilities will be required to be delivered in accordar Outdoor Recreation Facilities and New Housing Development Supplementary Planni The Council has undertaken a Green Infrastructure Assessment (See Appendix 2 planning and delivery of green infrastructure throughout the County Borough. The i findings of the detailed 'audit' of the provision of Outdoor Sports and Children's Playi Borough of which is endorsed by Fields in Trust (FIT), whilst also adopting a holistic infrastructure assets (such as allotments, cemeteries, woodlands, broad habitats) a Maps. As such the assessment will provide a mechanism to ensure green infrastru- significant part of development and wider infrastructure proposals. Development proposals will be expected to maintain, protect and enhance Bridg network and ensuring that individual green assets are retained wherever possible a development. Policies PLA1-PLA5 also detail the on-site and off-site highway mitigation measures to be funded by developers. On-site and off-site measures will also be required to pro- legible, safe and accessible pedes
540	Yesplace it somewhere else, bloody madness.	No changes considered necessary.	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

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).

PLA5 detail the site specific uirements all of which seek to Replacement LDP preparation te education provision, public t-orientated development that or vehicle dependency. Other tates active travel, enhances There must be emphasis on te landscaping, and protecting unities for formal and informal pen spaces and create active id ensure community safety. lance with Policy COM10 and nning Guidance.

23) to guide and shape the e assessment summaries the aying Space within the County tic approach to include green) and the Integrated Network ructure forms an integral and

idgend's green infrastructure and integrated into any new

es and improvements required rovide good quality, attractive, ve Travel design.

endix 37). The IDP provides a ocated sites for the anticipated proceed. Such infrastructure ion to community and cultural

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

			 appropriate response for the Replacement LDP. As such the Replacement LDP id requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable hou. 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 brownfields 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 V limited further 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 compref 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 cort 13 – Candidate Sites Assessment Report (2020)). During Stage 2 detailed assees based on any specific issues they raised in terms of their
			existing use(s), accessibility, physical character, environmental constraints and or 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.
541	Building 700 houses in Pencoed is putting a huge strain on an already exhausted infrastructure. Taking away green space will damage people's health and well-being. Not only are the spaces used recreationally, but just living somewhere where there is green space benefits residents. People did not move the Pencoed because they wanted to live in a city, but that is the way it is heading. You will be damaging people's	Concerns regarding Strategic Allocation PLA4: Land East of Pencoed	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 2018-2 appropriate response for the Replacement LDP. As such the Replacement LDP id requirement to enable a balanced level of housing and employment provision the patterns of growth, support existing settlements and maximise viable affordable hou
	lives, not improving them.		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 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

identifies an appropriate plan 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 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

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 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

			 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 comprehe 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 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 East of Pencoed, Policy PLA4 sets out the including masterplan development principles and development requirements. The homes (20% affordable housing), incorporating a new 1.5 form entry primary school open space, active travel provision plus appropriate community facilities and comm will also ensure that the site retains and provides suitable buffers to habitats, part (including Ancient and/or Semi-Ancient Woodland), and SINCs. Additionally, green recreation facilities will be required to be delivered in accordance with Policy COM Facilities and New Housing Development Supplementary Planning Guidance.
			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.
543	In my opinion, it would be better to focus on renovating existing buildings to suit more modern, suitable design ideas (e.g derelict buildings in Bridgend town centre) rather than wastefully build more.	Focus should on regenerating existing buildings rather than build more	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 id requirement to enable a balanced level of housing and employment provision the 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 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

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

the site-specific requirements he site will deliver circa 770 ool, recreation facilities, public imercial uses. Requirements particularly hedgerows, trees en infrastructure and outdoor M10 and Outdoor Recreation

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 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

			 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 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 alreservices, facilities and employment opportunities and are most conducive to development. As such, a Settlement Assessment has been undertaken (See Ar 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 Methodology which was previously con 13 – Candidate Site Assessment Report (2020)). During Stage 2 detailed assess based on any specific issues they raised in terms of their deliverability, general locatit 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 a wide range of land uses including affordable housing, education, recreation facilities tave plus appropriate community facilities and commercial uses. Delivery of these fundamental in achieving the Replacement LDP's Vision and Objectives for the Courd fundamental in achieving the Replacement brows field empty homes as a potential s those within Bridgend town centre as set out in an Urban Capacity St
			housing land supply will not be dependent on these additional long-term Regeneration longer lead-in times, preparatory remediation-based enabling works and more detailed delivery
544	Sustainable Placemaking Policies seem rigid and strict which is positive to ensure only high quality and well thought out plans are developed.	Sustainable Placemaking Policies seem rigid and strict which is positive	Support noted.
623	KEEP LIDL AND ALDI AT BAY - FOIR THOSE WHO DO NOT UNDERSTAND AT MAY MEAN WAY	Concerns relating to PLA1 allocation at Porthcawl.	Comments noted. Marketing for a new foodstore was carried out in autumn 2020 will in total) were received and appraised. A robust selection process in which each to against a planning development brief resulted in Aldi Stores Ltd being identified as planning development brief required bidders to submit high-quality, bespoke designs

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

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

s for the mixed-use Strategic Such development will deliver ties, public open space, active ese Strategic Sites will prove bunty Borough.

al source of capacity including Appendix 29). Its recognised as such, have contributed to

n (See Policy COM1(R1-R3)), se that exhibit opportunities to n Planning Policy Wales, the eration Sites, as they require ailed strategies to enable their

whereby numerous bids (five n bid was carefully assessed as the preferred bidder. The ns for premises that could act

636	Town centre residential proposals should be considered. These fulfil all of the peacemaking strategies outlined above. Done properly this could provide low cost, sustainable and high quality, not always the case with green field developments where build quality has without doubt declined over recent years.	Comments relating to town centre placemaking and greenfield developments.	 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 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. Comments noted. All money generated/received by the Council will always be reinv Borough. Strategic Policy SP12 of the Replacement Plan will promote Town, I throughout the County Borough as hubs of socio-economic activity and the focal preservices 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 or primary shopping areas to inform policies and site allocations. Additionally, the Counsense 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 w
638	Again, this is an excellent goal. Please	No changes	on and enhance the vitality and viability of centres, whilst generating increased social Support noted
	ensure it reaches to all parts of the Borough, including the poorest wards.	proposed	
639	No	No changes proposed	Comments noted
438	Internet nationalised nationwide.	Comments relating to the provision of nationalised internet.	Comments noted. This would be beyond the scope of the Local Development Plan. A the NDF 2040 outcomes which address the provision of world-class digital in communication will enable economic and social progress and ensure Wales can le latest global technological advancements. In this regard, the LDP will incorporate P Communications) of the NDF 2040, which stipulates that Planning authorities

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

opment is intended to unlock awl and further stages of the

nvested back into the County , District and Local Centres points for a diverse range of

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 undaries within town centres, hem to accommodate a wider nd flexible co-working spaces

the impacts of the pandemic. e locations will remain key to

of established retail centres to wn, District and Local Centres cilities. This will both capitalise cial and economic activity.

n. Although, the LDP supports infrastructure. Better digital lead and keep pace with the Policy 13 (Supporting Digital es must engage with digital

			infrastructure providers to identify the future needs of their area and set out polic Development Plans to help deliver this. New developments should include the pr broadband infrastructure from the outset.
640	I hope the designs allow Porthcawl to retain a seaside feel and atmosphere and have enough green areas and spaces for people to sit, exercise and socialise.	Concerns relating to loss of identity associated with PLA1.	The regeneration of Porthcawl waterfront is a key element in the future developmen seaside resort. This major regeneration project will provide the strategic focus of opportunity for Porthcawl by maximising the benefits of the unique location that incorp Bay. The provision of new residential units, including affordable dwellings, will enab regeneration requirements comprising flood defences, enhanced active travel links community facility provision.
			The project area is closely linked to the town centre, which will continue to be improvements. Indeed, Porthcawl Town Centre is seen as an integral element in the from a range of leisure uses and a good comparison retail offer that provides an im Links between the waterfront area and the town centre will be secured by improvintegrate the new development into the surrounding urban area and also enhance t However, protection will be given to those highly sensitive areas of international consideration is given to landscape and biodiversity interests in the context of local up
641	As per responses to the previous questions, the proposal to effectively join Bridgend to Laleston takes no account of context, with respect to maintaining the separate communities of Bryntirion and Laleston, and retaining important, green-space amenity.	Concerns relating to a loss of identity and greenspace in regard to PLA3.	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 be need, demand and supply factors (See Appendix 42 – Background Paper 2: Preferree 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. The distribution of growth is further evaluated and justified in the Spatial Strategy of (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 a 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 h and ensure the County Borough's future housing requirements can be realised.

plicies in Strategic and Local provision of Gigabit capable

ent of Porthcawl as a premier of residential-led growth and orporates views across Sandy able the delivery of other vital iks plus education, retail and

benefit from environmental he retail hierarchy, benefitting important focus for residents. oved accessibility to properly the convenience retail offer. hal importance, ensuring due I urban capacity.

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 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 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 op community facilities all set within distinct character areas.
	Policy PLA3 will ensure development positively integrate the remains of Llangewy 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 accele linkages in accordance with Active Travel design. Improved linkages must be problem Bryntirion Comprehensive School and Bridgend Town Centre (including the bus star routes should be provided to accord with the proposed routes within the Count 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 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

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)

ill be subject to site-specific les (See Deposit Policy PLA3 will 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 uncil's Active Travel Network

ssess the likely sustainability Plan (strategy, policies, site upon previous SA reporting D19) which accompanied the es how the SA, incorporating corporation 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 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 ment proposed.

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 considered to ascertain whether they had the point along with recommendations 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 the identified likely significant effects. These requirements also enhance the sustain strategic site allocation more generally. The SA identifies relevant masterplan development proposal. Additional masterplan devel in these spatial 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 Plana approach to siting, design, construction 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 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.

potential to cause an adverse insulted 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 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

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

Through consideration of the findings above, it is anticipated that any notable la		 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 enat to potential landscape and visual opportunities and constraints. The LVA outlines that there are adverse and beneficial landscape effects resulting fin However, the embedded mitigation and the approach to design is considered to mitime as the proposed landscape establishes and overall the predicted effects are n from a landscape and visual perspective in the context of the delivery of a strategic I appraisal included assessment or Bridgen 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 responsite such as the Bridgend Circular Walk, the byway, the hedgerow network and we such the proposals put forward at this stage are considered to be a thoughtful at 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 or informal and natural play on site provided increased public access would be protected some of the character of the SIN would be lost and the site for biosecurity, diversity of ecosystems and habitat creation as elsible stores and the development of the site. The Laleston Meadows of the key characteristics listed in the published d 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 protecter some of the character of the SI
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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 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 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 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 Lale its 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 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 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 mast to locate development across those habitats of predominantly limited ecolor boundary habitats as far as possible. Where retained, such features have been accorr 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 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 content.

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 proprate measures to reduce

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 levelopment away from SINC

e Study's Site boundary will in space and wildlife zones. his will provide a significant hancement. In respect of the hid 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 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 whinform 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, 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 bee 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 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 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 se 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 set 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.

It development away from

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 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 Aodelling 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

	A revised TAN15 is due to be implemented in June 2023. This will be supported Planning, which includes climate change information to show how this will affect floor century. It shows the potential extent of flooding assuming no defences are in place. Map for Planning shows the site to be located outside of any flood zone and is therefor risk of flooding.
	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 face provision. As part of Stage 3 of the Candidate Site Assessment, the health board as bodies were invited to provide comments in respect of those sites identified as suital and possible allocation in the Deposit LDP. Whilst the Council cannot ultimately of healthcare services, close working relationships will continue and be maintained we 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 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 ne 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 bein objectives. As such, the overall operational air quality effects of the development are j
	The proposed allocation is supported by detailed masterplanning work, including a identify a realistic dwelling yield on the site's net developable area. The Transport number of dwellings the site is expected to deliver. This identifies the various transport 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 avenumber of dwellings does not require the original proposed site boundary to be expanded.

d by the new Flood Map for ood risk extents over the next e. A review of the new Flood efore considered at low or no

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 Il impacts for these pollutants

bjective at all but one existing elopment. However, it is now before 2024, by which time it ojective. 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 insport issues relating to the ment, what measures will be Policy PLA3 prescribes the avoidance of any doubt, this panded, rather more efficient

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 is 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 p Centre, this density level is therefore considered appropriate to foster sustainable com 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 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 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 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).
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-oriprioritises 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 Bridget 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 po achieved from a new signalised junction with the A473 at the southern boundary; the

is considered appropriate to al mass of people to support tional planning policy, higher nodes or interchanges. Given e proximity to Bridgend Town communities, further bolstered

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

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 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

West 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

			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 assessment 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 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 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 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
643	Good design is overdue. Tree planting along polluted roads should be supported throughout the Borough. No mention of this.	Comments relating to the provision of tree planting along polluted roads.	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 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 spect masterplan development principles and development requirements. Such requirementaries retain and provide suitable buffers to habitats, particularly hedgerows, tress (inclu Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreated

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 e design of the environment, gy means there is a major for commuting, leisure and hird-place such as a non-site irations.

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

and varied biodiversity with a the Deposit Plan have been nty 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 adopting a holistic approach nds, broad habitats) and the ure 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.
644	Raised beds in community areas with edible plants, see "edible Bristol" protect. Spaces should be for everyone, focusing on the environment and local produce and businesses. Think like Totnes!!	Comments relating to community space and local businesses.	Comments noted. The Strategy acknowledges that the County Borough has a rich are 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 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.
			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.
645	judging from the recent work on the washeries site in Ogmore, no vision, poor design and lacking in class and sustainability.	Comments relating to previously developed land.	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 incorport foster community orientated, healthy walkable neighbourhoods
			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 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
			Policy PLA1 (See Page 63) of the Deposit Plan details the site-specific requirem development principles and development requirements. Such requirements include

Facilities and New Housing

and varied biodiversity with a the Deposit Plan have been nty 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

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

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.

ements including masterplan de pursuing transit-orientated

	development that prioritises walking, cycling and public transport use, whilst reduce dependency. Well-designed, safe walking and cycling routes must be incorporated the community orientated, healthy walkable neighbourhoods. The development will also site highway improvements with regard to the requirements arising from the Tran- identified in the Transport Measures Priority Schedule.
	Furthermore 0.12 hectares of land is safeguarded to deliver a public transport to 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 th terminus is integral to this as well as being part of the wider Future Wales Plan.
	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 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 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 ((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 alread 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 Brit with the grouped Main Settlement of Pyle, Kenfig Hill and North Cornelly.
	The Ogmore and Garw Valleys are identified as Local Settlements. Therefore, whi earmarked to accommodate significant growth, the Replacement LDP seeks to creat linked to wider opportunities in a manner that protects their high quality environr alternative forms of development would help deliver smaller-scale growth, such as (but housing, self-build and custom build opportunities alongside other forms of deve investment opportunities will enable development of a scale and nature that is tailored

ducing private motor vehicle I throughout the site to foster so be required to provide offansport Assessment and as

terminus. The Council has Porthcawl regeneration area. al Region Metro Plus project strong desire to facilitate and the provision of a new bus

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

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

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

whilst these areas will not be eate sustainable communities nment. It is recognised that out not limited to) co-operative velopment. Such community ed to community needs, whilst

			diversifying and strengthening the local economies, connecting communities to wider the high quality environments.
647	Too vague. I'm not clear on a practical level what this means. I would support a more sustainable community with access to green spaces for all.		Comments noted. The Strategy acknowledges that the County Borough has a rich at 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, 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 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, 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.
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	Our opinions never matter so what's the point, consultation has been forgotten	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 WG LDP Manual.
			As part of Stage 4 of the Delivery Agreement, the Council is required to undertake for a statutory period of 6 weeks, however the Council has made an allowance for Council previously consulted the public on the Preferred Strategy of which was held November 2019. Following the public consultation period the Council drafted an initia Appendix 8 – Preferred Strategy & Initial Consultation Report) for publishing as required 16A. This report was subsequently signed off by members of Council.
547	No		Comment noted

er opportunities and protecting

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

naintain, protect and enhance are retained wherever possible

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

nmunity Involvement Scheme CIS have been met. It is also ation Requirements' set out in

te Deposit public consultation for 8 weeks. Furthermore, the eld from 30th September to 8th itial Consultation Report (See equired under LDP Regulation

565	Current policies are lax- little or nothing	Concern over	Development will ultimately be directed towards environs conducive to sustainable pl
l	done. Within Cefn Glas, Llangewydd Court	impact of growth	balance of environmentally friendly, economically vibrant, and socially inclusive chara
	- House hold garden waste is still burnt in	on quality of life	current inhabitants and future generations alike. Sustainable placemaking is therefo
	2021 when we have excellent local		that underpins the Replacement LDP, specifically seeking to create places that:
	recycling centres. Creating air pollution,		
	lowering ones ones enjoyment and quality		 Meet the needs of all members of the community;
	of life. Noise levels have increasd due to		 Promote balanced economic growth that provides access to employment opport
	already high level population density not		 Provide for active travel and integrated Green Infrastructure networks;
	helped by the councils decision to allow		 Provide appropriate infrastructure and services;
	Cockeral/s (clos-y -Erin) that sound off		Provide a range of high quality private and affordable housing; and
	LOUD as early as 4.30 am EVERY DAY		Are resilient and adaptable to change and support the Councils vision to make
	an extremly selfish act given we are not		digitally connected smart County Borough.
	living in the country side but in a densly		
	populated estate upsetting so many people		The Replacement LDP has been prepared in line with the Well-Being of Future Gene
	many of which do not not complaind in fear		a duty on public bodies to carry out sustainable development. The LDP Vision has be
	of repercussions and in my case lack of		account the 7 Well-being Goals and Bridgend's Local Well-being Plan with the spec
	response. Tthat is the society we live in		issues affecting the County Borough. Background Paper 10 (See Appendix 5
	today. Some of many examples : My wife		Replacement LDP assists in the delivery of the 7 Well-being Goals.
	works in the Princess of Wales with Covid		
	but always goes to work tired as I do.lts so		The Replacement LDP has also been prepared in line with Bridgend Public Servi
	bad lve even told her to retire early- but that		objectives. The Bridgend Well-being Plan outlines the things that Bridgend Public
	would be selfish would it not when hospital		together on over the next five years; our wellbeing objectives and steps, and how we we
	staff are needed in these times. We also		years' time. Background Paper 9 (See Appendix 49), demonstrates that the Repla
	appear to be on a regular helicopter flight		delivery of the local well-being plan.
	path flying quite low directly over our house		
	and many others- with the loud thud thud		
	thud sound, Living opposite a swing park		
	does not help-Im not against it but for it - its		
	the job factor- we have no police at night of		
	course. When they do arrive its a quick word		
	but are still left to comntinue the noise- that		
	is shouting and screaming. Many more		
	examples etc In short quality of life is		
	reduced enough already with population		
	density. Young mothers with prams forced		
	to walk on the roads due to cars parked on		
	the pavements in many areas- a rule not		
	enfored at all is a given accepted norm		
	many other examples. etc. Recent large		
	scale housing building projects have		
	already saturated the area. Futher		
	developement will lead to more problems		
	and crime. Crucially the Llangewydd lane		
	and what little green spaces are left must be		
	preserved now and even made better ie		
	cycling paths, safer pedestrian paths,		
	These spaces have found new importance		
	with covid. It really has been a life saver for		
	young and old especially those with no		
I	transport So no this is not Sustainable-		

e placemaking that facilitate a aracteristics, aiming to benefit efore an overarching concept

portunities;

ke Bridgend a decarbonised,

nerations Act of which places s been developed to take into becific characteristics and key (50) demonstrates that the

ervice Board Well-being Plan blic Service Board will work ve want Bridgend to look in 10 placement LDP assists in the

	tipping point has been reached. Yes building must go on but equally the protection of what exists must be enhanced not destroyed for harmony, peoples happiness, quality of life, reducing crime etc.		
569	Sustainable design is a must. The children in the community are working with a curriculum that wants to see children become ethical, inspired and responsible. Any planning for areas in the community need to ensure they help the younger generation realise this and see the importance of these attributes.	Stresses importance of sustainable design	 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 therefore an overarching concept that underpins the Re 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. Sustainable Placemaking is fundamental to the successful delivery of the Repla sustainable development, the Replacement LDP seeks to ensure design that goes be the social, economic, environmental and cultural aspects of development. Therefor Design, development must consider how space is utilised, how buildings and the placemaking compatibility. Poor design can have adverse impacts on the character in addition to harming the collective street scene. Various elements (e.g. visual impa traffic constraints) will be assessed to ensure there are no potential adverse impacts This will be achieved through the implementation of Policy SP3: Good Design and which will require all development proposals to be supported through the submissio technical information to demonstrate compliance with 2 overarching and 14 detailed
591	All frill and knickers, means nothing when people are homeless and people with homes have no say on there home town	No changes – concern over public consultation	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. I LDP has been prepared in accordance with the LDP 'Preparation Requirements' e 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:

e placemaking that facilitate a aracteristics, aiming to benefit

Replacement LDP, specifically

oportunities;

ake Bridgend a decarbonised,

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.

ent Scheme (CIS) as originally t. It is also considered that the s' set out in the Development

vas 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 3 weeks in order to maximise part of a process of building a nsultation methods were used with the CIS. These methods

			 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 v 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 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 Idp@bridgend.gov.uk or telephoning 01656 643633. Posters were been sent to all Town and Community Councils to display on th
592	Good in theory, not usually put into practice.	No changes	Comments noted
593	No development should be allowed on green field sites or outside the settlement boundary.	Opposed to greenfield development	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.
598	No	No changes	Comments Noted
600	Leave it slone	No changes	Comments Noted
601	As previously answered	No changes	Comments Noted

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 ument.

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

book one to one telephone ay have had. They were able

heir notice boards.

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

606	Any new town centre new buildings should blend into the original architecture of the town.	Town Centre development should complement existing character	Comments Noted. Sustainable Placemaking is fundamental to the successful delivery of the Repla sustainable development, the Replacement LDP seeks to ensure design that goes b the social, economic, environmental and cultural aspects of development. Therefore Design, development must consider how space is utilised, how buildings and the pu use and the relationship with the surrounding area. Development proposals will be as 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 impacts. This will be achieved through the implementation of Policy SP3: Good Design and which will require all development proposals to be supported through the submission technical information to demonstrate compliance with 2 overarching and 14 detailed
607	If development goes ahead this needs to be a critical consideration. Traffic problems already exist during peak times around Pyle roundabout and the entrance to Pyle industrial estate. All housing should be powered with alternative environmental options like solar energy etc.	Concern over traffic impact of development in Pyle, new development to incorporate renewable energy sources	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 apprent 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 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 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 L Bridgend Integrated Network Plan (See Appendix 29).
			The Council recognises the significant role of renewable energy has to play. The Renewable Energy Assessment (See Appendix 17). The Assessment estimates the demands of the County Borough, along with the progress in meeting these demands for generation assets. Against this backdrop, land within the County Borough bound resource assessment to identify the potential for renewable and low carbon energy resource perspective. A number of technologies have been considered, including, wir solar PV, biomass energy, energy from waste, hydropower energy and building integration 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, integration development proposals, and ensure that low carbon heating systems are installed.
609	Seems like a load of rubbish. You are mixing modern structures with older buildings and they simply don't look right or fit in with the surroundings.	Concern over design impact of new development	Sustainable Placemaking is fundamental to the successful delivery of 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 pure use and the relationship with the surrounding area. Development proposals will be as placemaking compatibility. Poor design can have adverse impacts on the character as

blacement LDP. In achieving 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, bact, loss of light, overlooking, cts.

nd Sustainable Place Making, ion of appropriate design and ed policy criteria.

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

ne Council has undertaken a the current and future energy s from local low carbon energy ndary has been subject to a gy project deployment from a wind energy, ground mounted regrated solar PV.

se the use of local resources nd, strict policies have been egrate energy generation into stalled.

blacement LDP. In achieving 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,

014			in addition to harming the collective street scene. Various elements (e.g. visual impacts traffic constraints) will be assessed to ensure there are no potential adverse impacts. This will be achieved through the implementation of Policy SP3: Good Design and which will require all development proposals to be supported through the submission technical information to demonstrate compliance with 2 overarching and 14 detailed.
611	Many plans note a buffer zone between the new development and existing settlements but in my view these buffer zones are so small that that most people would not even acknowledge them as a buffer zone. This will have a detrimental impact on existing settlements, particularly Laleston which would be only separated by a very small lane and effectively be joined to the new development. The village of Laleston would cease to exist.	Concern over lack of buffer zones, particularly between surrounding Laleston	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 requiren 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.
615	Residential development should be encouraged in areas where office, shops and factories have become vacant rather than taking the easy option of building on green belt land	Re-use of empty properties should be prioritised over greenfield development	The Replacement LDP prioritises the development of land within or on the periphery primarily on previously developed brownfield sites. It continues to focus on the regeneration allocations identified in the existing LDP, hence, Porthcawl, Maesteg a denoted as regeneration priorities through their designation as Regeneration G commitment to brownfield development opportunities within these settlements as sequence outlined in Planning Policy Wales and seeks to minimise developmental Versatile (BMV) agricultural land. However, given the existing LDP's success in brownfield land in other settlements (notably Bridgend and the Valleys Gateway brownfield sites) are therefore required to implement SP1, deliver affordable housi ensure the County Borough's future housing requirements can be realised. Policies within the Deposit Plan support regeneration and the re-utilisation of empty pa direct function of the LDP.
618	Your ambitions as stated above have been totally ignored when designing local development in the Bridgend area e.g. the new housing estates in the Coity area. Why are you not following your own criteria???	No changes	Comments noted.
622	Better clear leadership is required to build better policies starting with the head of the council taking a pay cut followed by all Councillors taking a pay cut after all you are a Councillor not for the money but to build a better town, valley, area.	No changes	Comments noted.
657	More parks more routes to walk especially from coity side of Brackla the walk currently is dangerous from b and q roundabout to coity.	More parks and pedestrian routes required (particularly in Coity/Brackla)	As part of the technical supporting evidence base accompanying the Deposit Plan, t an updated detailed audit of existing outdoor sports and children's play facilities 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.

pact, loss of light, overlooking, cts.

nd Sustainable Place Making, ion of appropriate design and ed policy criteria

naintain, protect and enhance are retained wherever possible

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

ry of sustainable urban areas, ne delivery of the brownfield g and the Llynfi Valley are still Growth Areas. The ongoing accords with the site-search al pressure on Best and Most in delivering development on ray), there are limited further erable sites (including some using in high need areas and

properties, though this is not

n, the Council has undertaken ross the County Borough (See gs can be used as means of vision. It can also be used as

		•	
			Additionally, the Council has undertaken a Green Infrastructure Assessment (See shape the planning and delivery of green infrastructure throughout the County E summarizes the findings of the detailed 'audit' of the provision of Outdoor Sports and within the County Borough which is endorsed by Fields in Trust (FIT), whilst also addit include green infrastructure assets (such as allotments, cemeteries, woodlands, brow Travel Integrated Network Maps. As such the assessment will provide a merinfrastructure forms an integral and significant part of development and wider infrastructure forms and integral and requirements. Such requirements include development that prioritises walking, cycling and public transport use, whilst reducted pendency. Well-designed, safe walking and cycling routes must be incorporated the community orientated, healthy walkable neighbourhoods.
669	Save the Coity Graveyard	No changes	Comments noted.
			No candidate site submission was received for the land known as Coity Graveyard currently passes through the middle of the site so part of the land is considered to Settlement Boundary Review (See Appendix 38) undertaken to support the preparati- does not propose altering the settlement boundary in this location.
692	again must be monitored by a outside party as recent planning and design has been terrible for Porthcawl	LDP needs monitoring	Comments noted Please refer to Appendix 4 of the Deposit LDP (Appendix 1) for details of how the monitored and reviewed. This follows the statutory requirements of the Planning and 2004 and the Town and Country Planning (Local Development Plan) (Wales) Regula
696	The plans are at odds with the above statement	No changes	Comments noted
697	Cosmetically pleasing is essential	No changes	Sustainable Placemaking is fundamental to the successful delivery of 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 pure use and the relationship with the surrounding area. Development proposals will be as placemaking compatibility. Poor design can have adverse impacts on the character as in addition to harming the collective street scene. Various elements (e.g. visual impacts of the constraints) will be assessed to ensure there are no potential adverse impacts.
			This will be achieved through the implementation of Policy SP3: Good Design and which will require all development proposals to be supported through the submission technical information to demonstrate compliance with 2 overarching and 14 detailed
700	As in my previous answer. Design of property should stay in keeping with the area where building is taking place. An example of this is the disastrous example of the block of flats where The Esplanade Hotel once stood and now known locally as	Concerned about impact of proposals on character of area	Sustainable Placemaking is fundamental to the successful delivery of the Repla sustainable development, the Replacement LDP seeks to ensure design that goes b the social, economic, environmental and cultural aspects of development. Therefore Design, development must consider how space is utilised, how buildings and the pu use and the relationship with the surrounding area. Development proposals will be as placemaking compatibility. Poor design can have adverse impacts on the character a

e Appendix 23) to guide and be Borough. The assessment and Children's Playing Space dopting a holistic approach to broad habitats) and the Active nechanism to ensure green structure proposals.

ecific requirements including de pursuing transit-orientated educing private motor vehicle I throughout the sites to foster

ard. The settlement boundary to be in the countryside. The ation of the Replacement LDP

the Replacement LDP will be and Compulsory Purchase Act ulations 2005.

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 ad policy criteria

blacement LDP. In achieving 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,

	'the bottle bank.' This does not fit in with the other properties neighbouring it.		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 impacts This will be achieved through the implementation of Policy SP3: Good Design and which will require all development proposals to be supported through the submission technical information to demonstrate compliance with 2 overarching and 14 detailed
725	We don't have space for extra houses, we need more green spaces as we build more houses and don't improve the basic facilities it encourages flooding and other dangerous situations.	Need more green spaces	As part of the technical supporting evidence base accompanying the Deposit Plan, t an updated detailed audit of existing outdoor sports and children's play facilities 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 provise 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 summarizes the findings of the detailed 'audit' of the provision of Outdoor Sports an within the County Borough which is endorsed by Fields in Trust (FIT), whilst also add include green infrastructure assets (such as allotments, cemeteries, woodlands, bro Travel Integrated Network Maps. As such the assessment will provide a me infrastructure forms an integral and significant part of development and wider infrastructure
727	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	No changes	Comments noted.
769	Too high level for comments, public need an appropriate consultationnot this	Concerned about Public Consultation	Comments noted. 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 (See Appendix 5 – I Agreement). It is also considered that the LDP has been prepared in accordance Requirements' set out in the Development Plans Manual (Edition 3). The Council previously consulted the public on the Preferred Strategy which was he 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 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 consu- to ensure efficient and effective consultation and participation, in accordance with included:

pact, loss of light, overlooking, cts.

nd Sustainable Place Making, ion of appropriate design and ed policy criteria

n, the Council has undertaken ross 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 adopting a holistic approach to broad habitats) and the Active mechanism to ensure green structure proposals.

ent Scheme (CIS) as originally – Replacement LDP Delivery ce with the LDP 'Preparation

held from 30th September to vas required to consider all ing the content of the deposit – Preferred Strategy & Initial embers of Council.

ke Deposit public consultation 3 weeks in order to maximise part of a process of building a nsultation methods were used with the CIS. These methods

			1
			 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. 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 docume. 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 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 Idp@bridgend.gov.uk or telephoning 01656 643633.
770	There has been much talk of new housing being built but I would prefer to see existing buildings repurposed and am concerned that there are too many spaces (for example above shops) that are not being used. I support the idea of bringing people to live in town centres rather than in suburban developments, to increase footfall and presence in retail areas	Re-use of existing properties to increase footfall in town centres	Comments noted. An Urban Capacity Study (UCS) (See Appendix 39) has been prepared which p potential urban capacity of the County Borough's settlements for housing to evider windfall site allowance rate. The UCS identifies more than sufficient capacity with boundaries to accommodate this particular component of the housing supply. It ser developers who are seeking to identify potential development opportunities not s Replacement LDP. The Development Plans Manual (Welsh Government, Edition 3, 2020) identifies a lis which could be considered within a UCS. Based on local circumstances, the fol capacity have been analysed to determine their local relevance: Subdivision of exist Previously developed, vacant and/or derelict land and buildings (non-housing); buildings; Redevelopment of car parks; Open space surplus to requirements; Intens areas; Land previously allocated for employment uses; Public body disposals; commercial premises.
			The evidence contained within the UCS identifies the level of capacity across the Co in both numeric and spatial terms, summarised in Table 10. While this identific considered exhaustive, it does serve to demonstrate more than sufficient scope to acc

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

ests were released periodically tic areas / parts of the County

working groups, including the

book one to one telephone ay have had. They were able

heir notice boards.

provides an analysis of the ence the expected small and thin the proposed settlement erves as a useful resource to specifically allocated in the

list of urban capacity sources ollowing sources of potential sting housing; Empty Homes, ; Conversion of commercial nsification of existing housing s; and Vacant space above

County Borough's settlements ified capacity should not be accommodate the trend-based

			small and windfall site allowance within the proposed settlement boundaries. It component of housing supply is additional to the existing land bank commitments, L new allocations documented in the Housing Trajectory Background Paper (See App
776	Not appropriate to current community.	No changes	Comments noted
438	Green technologies, including green transport, Internet access everywhere including in places like Llangwydd, Nantyffyllon, Caerau, Blaencaerau and Cymmer.	No changes – need low carbon / green technology and greater broadband access	The Council recognises the significant role of renewable energy has to play. The Renewable Energy Assessment (See Appendix 17). The Assessment estimates the demands of the County Borough, along with the progress in meeting these demands f generation assets. Against this backdrop, land within the County Borough bound resource assessment to identify the potential for renewable and low carbon energy resource perspective. A number of technologies have been considered, including, wi solar PV, biomass energy, energy from waste, hydropower energy and building integraviable within the County Borough. In order to reduce future energy demand introduced that seek to maximise the energy efficiency of new development, integraviable development proposals, and ensure that low carbon heating systems are instated. The Deposit LDP has specific policy guidance on Telecommunications and Digital Ir Policy COM14). An Infrastructure Delivery Plan (IDP) has also been produced (See Replacement LDP. The IDP provides a single schedule of all necessary infrast development of allocated sites for the anticipated quantum of proposed housing/empliperiod could not proceed. Such infrastructure includes the provision of internet/broad as transport, education, health, environmental management, utilities and community and the set to maximise the energy for the provision of internet/broad as transport, education, health, environmental management, utilities and community and the set to maximise the energy for the anticipated management and the provision of internet/broad as transport, education, health, environmental management, utilities and communications and communications and communications and communications as transport, education, health, environmental management, utilities and communications and communicating the provision of internet/b
676	Consideration should be afforded to the natural world people's health and well-being are linked to it	Environmental protection	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 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.
792	State of the art building design adds to the attractiveness of our areas. There is very little to praise regarding our places in this regard.	Support for good design	Sustainable Placemaking is fundamental to the successful delivery of 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 provide use and the relationship with the surrounding area. Development proposals will be asplacemaking compatibility. Poor design can have adverse impacts on the character is in addition to harming the collective street scene. Various elements (e.g. visual impacts of the surrounding the asplacement because there are no potential adverse impacts. This will be achieved through the implementation of Policy SP3: Good Design and which will require all development proposals to be supported through the submissio technical information to demonstrate compliance with 2 overarching and 14 detailed
880	Ultimately this has little control over what is actually built on these sites. Parc Derwen was mean to be a "New Village" development. Anyone who has visited this estate sees small housing on narrow street overrun with parking and no social cohesion at all. The building looking good but no	Concerned over policies being enforced	Sustainable Placemaking is fundamental to the successful delivery of 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 puse and the relationship with the surrounding area. Development proposals will be as placemaking compatibility. Poor design can have adverse impacts on the character and the character is the surrounding area.

It should be noted that this LDP 'rollover' allocations and opendix 44)

he Council has undertaken a the current and future energy s from local low carbon energy ndary has been subject to a gy project deployment from a wind energy, ground mounted tegrated solar PV.

se the use of local resources nd, strict policies have been egrate energy generation into stalled.

Infrastructure proposals (See e Appendix 37) to support the astructure without which the ployment uses within the plan roadband connections as well ity/cultural infrastructure.

iversity with a broad range of e been refreshed and updated nt in line with national planning ountryside, special landscape nt, green infrastructure, nature

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.

blacement LDP. In achieving 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,

	centre or "sense of place" just high density and expensive housing.		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 impacts This will be achieved through the implementation of Policy SP3: Good Design and which will require all development proposals to be supported through the submission technical information to demonstrate compliance with 2 overarching and 14 detailed
900	Would be nice to see more modern styles homes rather than duplicating what we have. Would be nice to houses with rain water harvesting and solar panels and other eco ideas designed in.	Support for modern housing design, particularly use of low carbon & renewable technology	Sustainable Placemaking is fundamental to the successful delivery of the Repla sustainable development, the Replacement LDP seeks to ensure design that goes b the social, economic, environmental and cultural aspects of development. Therefore Design, development must consider how space is utilised, how buildings and the pu use and the relationship with the surrounding area. Development proposals will be as 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 impacts
			This will be achieved through the implementation of Policy SP3: Good Design and which will require all development proposals to be supported through the submission technical information to demonstrate compliance with 2 overarching and 14 detailed
901	All ready stated	No changes	Comments noted
901 960	This plan flies in the face of placemaking. In areas it is destroying natural (green) spaces, and merge communities into a sprawling massif development such as the case between PLA3 Bryntirion / laleston / penyfai - destroying historic villages and areas to the benefit of developers profits/. It is shocking that planning department have put these proposals forward, and I am vehemently opposed to the over development, and erosion of the wedges between these distinct communtiies, that currently have their own unique identity. there's little in this plan that can be appropriately described as 'high quality, well thought out and sustainable design'.	Opposed to level of growth and impact on green wedges (PLA3)	Comments noted. The Deposit Plan Spatial 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 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 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. Policies PLA1-PLA5 detail the site spect masterplan development principles and development requirements. Such requirem retain and provide suitable buffers to habitats, particularly hedgerows, trees (inclu Ancient Woodland), and SINCs, and prevent the coalescence of settlements throu corridors. Additionally, green infrastructure and outdoor recreation facilities will be accordance with Policy COM10 and Outdoor Recreation Facilities and Ne Supplementary Planning Guidance. 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 pro- future development needs. Only one candidate site (308.C1: Bridgend (West of)) with
			proposed within the replacement Deposit Plan. Other candidate sites have not been there are other constraints that mean the sites are not recommended for allocation assessments can be found in the Council's Candidate Site Assessment (See Apper Review concluded that future green wedge allocations in the Deposit Plan will not be function, i.e. to prevent urban coalescence, has been and will continue to be suc Deposit Plan Policy ENV1: Development in the Countryside.

bact, loss of light, overlooking, ets.

nd Sustainable Place Making, ion of appropriate design and ed policy criteria.

blacement LDP. In achieving 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.

ch and varied biodiversity with the Deposit Plan have been nty borough's environment in es cover development in the sites, trees, hedgerows and ection and public health.

aintain, protect and enhance are retained wherever possible becific requirements including ements will ensure that sites cluding Ancient and/or Semirough the provision of wildlife be required to be delivered in New Housing Development

re submitted in existing green t pressure in these areas the onsidered necessary to meet ithin a green wedge has been een considered necessary or on. Further details of the site endix 13). The Green Wedge be necessary as their primary uccessfully achieved through

060	It is your difficult to reasoned to obstract	No obongoo	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 v 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 an habitats and protected species (including for bats and dormouse) and provision of apprendict methods.
969	It is very difficult to respond to abstract notions such as this.	No changes	Comments noted.
594	You have planned far to many houses versus green open spaces and leisure, piling people on top of one another leads to social unrest disobedience drug & drink related problems which increases monies paid out to treat these, this has to be paid through higher council tax, the people of Bridgend borough have made it clear for many years now that they do not want full on building but more environmentally planned areas where they can relax, you have obviously seen houses and taxes please listen before it's to late	Opposed to level of growth	Comments noted. Sustainable Placemaking is fundamental to the successful delivery of the Repla sustainable development, the Replacement LDP seeks to ensure design that goes b the social, economic, environmental and cultural aspects of development. Thereforn Design, development must consider how space is utilised, how buildings and the pi use and the relationship with the surrounding area. Development proposals will be as- placemaking compatibility. Poor design can have adverse impacts on the character in addition to harming the collective street scene. Various elements (e.g. visual impa traffic constraints) will be assessed to ensure there are no potential adverse impacts Development will ultimately be directed towards locations conducive to sustainable p balance of environmentally friendly, economically vibrant, and socially inclusive char- current inhabitants and future generations alike. Sustainable placemaking is therefit that underpins the Replacement LDP, specifically seeking to create places that: • Meet the needs of all members of the community; • 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. Correspondingly, and in order to achieve the Vision and Objectives of the LDF 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 broadly balance housing, economic development, connectivity, social needs and er enhancement to allow the County Borough to prosper, whilst contributing to the su Region and Swansea Bay Region. This has directly informed and resulted in the for (SP) 1 below, which outlines how the LDP will make provision to deliver the Regeneral Strategy between 2018- 2033.

ill 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

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.

e placemaking that facilitate a aracteristics, aiming to benefit efore an overarching concept

oportunities;

ake Bridgend a decarbonised,

DP, the Council will follow a b help realise the regeneration ds existing settlements that al faceted approach seeks to environmental protection and success of the Cardiff Capital formulation of Strategic Policy ration and Sustainable Growth

977	Ensure that percentage of leisure facilities are sufficient to support residential properties	Concerned over infrastructure delivery (particularly leisure facilities)	The replacement LDP recognises the importance of providing more opportunities and to exercise and leisure. As part of the technical supporting evidence base accompare Council has undertaken an updated detailed audit of existing outdoor sports and child the County Borough (See Appendix 22: Outdoor Sport and Children's Play Space Au be used as means of justifying the provision of new facilities and/or remedying local can also be used as means of safeguarding and enhancing existing facilities as ap Council has undertaken a Green Infrastructure Assessment (See Appendix 23) to gu and delivery of green infrastructure throughout the County Borough as an integrate development and wider infrastructure proposals. Policy SP5 requires all development proposals to consider improving and/or expant travel and public transport networks. This will not only prove fundamental in attractiveness of active travel as a credible alternative to the private car, thereby encoder from unsustainable forms of transportation, but will also help to promote physical active of transport based emissions.
988	Please make lots of green space, easy access for all modes of transport to services and workplaces (maybe some Netherlands style active travel routes), and make places for nature as well as humans.	Concern over green spaces, access to transport and environmental protection	Strategic Policy 5: Sustainable Transport and Accessibility will ensure that develop designed in a way that minimises the need to travel, reduces dependency on the sustainable access to employment, education, local services and community faci- required to deliver, or contribute towards the provision of, active travel schemes, publ- infrastructure, and other transport measures, in accordance with the Bridgend Loc Bridgend Integrated Network Plan (See Appendix 29). Policy PLA8 identifies, and where necessary, safeguards land for strategic transport improvements to the public transport network, make better use of the existing h appropriate reallocation of road space, which will deliver more sustainable travel with majority of the proposals have been identified in the Bridgend Local Transport Pla Welsh Government-approved schemes.
100 4	This is essential to provide great surroundings that do not damage the environment and people want to stay	Support for policies	Comments noted
102 3	Not enough information given to local residents. The details I know from the Bcbc website information, I most definately say NO. I do not think these plans should be approved	Opposed to LDP due to insufficient Public Consultation	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 LDP has been prepared in accordance with the LDP 'Preparation Requirements' se Plans Manual (Edition 3). 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 we 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 the These methods 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.

and facilities to provide access panying the Deposit Plan, the children's play facilities across Audit (2021)). Its findings can cal deficiencies in provision. It appropriate. Additionally, the guide and shape the planning tegral and significant part of

anding corresponding active in ensuring the increasing ncouraging modal shifts away ctivity and reducing the impact

opment must be located and the private car and enables acilities. Development will be ublic transport measures, road local Transport Plan and the

oort schemes that will provide g highway network to permit ithin the County Borough. The Plan (LTP) and are therefore

ent Scheme (CIS) as originally ... It is also considered that the s' set out in the Development

ke Deposit public consultation 8 weeks in order to maximise part of a process of building a nsultation methods were used the CIS.

via Bridgend County Borough were able to complete an

103	We need more accessible public toilets, how is smart technology going to be incorporated, and hog weed is out of control in many green spaces	Concern over public conveniences, use of smart technology and control of invasive species	 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 publ 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 prend. 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 may to do this by emailing (dr@ Bridgend, gov. uk or telephoning 01666 643633. Posters were been sent to all Town and Community Councils to display on th Comments noted. In terms of public toilets, BCBC in 2019 published a Local Toilet Strategy, which is in current challenges of public toilet facilities within communities. The Local Toilet Strate available within the
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, 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

ests 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

heir notice boards.

s intended to help address the ategy must be reviewed within Thursday 5th May 2022, so the

se the use of local resources nd, strict policies have been egrate energy generation into stalled.

_DP, the Council will continue

iver innovation projects within ndix 18);

ehicle charging infrastructure

ic sector);

inity;

d in all new developments;

ergy efficiency projects on the

			 Ensuring that climate change impact and sustainable development is con Council's procurement and operational activities through the development of its Undertaking these action points will assist in achieving the LDP Vision of making ". digitally connected smart County Borough".
104 2	again, sounds great as long as the infrastructure improvements are not left until later. They MUST COME FIRST.	Concern over infrastructure delivery	 Comments noted. 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 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 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, environment additional to community and cultural infrastructure. The timing of delivery of the infrast IDP will be secured by means of planning agreements/obligations to ensure that all recomments.
104 5	As usual it will probably be cram in as many housing units as you can within regulations.	Concern over level of growth	Comments noted. Sustainable Placemaking is fundamental to the successful delivery of 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 pure use and the relationship with the surrounding area. Development proposals will be asplacemaking compatibility. Poor design can have adverse impacts on the character as 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 impacts. This will be achieved through the implementation of Policy SP3: Good Design and which will require all development proposals to be supported through the submission technical information to demonstrate compliance with 2 overarching and 14 detailed. With specific reference to the density of development, this includes the need to demonstrate respecting that of the surrounding development."
104 7	Structure layout not appropriate to conditions	No changes	Comments noted.

onsidered throughout all the fits Decarbonisation Strategy.

"...Bridgend a decarbonised,

uirements for the mixed-use wth Areas. Such requirements which seek to contribute and .DP preparation process. This wision, 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 rastructure identified within the Il residents have good access

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.

monstrate the nt potential of the land whilst

100	I do not holique that any of these stress		The Owntomy advantuladance that the Occupity Developed has a visit and used a life in
106 7	I do not believe that any of these plans should be at the expense of the countryside environment around us, which needs to be preserved.	Environmental protection should be priority	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 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 courareas, local / regional nature conservation sites, trees, hedgerows and development, conservation and natural resources protection and public health.
106 9	Does this mean new builds as opposed to regeneration of existing infrastructure? New builds have very little character	No changes	Sustainable Placemaking is fundamental to the successful delivery of the Repla sustainable development, 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 pursue and the relationship with the surrounding area. Development proposals will be asplacemaking compatibility. Poor design can have adverse impacts on the character as in addition to harming the collective street scene. Various elements (e.g. visual impacts of the constraints) will be assessed to ensure there are no potential adverse impacts. This will be achieved through the implementation of Policy SP3: Good Design and which will require all development proposals to be supported through the submission technical information to demonstrate compliance with 2 overarching and 14 detailed
107 0	I feel that any new building should automatically have renewable energy as a requisit of planning. Environmentally friendly as possible building materials. Design that reuses water. I think that there should be a restriction on people purchasing property and not living it or renting out, i.e. holiday home. There is too much concentration on leisure facilities in certain areas. Llangeinor has very little in terms of community space and facilities.	integration of renewable energy, second home ownership, provision of community facilities	The Council recognises the significant role of renewable energy has to play. The Renewable Energy Assessment (See Appendix 17). The Assessment estimates the demands of the County Borough, along with the progress in meeting these demands fi generation assets. Against this backdrop, land within the County Borough bound resource assessment to identify the potential for renewable and low carbon energy resource perspective. A number of technologies have been considered, including, wi solar PV, biomass energy, energy from waste, hydropower energy and building integers available within the County Borough. In order to reduce future energy demand introduced that seek to maximise the energy efficiency of new development, integ wider development proposals, and ensure that low carbon heating systems are instated. The Ogmore and Garw Valleys are not identified as areas that will accommodate sign of their topographical and viability based constraints. However, these areas would be regeneration and are therefore designated as Regeneration Areas in recognition approaches are required to incite community investment opportunities.
113 5	Make sure the builders are as green as possible	Need low carbon development	 Policy SP4 of the Replacement LDP specifies criteria that require development to climate change, thereby minimising its underlying causes and planning for its conserved to utilise low carbon, local materials and supplies (adopting circular economy predovernment). A key role of the LDP is to put in place resource efficient and climate change resilier minimise land take and urban sprawl. Put simply, this means locating development accessible to a range of services and facilities whereby people can reduce private cat the harmful effects of carbon emissions.
121 4	We need facilities that are beneficial to residents. This should be more important	Concerned over infrastructure	Policies PLA1-PLA5 (See Deposit Plan – Page 62) detail the site-specific requi Strategic Development Sites in Regeneration Growth Areas and Sustainable Growth

iversity with a broad range of e been refreshed and updated at in line with national planning puntryside, special landscape at, green infrastructure, nature

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.

ne Council has undertaken a the current and future energy s from local low carbon energy ndary has been subject to a gy project deployment from a wind energy, ground mounted regrated solar PV.

se the use of local resources nd, strict policies have been egrate energy generation into stalled.

gnificant growth in recognition benefit from community based n of the fact that a range of

to both mitigate and adapt to sequences. This includes the principles promoted by Welsh

ilient settlement patterns that nent in settlements which are car usage and thereby reduce

uirements for the mixed-use with Areas. Such requirements

	than company profits. Indoor leisure facilities for Porthcawl are a must.Facilities that compliment local businesses are essential.	delivery (community & leisure facilities)	include masterplan development principles and development requirements all of wh address the identified key issues and drivers identified through the Replacement LDI 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 school County Borough and the need for new strategic sites to be significant enough in scale 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 v not proceed. Such infrastructure includes transport, education, health, environment additional to community and cultural infrastructure.
100	Land at Maesteg Washery and Coegnant	Concerns over	Comments noted.
6	site has been the subject of a feasibility study SD70 which shows many contraindications to the development of these areas for development, including lack of access, mine voids, contamination, methane and floodrisk.	regeneration of Maesteg Washery and Coegnant Reclamation sites	The Coegnant Reclamation (COM1(R1)) and Maesteg Washery sites (COM1(R3) regeneration sites. Their reallocation as such in the Replacement LDP recognise remediation-based enabling works will be necessary to address site constraints st legacy of the area. More detailed strategic master planning of both sites is likely to be delivered. This exercise will, by its nature, necessitate engagement with key state appropriate mix of land uses are assessed and form part of any future proposals regeneration of these sites delivers the full range of placemaking principles outlined
553	There is absolutely no need to destroy this piece of land (Bryntirion and Laleston) other than money. Not money for the area and its residents, but for the developers. If it happens - and I pray it doesn't - it will be yet another area filled with people who have to commute to get to work. Do not pretend for even a second that jobs can be found for 850 units of people here.	Objection to PLA3 based on loss of green space and lack of jobs.	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 pl balanced level of housing and employment provision that will achieve sustainable existing settlements and maximise viable affordable housing delivery.
			As detailed within the Spatial Options Background Paper, the Spatial Strategy see land use framework that helps realise the regeneration aspirations and priorities of the the need to deliver future housing requirements up to 2033. Regeneration Gro Sustainable Growth Areas within SP1 to clearly highlight a necessary degree of cont LDP. The undeveloped brownfield regeneration allocations identified in the existin retained and supplemented with sustainable urban growth in settlements that demon service and transportation functions. This approach is essential to implement the long embodied within the Replacement LDP Vision.As detailed within the Spatial Option Spatial Strategy seeks to continue to provide a land use framework that helps realise to and priorities of the Council, whilst balancing the need to deliver future housing Regeneration Growth Areas appear before Sustainable Growth Areas within SP1 to of degree of continuity with the first adopted LDP. The undeveloped brownfield regener in the existing LDP are proposed to be retained and supplemented with sustainable of

which seek to contribute and DP preparation process. This vision, public open space and

sustainable communities that g infrastructure and/or provide col 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

R3)) are both long standing ses the fact that preparatory stemming from the industrial o be required before they can stakeholders to determine an als. This will ensure that the d in Planning Policy Wales. 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

eeks to continue to provide a f the Council, whilst balancing Growth Areas appear before ontinuity with the first adopted ting LDP are proposed to be nonstrate strong employment, ng term regeneration strategy tions Background Paper, the e the regeneration aspirations ng requirements up to 2033. c clearly highlight a necessary eneration allocations identified e urban growth in settlements

			that demonstrate strong employment, service and transportation functions. This implement the long term regeneration strategy embodied within the Replacement LD
			With regards to employment, over 30% of the County Borough's population is project With absolute and relative growth across this age group, there is likely to be a broad activity rates if the Plan does not facilitate sustainable levels of economic growth to or 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 Regeneration and Sustainable Growth Strategy is largely driven by households This growth is projected to support an increase in people in workplace based emplois to be 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.
557	It doesn't matter how well thought out a new development is destroying green space and inviting more cars to an already over burdened area is going to have a negative effect on peoples health and well-being. Getting rid of meadows, woodland and hedgerows and replacing it with housing and some nice landscaping is the complete opposite of improving the environment.	Concerns relating to loss of green space and traffic.	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 is 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.
			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 spectmasterplan development principles and development requirements. Such requirements

his approach is essential to _DP Vision.

ected to be aged 60+ by 2033. ad reduction in local economic offset this phenomenon. The attract and retain economically th Options Background Paper, is within the 35-44 age group. loyment over the Plan period,

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 t in line with national planning puntryside, special landscape t, 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

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.
558	This should not be done you are taking to much green space away	Concerns relating to loss of green space.	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 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 courareas, local / regional nature conservation sites, trees, hedgerows and development, conservation and natural resources protection and public health.
1			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 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.
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559	keep the green spaces earmarked for development. As these spaces on your doorstep are reducing and stopping communities having there own identities	Concerns relating to loss of green space	Comments noted. 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, further settlement hierarchy. This is to ensure the Replacement LDP and spatial strategy Options) directs the majority of growth toward from good infrastructure including transport networks, services and facilities, or where provided.
			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. These policies cover development in the cou

cluding Ancient and/or Semieation facilities will be required Facilities and New Housing

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

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

iversity with a broad range of e been refreshed and updated at in line with national planning puntryside, special landscape

561	Developing brownfield sites is more appealing, instead of further green space loss - but with planning for developing additional health, education and social facilities. Residents of Barnes Avenue area, Cefn Glas have been subject to heavy building work traffic on the main route. Emissions and debris falling from works vehicles accessing routes that children who are encouraged to walk to school use daily. This, and the choice of location for the recent housing development, was ill thought out. The community suffered the loss of a local, natural landscape in favour of additional residential development in an area that already struggles with heavy traffic. However environmentally friendly the schemes that housing developments	to loss of green space and environmental impact associated with PLA3.	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 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 provisiom 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 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 (incl Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor Recreation F Development Supplementary Planning Guidance. 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 Replaceer anal
	local, natural landscape in favour of additional residential development in an area that already struggles with heavy traffic. However environmentally friendly the		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

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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

	they would positively impact the sites with sustainable improvements.		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 Bridgend 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 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. 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, any development wi Policy PLA3 – Page 71) to provide 4.1 hectares of retained green infrastructure and submit and submi
			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.
			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.
563		Co	Comments noted.
575	All developments should include detailed plans for any impact on infrastructure, medical and dental facilities, schools and transport. It seems that these are only considered after the developers have got their permissions.	Comments relating to PLA3 impact on infrastructure, dental facilities, school capacity and transport.	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 strategy and strategy of sustainable urban 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.

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

een produced (See Appendix at 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

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

			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 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 Aj 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 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 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.
			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.
578	Good design needs to be compatible with the existing buildings and facilities within the borough. To support and enhance the health and well-being of its citizens it is essential to provide a sustainable future for all.	Comments relating to good design and health and well-being.	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.
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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.

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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 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.
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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 of 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.
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.
With regards to well-being, The Deposit Plan has been prepared in accordance Development Plans Manual (Edition 3). It contains guidance on how to prepa development plan, underpinned by robust evidence to ensure that plans are effective contribute to placemaking, as defined in national policy set out in Planning Policy Wat The Replacement LDP has been prepared in line with the Well-Being of Future Gene a 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- issues affecting the County Borough. Background Paper 10 (See Appendix 5 Replacement LDP assists in the delivery of the 7 Well-being Goals.

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

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

ce with Welsh Government bare, monitor and revise a ffective and deliverable and /ales (PPW).

herations Act of which places been developed to take into ecific characteristics and key 50) demonstrates that the

			The Replacement LDP has also been prepared in line with Bridgend Public Serv 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.
580	this is not what is being proposed, you are seeking to develop area where people want to live within an aesthetic area, but you are proposing to take ref glasses aesthete area away, by flooding it with new housing, this area has been used more than ever for recreation due to the recent pandemic, and without it people would have to use transport to get closer to any area for recreation.	Concerns relating to over- development	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 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 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 requirement to be delivered in accordance with Policy COM10 and Outdoor Recreation Fa Development Supplementary Planning Guidance.
			vehicle dependency. Well-designed, safe walking and cycling routes must be incorport foster community orientated, healthy walkable neighbourhoods.
602			Comments noted.
604	We have had expansion in Cefn glas and currently bryntirion but no improvements to infrastructure.	Concerns relating to previous lack of associated infrastructure	Policies PLA1-PLA5 (See Deposit Plan – Page 62) detail the site-specific requir Strategic Development Sites in Regeneration Growth Areas and Sustainable Growth include masterplan development principles and development requirements all of we address the identified key issues and drivers identified through the Replacement LDI will be facilitated through the provision of affordable housing, on-site education provis active travel provision.

ervice Board Well-being Plan Iblic Service Board will work ve want Bridgend to look in 10 placement LDP assists in the

and varied biodiversity with a the Deposit Plan have been nty 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

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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

ecific requirements including nents include pursuing transitwhilst reducing private motor porated throughout the site to

uirements for the mixed-use wth Areas. Such requirements which seek to contribute and .DP preparation process. This wision, public open space and

			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, environment additional to community and cultural infrastructure.
616	I haven't seen anything in recent years that has improved the environment or people's health and well being. Over population yes, concepts and ideas are all well and good but practically is totally different.	Concerns relating to impact on the natural environment.	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 placement 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 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 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 Replind delivery of the local well-being plan.
653	Am apposing the building of 850 houses inland between Laleston and Bryntirion as it will not improve the environment or people's well being. It will only serve to stretch what we have even more affecting all provision of services.	Concerns regarding the environmental and well-being impact of PLA3	Comments noted. The Strategy acknowledges that the County Borough has a rich 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 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.
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			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.

sustainable communities that g infrastructure and/or provide col 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

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

ervice Board Well-being Plan Iblic Service Board will work ve want Bridgend to look in 10 placement LDP assists in the

and varied biodiversity with a the Deposit Plan have been nty 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 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

		In terms of Strategic Development Sites, Policies PLA1-PLA5 detail the site spectral masterplan development principles and development requirements. Such requirements 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 Fabre 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 well-being, 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 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 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 Replic delivery of the local well-being plan.
655	I agree that well-thought out design processes, which support the community are essential, but am concerned about this development will not deliver that.	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 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 construct 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

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

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

enerations 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 ve want Bridgend to look in 10 placement LDP assists in the

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

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 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 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 is the criteria in the Candidate Site Assessment Methodology which was previously constant of 13 – 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 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 ope 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 si Bridgend Circular Walk and realigned Public Right of Way. Furthermore, the enclos hedgerow corridor will be retained as the Y Berth cross link. In terms of active travel 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 asse and significant environmental effects of all substantive component within the Pla allocations, etc.) and any identified reasonable alternatives. This builds directly up 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

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

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 sment, sites were examined tion, neighbouring land uses, opportunities. Site promoters s to demonstrate the site's t, only those sites deemed re 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

identifies strong compatibility between the LDP Vision/Objectives and the SA Framework 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 on is an important consideration in determining the overall sustainability and thus s 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 po- 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 im mitigated 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 a allocation to implement specific masterplan development principles) represent forms of the identified likely significant effects. These requirements also enhance the sustai strategic site allocation more generally. The SA identifies relevant masterplan devel in these spatial development policies to help ensure the avoidance of likely signific could otherwise occur from this development proposal. Additional masterplan devel included within Policy PLA3 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.
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 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.

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 elopment 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 site 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

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 least. However, agricultural land will remain on all sides around Laleston, which will discrete settlement, while landscaping measures associated with the develor 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 maintain between the site and Laleston to retain the separate identities and character or 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 n from a landscape and visual perspective in the context of the delivery of a strategic l
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 and 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 or informal and natural play on site provided increased public access would r function; The site contains very few of the key characteristics listed in the published d 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 struct aesthetically pleasing urban development which is well integrated with the p and the settled landscape character currently experienced in the local area;

d 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 vill retain its character as a elopment will mitigate any vith the special interest of the tain a strategic green corridor of these settlements whilst

Appraisal (LVA). The purpose abled an integrated approach

from development of this site. ninimise adverse effects over not considered unacceptable c 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

hagement. This would protect A landscape buffer would set e SINC could be used as a htly 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 ed by landscape buffers and d;

d shrubs proposed throughout as the visual amenity of future ictural planting to create an proposed landscape strategy

	 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 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 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 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 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 fu March 2020. The Phase 1 survey concluded that the site is dominated by agricultura 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.

of the emerging proposals as frastructure to the north, west

compensate for any loss of

has been designed to protect

andscape and visual effects ad contained within a c.400m

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 proprate 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 had 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

identified several trees with low to high potential to support a bat roost whilst onsite por 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 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 one inform a planning application and ensure proposed mitigation is appropriate include a Dormouse survey, which was raised in comments received from NRW. For 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, 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 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

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 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 made by the Local Education

t works are required on both Adelling Assessment will be rmountable obstacles to the

ategic of which confirms that a 15 to indicate that there is lected in comments received

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 we 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 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.
A revised TAN15 is due to be implemented in June 2023. This will be supported Planning, which includes climate change information to show how this will affect floo century. It shows the potential extent of flooding assuming no defences are in place. Map for Planning shows the site to be located outside of any flood zone and is theref risk of flooding.
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.
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 obje demonstrated that the impacts in terms of annual mean nitrogen dioxide concentrati 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.

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

d by the new Flood Map for ood risk extents over the next e. A review of the new Flood efore considered at low or no

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 ojective. 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

	The effects of local traffic on the air quality for future residents living in the proposes 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 Transport number of dwellings the site is expected to deliver. This identifies the various transport of development, and, in combination with the Strategic Transport Assessmit taken to deal with the anticipated transport impacts of the scheme. Proposed for 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 expuse 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 not the site's location within the Primary Key Settlement of the County Borough and the contract the density lovel is the proport and the primary Key Settlement of the County Borough and the contract the density lovel is the proport.
	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 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).
	Proposed Policy PLA3 prescribes a number of placemaking principles for Land W considered instrumental to achieving sustainable places, delivering socially in

sed development have been eing well below the air quality e judged to be 'not significant an illustrative block plan to ort 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

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.

ilities including town centres, facilities 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.

re 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

			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 pro- cycling 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 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 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
668	this area is steeped in history , the field in question runs parallel the an old coach road originally running from Bridgend to Swansea .	Concerns regarding the impact of PLA3 on heritage assets	The Strategy recognises the importance of the Historic Environment and its's fundar natural placemaking through the planning system. The historic environment will be where appropriate, promoted and enhanced. The impact of any development propo- heritage values of individual historic assets, their setting and their contribution to character will be required to be fully considered by applicants through the prepa- assessment and statement as part of the planning process, as outlined by Strategic Development Management Policy (DNP11 – See Page 210) seeks to ensure that, wh affects a listed building or its setting, special regard must be had to the desirability of its setting, or any features of special architectural or historic interest which it possess
			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 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.
			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

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 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.

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

amental role in distinctive and be protected, conserved and, posal on the significance and to local distinctiveness and paration of a heritage impact gic Policy 18 (See Page 208). where a development proposal of preserving the building, or esses.

versity with a broad range of been refreshed and updated it in line with national planning puntryside, special landscape it, green infrastructure, nature

n, 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 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 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 spectra masterplan development principles and development requirements. Such requirementaries and provide suitable buffers to habitats, particularly hedgerows, tress (inclue Ancient Woodland), and SINCs. Additionally, green infrastructure and outdoor recreated be delivered in accordance with Policy COM10 and Outdoor Recreation Face 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.
689	Concerns regarding the impact of PLA3 on the natural environment.	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 a 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 courareas, local / regional nature conservation sites, trees, hedgerows and development, conservation and natural resources protection and public health.
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796	It is important to maintain the identity of particular communities, and make sure they are not simply absorbed into a single amorphous sprawl which expands, e.g., urban areas into existing identified rural communities.	Comments relating to the protection of existing community sense of identity	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 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 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 Assessment previously consulted upon (See Appendix 13 – Candidate Sites Assessment Reperiodetailed assessment, sites were examined based on any specific issues they raised in

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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,

			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
			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 whil
947	While i support the key principles of good design and placemaking it is clear that the proposed plan does not, by building on the important green wedge between Bryntirion and Laleston, both of these communities are weakened in terms of their sense of place and significantly harmed visually and socially.	relating to the protection of existing community sense of identity	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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			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 Approximable settlement hierarchy. Based upon the consideration of a compreh 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, 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

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ill be subject to site-specific oment principles (See Deposit o be delivered in accordance nent Supplementary Planning een corridor between the site <u>hilst preventing coalescence.</u> 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,

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

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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, an.

			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.
948	Again these are sensible. Living on the Barnes Avenue end of Cefn Glas estate, with no local shops or other services to "pop out" to, I find that jumping in the car is the easy choice, and inevitably that means big Tesco gets my trade. Perhaps you should look at what opportunites there might be to	Concerns relating to lack of community facilities.	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 address the identified key issues and drivers identified through the Replacement LD will be facilitated through the provision of affordable housing, on-site education provi active travel provision.
	improve opportunities for small local shops, cafe's services etc in these existing big estatesas well as the new builds.		Development of this scale (sustainable urban extensions) is necessary to create so 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 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.
991	An important part of placemaking is to ensure that the context and integrity of recognised Conservation Areas are maintained and not overwhelmed by development. The allocation between Bryntirion and Laleston (PLA 3) does not seem to be truly sustainable in this respect.	Concerns relating to the conservation of the natural environment in relation to PLA3.	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 I 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 courareas, 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 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 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 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.

vill 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

uirements for the mixed-use wth Areas. Such requirements which seek to contribute and .DP preparation process. This wision, 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

iversity with a broad range of e been refreshed and updated at in line with national planning puntryside, special landscape at, green infrastructure, nature

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			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.
			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.
			Additionally, the Strategy recognises the importance of the Historic Environment and distinctive and natural placemaking through the planning system. The historic environment and conserved and, where appropriate, promoted and enhanced. The impact of any designificance and heritage values of individual historic assets, their setting and distinctiveness and character will be required to be fully considered by applicants thereitage impact assessment and statement as part of the planning process, as out (See Page 208). Development Management Policy (DNP11 – See Page 210) see development proposal affects a listed building or its setting, special regard must be preserving the building, or its setting, or any features of special architectural or possesses.
102 6	No thought is given to the road congestion that will occur	Comments relating to traffic concerns.	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 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 – 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 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 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).
			Strategic site allocations identified by policies PLA1-PLA5 detail the site-spec masterplan development principles and development requirements. Such requireme

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

ecific requirements including nents include pursuing transitwhilst reducing private motor porated throughout the site to

and its's fundamental role in nvironment will be protected, development proposal on the nd their contribution to local s through the preparation of a utlined by Strategic Policy 18 eeks to ensure that, where a t be had to the desirability of or historic interest which it

aces by defining a settlement ough Settlement Assessment d functional settlement pattern of 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 hity facilities. Development will e, public transport measures, Local Transport Plan and the

ecific requirements including nents include pursuing transit-

			orientated development that prioritises walking, cycling and public transport use, where we walking and cycling routes must be incorport foster community orientated, healthy walkable neighbourhoods.
688	As noted previously, PLA3 does not fit into the principles of "creating sustainable places where people want to live" - it will have the reverse effect. Residents of Laleston chose it because it is a distinct historical village. Good design does not appear to have been thought about with this proposal.	Concerns regarding sustainability in relation to 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 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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105 9	By taking away the natural enviroment and creating an artificial enviroment west of	Concerns regarding the	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

whilst reducing private motor porated throughout the site to

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 istainable 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

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Il be subject to site-specific ment principles (See Deposit be delivered in accordance nent Supplementary Planning een corridor between the site <u>nilst preventing coalescence.</u> versity with a broad range of been refreshed and updated

	bridgend and around island farm, would in no way improve the enviroment or contribute to peoples health and well being.	impact of PLA3 on the natural environment	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.
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			In terms of well-being, 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 a duty on public bodies to carry out sustainable development. The LDP Vision has a 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 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 Repland delivery of the local well-being plan.
111 8	How is building 850 houses and creating yet another urban reservation going to improve the environment of PLA3. These green areas with their footpaths have been and	Concerns regarding the impact of PLA3 on the natural	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 a 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

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Ish 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

ervice Board Well-being Plan Iblic Service Board will work ve want Bridgend to look in 10 placement LDP assists in the

iversity with a broad range of e been refreshed and updated at in line with national planning puntryside, special landscape

	still are a an area which help to provide places to improve peoples health and well being.Does walking along streets filled with	5	areas, local / regional nature conservation sites, trees, hedgerows and development, conservation and natural resources protection and public health.
	urban noise or green spaces filled with natural sounds or even silence improve a person's state of mind. Once these are covered over they are gone forever.		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.
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			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.
774	A traveller site would not create a sustainable place where people want to live, work and socialise. However the development of playing fields/nature park etc on the site include social, economic, environmental and cultural aspects. It would	Allocation SP7	The Council has a statutory duty to carry out an assessment of the accommodate 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 "we Accommodation Assessment (GTAA) identifies an unmet need, a planning authority 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 pit

nt, green infrastructure, nature

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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

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

s been developed to take into becific characteristics and key 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

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

	improve the environment and people's health and well-being, whilst providing space and amenities for community events etc.	to Bryncethin Depot	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 per 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 acceptoposed 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 the Replacement LDP. Refer to the Gypsy and Traveller Site Options Background Paper
101 2	No	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.		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 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 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
125 7	No	No changes proposed	Comments noted.
552	If a facility is needed and wanted it succeeds and flourishes. Simple.	No changes proposed	Comments noted.
556	No support for young people. Not enough houses in Pencoed which is pushing younger people out. No Ambition.	Not enough housing in Pencoed	Comments noted. The Council has prepared an updated Local Housing Market A County Borough (See Appendix 23). This assessment has informed the Replaceme will provide an appropriate contribution to affordable housing provision, throu 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 (incland the grouped settlement of Pyle, Kenfig Hill and North Cornelly), along with mode Spatial Strategy has therefore been developed to maximise affordable housing delareas.
613	N/A	No changes proposed	Comments noted.
937	No	No changes proposed	Comments noted.

accommodation needs on an od. 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.

Assessment (LHMA) for the ment LDP to ensure the plan ough viable thresholds and

his varies by Housing Market ghest housing need area. This patial Strategy Options (See Primary Key Settlement within he LHMA identified high need including Pencoed, Porthcawl oderate need in Maesteg. The delivery in high housing need

956	No	No changes proposed	Comments noted.
973	Building on green sites will have a detrimental impact on people's health as there will be less places to walk, to commune with nature which have been a life saver for the majority of people during the Covid 19 pandemic.	Concerns regarding greenfield development and recreation/nature loss	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 a 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.
			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 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 e forms an integral and significant part of development and wider infrastructure proposed.
			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.
			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 used to make a significant, positive contribution to the development's green infrastruc linear park that incorporates landscaping areas, nature conservation and peo- unnecessary sterilisation of land. Equally, there are two Listed Buildings within (Tregroes House 78 and the bridge located on the driveway leading to the House), incorporated within the site. These factors will ensure delivery of a high quality public and streets that are well defined, safe, inclusive, high quality and ecologically diver- places to be. The site will be well connected and integrated into the existing settlement more active lifestyles, combat social isolation and provide close, sustainable linkages will need to travel to.
100 9	no	No changes proposed	Comments noted.

iversity with a broad range of e been refreshed and updated 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 / Borough. The assessment and Children's Playing Space o adopting a holistic approach nds, broad habitats) and the o ensure green infrastructure posals.

naintain, protect and enhance are retained wherever possible

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

tion Facilities will be delivered New Housing Development ure gas main which runs north the pipeline. This area will be tructure network by creating a bedestrian linkages to avoid in the main college campus b), which will be protected and blic realm, with public spaces liverse making them pleasant thent of Pencoed, help promote jes to the key places residents

108 7	How are you improving the environment by covering it in concrete?	Concerns regarding greenfield development	The site is not just being covered in concreate. The site is allocated for mixed use of approximately 770 new homes, a significant area of public open space, a small comone form entry primary school. The latter contribution will necessitate 2.3ha of construction of the new school, inclusive of a land buffer to enable future expansion. southern edges of the existing campus will also be retained, to allow for future flexib college. This will allow the potential relocation of the playing fields, either to locations or, to land west of the A473.
109 1	Designs are far too modern today and the old designs and culture were far better	Designs are too modern today	Strategic Policy 2 seeks to ensure that contextually appropriate design is encourage
603	In principle, I support this, but I would need to have more details in future to make final decisions	No changes proposed	Comments noted.
605	New builds are now a sustainable design. They are timber frame and thrown up in 12 weeks. I work for a new home builder and the work is not sustainable and neither are the open spaces the say will be done!!	No changes proposed	Comments noted.
958	Having recently visited a few English towns and counties nearly all have parks and gardens at the centre of communities all very busy with families and the young and old a central well maintained green space where anyone could go.	Concerns regarding green space provision	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, 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 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 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 forms an integral and significant part of development and wider infrastructure proposed bevelopment 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.
			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.
106 4	I strongly oppose the Local Development Plan (LDP) for the Pyle/Cornelly area	Objection to Strategic	Objection noted. Background Paper 15: Minimising the loss of Best and most versat how the Local Planning Authority has considered the location and quality of agricul

e development and will deliver ommercial element and a new of land being set aside for on. A buffer to the eastern and kibility for the expansion of the ons to the east of the main site

ged.

iversity with a broad range of e been refreshed and updated 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 wision. It can also be used as

e Appendix 23) to guide and / Borough. The assessment and Children's Playing Space o adopting a holistic approach nds, broad habitats) and the o ensure green infrastructure posals.

naintain, protect and enhance are retained wherever possible

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

satile agricultural land sets out cultural land in developing the

 the lands are of prime agricultural status which are needed for the growing of crops for sustainable human and animal needs; the area in question is vital importance to the heritage of Kenfig and surrounding areas. The heritage of Kenfig and surrounding the heritage of Kenfig and surrounding the heritage of Kenfig and surrounding areas. STORMY DOWN (a) Prime Agricultural lated the following that fall within my objections to this proposed plan. STORMY DOWN (a) Prime Agricultural Land (b) Heritage - Stormy Castle, Sturmy Storm, Castle, Sturmy Storm, Castle, Sturmy Storm, Castle, Tess, Stormy Castle, Sturmy Storm, Castle, Stormy Down, Settlement (assessment) in a broady with proposal not of the Ada. This revised sturbings for a sustainable resultings, a located and sturb, west of the Ada. This revised sturbings for a sustainable resulting, a located and subth-west of the Ada. This revised sturbings for a sustainable result and (Strade 2. This has to be considered in the Science and associated in the Stage 2 Candidate Stast stat areage is acaded and interest (sciad under Lateiston on GEBC Despiration of Special Landscape Areas', March 2010 - https://www.bridged.gov.uk/media/178/di esignation of special landscape_areas.pd in addition to the geology/mineral wealth and the Stage area was to take effect. As I'm addition to the geology/mineral wealth and the stage of the site is open and exposed to with clear the proposed LDP as outlined as it would decimate the heritage of the entiage of the terning with in has been formedity, e-additional, there are in its entities area and the development to endities and subtrave stansible for the Kenfig Harding weeksite of the state is particular and and the Market and the Market and the state scale in howere stopes/state means in the state is particular and the Marke	(PLA5: Land East of Pyle, Kenfig Hill &	Allocation PLA5:	Bridgend Replacement Local Development Plan (LDP) 2018-2033. It demonstrates
for sustainable human and animal needs; Evidently, Land East of Pyle is a potential strategic site located at the edge of a Min stratement (assessment) in a broadly viable housing (as identified within with high need for additional sites (stage contains no BMV agricultural landed by the LHMA). To the strategic site located at the edge of a Min Street and associated within twith high need for additional sites (stage contains no BMV agricultural land (c) Heritage - Stormy Casile, Stormy Down (c) Heritage - Stormy Controlled sites under the Protection of the Mathematic (a) Heritage - Military, Air Crash Sites different (c) Heritage - Military, Parmbuse (f) SSS I - Site of Special strate of statement (as identified within the Settlement) (g). Heritage - Stormy Down Settlement (set additional site) storms according to the prodice stratement (as identified within the Settlement dasesperent (as identified within the Settlement dases) and provimately (f) SSI - Site of Special andscape areas, Math 2010 - Itags/New bridged gov.uk/mddir/1766/d housing grov.uk/mddir/1766/d housing grave.store.grow.uk/mddir/1766/d housing grave.store.grow.uk/mddir/1766/d housing grave.store.grow.uk/mddir/1766/d housing grave.store.grow.uk/mddir/1766/d housing gr		Land East of Pyle	and site selection process has sought to minimise the loss of Best and Most Versa when balanced against a range of other material planning considerations.
the area in question is of vital importance to the heritage of Kenfig and surrounding areas. Tve briefly listed the following that fall within my objections to this proposed plan. STORMY DOWN (a) Prime Agricultural Land (b) Heritage - Stormy Castle, Stumistown (c) Heritage - Stormy Raef, Julia Martima (d) Heritage - Stormy Raef, Julia Martima (d) Heritage - Stormy Raef, Julia Martima (d) Heritage - Military, RAF Stormy Down (Airfield) WWII (e) Heritage - Military, Carsto Stias (Controlled sits under the Protection of Military Remains Act 1986) (f) Heritage - Stormy Down Settlement (desented rural settlement) (action of the Critication of Military Remains Act 1986) (f) Heritage - Stormy Down Settlement (desented rural settlement) (action of the Special Scormy Down Settlement (desented rural settlement) (action of b Special Scormy Down Settlement (desented rural settlement) (action of Special Scormy Down Settlement (desented rural settlement) (action of Special Scormy Down Settlement (desented rural settlement) (action of b Special Scormy Down Settlement (desented rural settlement) (action of Special Scormy Down Settlement (desented rural settlement) (action of b Special Scormy Down Settlement (desented rural settlement) (action of b Special settlement) (action of the Special settlement) (action of the Special social cardio of this area available. It is important for the Replacement LE store of this area wailable is card on the Stage 2 Candidate Sites Stage connonic benefits and site special bardscape areas, pd of Wales a 'an in question, Im opposing the proposed LDP as outlined as it would decimate the heritage of the sets in its endirety - additional is porticular the action site opportant part of Wales' documentary necesprised by the Hattage of the sensitive a proteing designation of Males as 'an in question, Im opposing the proproade LDP as outlined as it would decimate the heritage of the heritage website procosil LDP for the streage on the Websh goverimetry - additional, the mew Websh goverimetry - addition			Fvidently, Land East of Pyle is a potential strategic site located at the edge of a Mair
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	Owner/Author Kenfig - The Complete		

es how the Preferred Strategy satile (BMV) agricultural land

ain Settlement (as defined by the Plan-Wide Viability Study) The original site submitted at Predictive ALC Map. However, portunity, the site submission rcel immediately to the south ing 60-hectares of land to the arcel of land to the north and stainable development at the date Site. This would enable 2,300 market and affordable ing infrastructure. Expansion nd 3a) would be lost through ative map. However, detailed nd 3a as shown on Version 2 context of other deliverable P to acknowledge the role of otential to deliver sustainable agricultural land. Hence, there le growth in accordance with provision in a high-need area mployment provision and the sure Planning Policy Wales' detailed supporting technical ability and viability of the site. sion (affordable and market), promote the health and wellte Site Assessment has not is considered appropriate for anning Policy Wales.

ews from the north, west and arts are the three high points, the southern edge. The least n lends itself to be the most of Parcel B is within a Special account of this designation.

and habitat surveys will need e two SSSI's located in close h east and the Stormy Down n the site by the route of the etween major transport routes lopment.

History (e-Resource) www.Kenfig.org.uk Further Reading 1. Protection of Military Remains Act 1986 (Wikipedia) https://en.wikipedia.org/wiki/Protection_of_ Military_Remains_Act_1986 2. Protection of Military Remains Act 1986 (The Nationa Archives) https://www.legislation.gov.uk/ukpga/1986/ 35/contents 3. Designation of Specia Landscape Areas, March 2010 (BCBC) https://www.bridgend.gov.uk/media/1796/d esignation_of_special_landscape_areas.pc f 4. Stormy Down (RCAHMW, Coflein) https://coflein.gov.uk/en/search/?term=stor my%20down	 archaeological interest. A WWII pillbox exists at the north west area of the site and area of earthworks related to a 19th century (or possibly older) farmstead at the north century tramline is also located along the northern portion of the site. The develop remains are preserved or adequately investigated and recorded if they are disturbed in the site neighbours Stormy Castle, a medieval settlement, which could extend int need to be conducted to fully investigate any potential impacts and a geophysical settlement of the site out to supplement the planning application. Stormy down airfield would not be negatively impacted by proposed development.

nd buried remains of potential and there is believed to be an 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