

Bridgend Local Development Plan

2006-2021



Bridgend Local Development Plan

Examination

<http://www.bridgend.gov.uk/ldpexamination>

Tuesday 27 November 2012 10:00am

Session 5 – Environment

Inspector's Agenda with Matters and Issues

1. SP4 NATURAL ENVIRONMENT

[Figures in brackets identify a Representor and their representation number eg 54.31 refer to Representor 54 and representation 31].

- 1.1 Policy SP4 will not permit development which will have 'an adverse impact' on the listed environmental assets. However paragraph 4.1.2 does allow for an adverse impact 'in exceptional circumstances where it is in the public interest'.
- 1.2 The Welsh Government seeks that paragraph 4.1.2 should reflect differing levels of nature conservation policy protection. The impact and policy tests for development on a local Site of Importance for Nature Conservation (SINC) will be different from that in a Special Area of Conservation (SAC) (64.23). The Countryside Council for Wales (CCW) makes a similar point and seeks additional wording to amend the last two sentences of this paragraph to read: '*Proposals which are likely to have a significant effect on statutory nature conservation designations will be assessed against national planning policy as set out in Chapter 5 of Planning Policy Wales (Edition 4, 2011), and the relevant sections of Technical Advice Note 5: Nature Conservation and Planning (2009). Proposals which are likely to have an adverse effect on a LNR, SINC, or a RIGS will be assessed against the criteria set out in Policy ENV4*'. (54.31)
- 1.3 The Council points out that Paragraph 4.1.2 is a supporting paragraph to Policy SP4 which relates to nationally important sites which will be specifically protected. Proposals affecting local sites are dealt with under Policy ENV4 of the Plan. The Council considers that repeating references to national guidance in the LDP is not necessary.

Qn1a. Does the Council's response resolve the concerns or is greater clarity needed in the wording?

[The Council awaits the response from the Welsh Government and CCW.](#)

- 1.4 CCW recommends that paragraph 4.1.4 is amended for improved clarity so that the penultimate sentence reads as '*The LDP Habitats Regulation Assessment (HRA) concludes that future development could potentially have an impact on water resources...*'. (54.32) For improved clarity we suggest that the third sentence of paragraph 4.1.5 is amended by inserting '*and of*' after '*water quality and quantity; air quality*' (54.33). The Council responds that these are not soundness issues.

Qn1b. Even if this is not a soundness issue does the Council see any benefit in the change?

The Council considers that the suggested changes would add clarity to the plan and consider this to be a Matters Arising Change (MAC).

- 1.5 CCW considers that para 4.1.6 places more stringent restrictions on development in the Heritage Coast than that required by paragraph 5.7.4 of PPW. To meet Test of Soundness C2 we therefore recommend that the plan is amended accordingly (54.34).
- 1.6 The Council responds that the Heritage Coast has the highest quality scenery where planning policy should be similar to that applied to National Parks and AONBs to protect or enhance their beauty and to promote their enjoyment by the public. Its national importance should have similar status in landscape terms as SSSIs and NNRs have in biodiversity terms. It therefore does not consider any changes are necessary to the wording of this paragraph.

Qn1c. Does the Plan accord with national policy in respect of Heritage Coasts and, if not, is any variation justified?

Paragraph 5.4.4 of PPW states 'although non-statutory designations carry less weight than statutory designations, they should be given adequate protection in development plans. Where an assessment has identified that certain features or characteristics of the sites need to be conserved or enhanced, local planning authorities should state in their development plans what characteristics require this extra protection and why'.

Paragraph 5.7.4 states that 'designation as a heritage coast does not directly affect the status of the area in planning terms. However, the features which contribute to the designation of such areas may be important in forming planning policies and inform the preparation of development plans.

The wording of the first part of paragraph 4.1.6 is drawn directly from paragraph 3.5.28 of the adopted UDP and was itself a recommendation from the UDP Inspector (paragraph 3.11.9 of SD30 refers). The Council would not wish to dilute this current level of protection for the 'heritage coast' which, as well as having status in landscape terms in its own right, is considered as important to the overall LDP strategy for economic reasons, in terms of its attraction to visitors and for tourism purposes.

Paragraph 3.5.28 of the UDP has been replicated (with minor amendments to the order of wording) in the LDP as an endorsement of the recommendations of the Inspector in 2005. The LDP is therefore consistent with the current development plan, which, since its adoption there have been no material changes in circumstance.

In light of the above, the Council considers that the plan does not conflict with national guidance and the LDP Regeneration-Led Strategy and does not require variation, being justified on the basis of local distinctiveness and circumstances related specifically to the LDP strategy.

2. ENV1 DEVELOPMENT IN THE COUNTRYSIDE

- 2.1 CCW has concerns about the phrase 'Development may be acceptable' as no indication is given as to where the forms of development identified in criteria 1 – 10 will not be acceptable. To provide greater certainty and to meet Tests of Soundness C2 and CE1 they therefore recommend that the policy is amended (54.35).
- 2.2 The Council responds that Policy ENV1 states that development in the countryside will be strictly controlled. Other policies in the plan, where relevant, will be used to guide where 'acceptable development' may be considered unacceptable.

Qn2a. Does that resolve the Representor's concerns?

The Council awaits the response from CCW.

- 2.3 CCW is concerned that the text in paragraph 4.1.10 is not clear whether 'certain developments' refer to all of the forms of development listed in Policy ENV1. (54.38).
- 2.4 The Council responds that Paragraph 4.1.10 is a justification paragraph to policy ENV1. 'Certain developments' referred to in the paragraph are those outlined in the policy and no further clarification is required.

Qn2b. Does that resolve the Representor's concerns?

The Council awaits the response from CCW.

3. ENV2 GREEN WEDGES

- 3.1 Planning Policy Wales provides that the designation of green wedges may be justified where land is required to serve the same purposes as a green belt but without its permanence and where normal planning and development control policies cannot provide necessary protection. A series of factors are to be taken into account. Designation creates a general presumption against inappropriate development.
- 3.2 A Mrs Wilkins considers that the policies in the LDP should stay the same as they were in the UDP making reference specifically to replacing green wedge policy EV11 in the UDP with a green infrastructure policy ENV5 in the LDP (see below) (117.4)
- 3.3 The Council responds that the LDP Policies and designations are based on updated evidence such as Background Paper 4: Green Wedge Designation (SD38).

Qn3a. Is Green Wedge policy ENV2 a direct replacement for UDP Green Wedge Policy EV11 but with changes to the designated areas?

No. The wording and designations in Policy EV11 recognise green wedges as providing the full range of functions defined in PPW which are:

- To prevent the coalescence of settlements;
- To manage urban form through controlled expansion of urban areas;
- To assist in safeguarding the countryside from encroachment;
- To protect the setting of an urban area(s); and
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land

As outlined in Background Paper 4: Green Wedge Designation (SD38), and in paragraph 4.1.13 of the LDP, there has been a rigorous application of settlement boundaries throughout the County Borough and the other policies in the LDP also effectively manage development and protect the countryside outside settlement boundaries. It is considered that the purpose of green wedges in the LDP will be to perform their primary function which is to prevent the coalescence of settlements. Other policies in the plan are more relevant to the other policy functions of a Green Wedges as defined by PPW. In this respect the Council does not seek to be repetitive.

Policy ENV2 therefore reflects the Councils adopted methodology with wording that places emphasis on the coalescence of settlements, aiming to protect the openness of the land between settlements, by designating areas which specifically perform this function. Whilst some of the designations are the same as in the UDP, their sole purpose now is to protect against the coalescence of settlements and therefore respective boundaries may have been altered to reflect this.

3.4 Bridgend Town Council and Mrs Wilkins seek the designation of additional land as Green Wedges:

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|-------|--|
| 35.13 | ENV2 Land West of Merthyr Mawr Road South between New Inn Road and the A48 (Alternative Site 068) |
| 117.3 | ENV2(8) Penyfai Common should be shown as a green wedge (Alternative Site AS014) |
| 117.6 | ENV2(9) Penyfai football field and play area should be added to Penyfai and Bridgend Green Wedge (AS015) |

Qn3b. It appears that AS068 was disqualified as a Green Wedge in part because the distance between the relevant settlements exceeds 1 mile. Can the Council confirm this and indicate any other relevant considerations?

The Council can confirm that AS068 did not qualify as a Green Wedge designation as it does not represent an area of land which is considered to be 'vulnerable' in terms of settlement coalescence in the context of the methodology in Background Paper 4: Green Wedge Designation (SD38).

AS068 relates to an area of land between the settlement boundaries of Bridgend to the north and Ewenny to the south and it was considered in Background Paper 4 as part a Candidate Site 46.B1 (part of which was automatically designated as Green Wedge as it was identified that the boundaries of Bridgend and Ewenny at their closest point are within 0.5 miles of one another). However, the boundaries of the designation did not include the area of land included in AS068 as it was not

considered as vulnerable in the context of the methodology. The Council refers the Inspector to paragraph 3.1.5 of Background Paper 4 (SD38) in this regard.

These boundaries are consistent with the Green Wedge designation in the Vale of Glamorgan Deposit Local Development Plan (LDP) (as Ewenny is located within their administrative boundary) following cross-boundary liaison.

In light of the above, the Council can confirm that AS068 did not qualify as a green wedge in the context of the adopted methodology as it does not represent an area of land between the settlements of Bridgend and Ewenny which is considered as vulnerable, or would add value to green wedge designation ENV2(11) with regards to preventing coalescence. Additionally, it is not located within 1 mile of any other relevant settlement (which in the context of the methodology is an urban area with a defined settlement boundary). In this respect as Merthyr Mawr is not identified as a settlement with a settlement boundary, a Green Wedge designation could not perform the function in preventing the coalescence of settlements.

This approach is consistent with Planning Policy Wales chapter 4.7.4 (which relates to greenbelts but is also relevant to green wedges) which states:

'Green belts will not necessarily need to extend in a continuous band around an urban area'

...and paragraph 4.7.11 which states:

'Local planning authorities should only maintain green wedges where they can demonstrate that normal planning and development control policies cannot provide the necessary protection'.

Qn3c. It appears that AS014 was disqualified as a Green Wedge in part because the distance between the relevant settlements exceeds 1 mile. Can the Council confirm this and indicate any other relevant considerations?

The Council can confirm that AS014 did not qualify as a Green Wedge designation as it does not represent an area of land which is considered to be 'vulnerable' in terms of settlement coalescence in the context of the methodology in Background Paper 4: Green Wedge Designation (SD38).

The western boundary of AS014 adjoins the Green Wedge designation between the settlements of Aberkenfig and Penyfai (ENV2(8)). It is considered that the 'pockets' of land forming the Green Wedge between the settlements could be vulnerable to 'infill' development pressure in the context of the methodology in Background Paper 4: Green Wedge Designation (SD38). The Council refers the Inspector to paragraph 3.1.5 of Background Paper 4 in this regard. It is not considered that the inclusion of the land within the designation would add value to it with regards preventing coalescence.

AS014 forms part of a large area of open countryside which is not within one mile of a relevant settlement (which in this case would be Cefn Cribbwr which is located approximately 1.7 miles from Penyfai) and could be adequately protected through countryside protection policies in the LDP.

This is consistent with Planning Policy Wales chapter 4.7.4 (which relates to greenbelts but is also relevant to green wedges) which states:

'Green belts will not necessarily need to extend in a continuous band around an urban area'

...and paragraph 4.7.11 which states:

'Local planning authorities should only maintain green wedges where they can demonstrate that normal planning and development control policies cannot provide the necessary protection'.

Qn3d. Site AS015 is the Penyfai football field and play area. It adjoins a designated green wedge to the east but is surrounded by the built up area of Penyfai on three sides. Can the Council explain the exclusion of this site in the terms of the designation criteria?

Penyfai football field and play area does not comprise AS015. Penyfai football field and play area are located outside the designated settlement boundary of Penyfai in the countryside and within green wedge designation ENV2(9). Please refer to map in Appendix A which shows the football field, AS015 and the designated settlement boundary of Penyfai.

With regards AS015, which is immediately west of the Penyfai football field and play area this site was considered as part of the settlement boundary review in the context of it being a Candidate Site (ref: 857.B23). The conclusion was:

This candidate site is located outside the existing settlement boundary of Penyfai as identified in the UDP.

The previous allocation for recreational use is not capable of being implemented on the grounds of financial deliverability. The settlement boundary review considered that its inclusion within the settlement is rational, given that it is surrounded on three sides by the existing urban area. A future proposal for recreational provision enabled by residential development could be feasible. Because of issues relating to possible constraints relating to topography on the site and the fact that Penyfai is not identified as a settlement for strategic growth, no specific allocation for residential development has been made in the LDP.

Notwithstanding this the site could come forward for windfall residential development, incorporating ancillary recreational provision, provided it satisfies criteria based policies in the LDP.

AS015 is now located within the revised designated settlement boundary of Penyfai and as such is not suitable as a Green Wedge designation in the context of the green wedge methodology in Background Paper 4: Green Wedge Designation (SD38).

The characteristics and configuration of the site are such that the area is more appropriately part of the urban area than the open countryside, whereas the openness and characteristics of the football field relate more to the area of

countryside to the east and an important area of green wedge in terms of resisting inappropriate development and preventing coalescence of settlements.

Qn3e. Are there other LDP policies that would protect the football field and play area from development?

Given the location of the football field outside the designated settlement boundary of Penyfai, it benefits from protection under countryside policy ENV1, green wedge policy ENV2(9) and recreation policy COM7 in the LDP.

- 3.5 In relation to Alternative Site AS012, a Mrs Kennedy objects that the proposed ENV2(12) Green Wedge between Kenfig and Mawdlam does not meet Planning Policy Wales criteria for green wedges (1241.1).

Qn7d. Does the Kenfig-Mawdlam green wedge accord with national policy and if not, is it justified?

PPW states that the purposes of a green wedge is:

- To prevent the coalescence of settlements;
- To manage urban form through controlled expansion of urban areas;
- To assist in safeguarding the countryside from encroachment;
- To protect the setting of an urban area(s); and
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land

However, as outlined in Background Paper 4: Green Wedge Designation (SD38), and in paragraph 4.1.13 of the LDP, given the rigorous application of settlement boundaries throughout the County Borough and the countryside protection policies which apply to areas beyond the settlement boundaries, it is considered that the purpose of green wedges in the LDP will be to perform their primary function which is to prevent the coalescence of settlements.

Background Paper 4 sets out the methodology for assessing the vulnerability of settlements to coalescence. The Council refers the Inspector to Section 3 of the Background Paper in this regard.

ENV2(12) was designated as a green wedge as the settlement boundaries of Kenfig and Mawdlam are located within 0.5 miles of each other, which is considered to represent a distance which would make neighbouring settlements highly vulnerable with respect to additional development between them that could result in their coalescence.

In addition paragraph 3.1.5 provides additional indicators which would increase vulnerability. With regards the land between the settlements of Kenfig and Mawdlam, the Council refers the Inspector to the map attached in Appendix B which illustrates the area of land between the settlements. The Inspector will note that there is a direct road linkage between the settlements along which there is continuous pockets of development which reduces the distance between them and places more pressure for development in these areas. Development between the boundaries also suggests that there is development potential there making the land

more attractive to developers. The topography of the land between the settlements is relatively flat, there are no barriers which would preclude development other than the settlement boundaries themselves. There are also numerous planning applications and candidate sites which indicates development pressure in the area.

In light of the above, the Council considers that green wedge designation ENV2(12) accords with both national guidance and is justified in the context of the adopted methodology in Background Paper 4.

4. ENV3 SPECIAL LANDSCAPE AREAS

- 4.1 Mrs Wilkins has seen no evidence why Penyfai Common and adjacent land should be removed from the UDP Court Coleman landscape conservation area. She considers that Penyfai Common should be included as an LDP Special Landscape Area (117.1; 117.2; 117.7).
- 4.2 In response the Council relies on the methodology and results of the Designation of Special Landscape Areas Review – March 2010 (SD87). This used common criteria developed for the South East Wales Local Authority Consortium.

Qn4a. Would the Council please explain why the Penyfai Common area does not qualify as a Special Landscape Area under the revised criteria when had it previously qualified as a Landscape Conservation Area in the UDP?

The Council draws specific attention to paragraphs 2.3 – 2.6 of supporting document Designation of Special Landscape Areas which explains the change in methodology for the assessment of SLA's. There is a regionally agreed methodology in place which has been endorsed by CCW as good practice for designation of SLA's (*CCW Landmap and SLA Guidance* (SD86)).

Landscape Conservation Area designations as defined in the UDP were not based upon an assessment methodology.

The SLA designation at Laleston was based on LANDMAP data and its geological, historic and cultural landscape value. The boundaries recommended reflect the judgment of the consultants as to be the most appropriate defensible features. It is recognized that some of the aspect areas extend beyond it, there does however have to be a limit and the geological aspect layer and the historic house and gardens designation (SP5(5) refers) were considered as appropriate in relation to the land at Penyfai Common.

This methodology, and the results from the study which applied it in Bridgend, are endorsed by the Council and the results are reflected on the Proposals Maps. The results specific to this allocation can be found on pages 33-35 of the Designation of Special Landscape Areas Report (SD87).

5. ENV4 NATURE CONSERVATION SITES

- 5.1 CCW is concerned that, as drafted, the policy gives the same weight to the promotion of the educational role of sites as to their nature conservation or scientific interest, when there may be no formal requirement for such a role. They

recommend that the policy is amended by: (i) deleting '*whilst promoting their educational role*' from the second paragraph, and (ii) adding a new paragraph at the end of the policy that states, '*proposals that promote the educational role of local/regional sites will be supported where there is no conflict with the nature conservation/geodiversity interests of the site.*' (54.41)

- 5.2 In response, it is the view of the Council that the promotion and recognition of the educational role of sites with nature conservation interest is more likely in the short, medium and long term to enhance and maintain their protection by engendering awareness of their sensitivity and a sense of value and ownership to the local population.

Qn5a. Could the policy wording requirement that the educational role of sites be promoted risk any harm to the features for which the sites are designated?

The Council maintains its stance adopted in its response at the Deposit consultation stage.

- 5.3 PPW states in paragraph 5.4.6 that statutory and non-statutory designations should, where practicable, be clearly identified on the proposals map. CCW therefore considers that the Proposals Map should be amended to identify SINC's (54.42)
- 5.4 The Council responds that the current list of identified SINC's are those listed in the Bridgend Local Biodiversity Action Plan. They are currently under review as part of a separate process and so it has not been practicable to display the SINC's on the proposals map as they would be subject to change at a late stage of LDP preparation. In addition, the scale of SINC coverage in the County Borough is so great it could overwhelm the proposals map. At such time as the SINC work has been finalised (which will involve liaison with landowners etc) it is proposed to produce Supplementary Planning Guidance identifying the new list of sites and giving management advice to those landowners whose land contains a SINC. This in itself will also be subject to public consultation.

Qn5b. Should the SINC's be identified on the Proposals Map or does the PPW wording allow that this may be impractical, in which case is the SPG an adequate substitute?

PPW paragraph 5.4.6 states, "the areas to which policies for the conservation and enhancement of natural heritage apply...should, wherever practical, be clearly identified on proposals maps or be capable of being identified from clear criteria in environmental protection policies".

The Council considers that its response at the Deposit consultation stage demonstrates the impracticality of the SINC's which are currently being reviewed being included on the proposals maps and that the emerging SPG will contain a comprehensive list of the reviewed sites along with practical guidance on how to manage them in accordance with PPW.

This has been the consistent approach of the Council; which is identical to that which it has adopted in the existing UDP and has worked well, in practice, since

2005. In order to appreciate the extent of coverage in the County Borough, please refer to Appendix C which broadly maps what are the current 'draft' SINC's.

6. ENV5 GREEN INFRASTRUCTURE

- 6.1 The Welsh Government indicates that a timetable for the production of the Green Infrastructure SPG would be helpful. (64.24)
- 6.2 The Council is currently working in partnership with the Countryside Council for Wales in bringing forward the Green Infrastructure SPG. This will be published for consultation purposes by the end of the year.

Qn6a. Did the UDP contain a Green Infrastructure Policy or is ENV5 an entirely new policy?

The Council would confirm that Policy ENV5 is an entirely new policy.

Qn6b. Is there an update on publication of the Green Infrastructure SPG?

The Council is working with CCW and has commissioned consultants who are currently preparing the SPG. The Council anticipates the SPG will be complete by March 2013.

7. ENV6 NATURE CONSERVATION

- 7.1 The Welsh Government considers that the Policy as drafted has a very wide remit as it applies to all development/redevelopment proposals and would be burdensome for very small scale developments. A threshold may help or further clarification given in the supporting text. (64.25)
- 7.2 The Council responds that Policy ENV6 is intended to encompass all development proposals. The design and layout of which should, where possible, seek to retain existing elements of the natural environment as listed in criterion 1. In very small scale developments, details of how this has been achieved in the development could be included in the mandatory Design and Access statement which would not be overly burdensome.

Qn7a. Does the Policy require the retention, conservation, restoration and enhancement of all natural features in all developments of any scale regardless of their significance for bio-diversity and would that be overly burdensome?

The Council maintains its stance adopted in its response at the Deposit consultation stage.

In addition the Council considers that a development has potential to impact on a feature which is important for nature conservation/biodiversity regardless of size. For example, a residential development comprising of 10 dwellings on brownfield land could have no impact on any of the features listed whilst a development comprising 1 dwelling might be on a site which contains a valuable mature tree/TPO and a small pond with great crested newts in it. The Policy promotes good design,

making the developer aware of all of the potential issues which may affect a site and a threshold would be difficult to define.

Qn7b. If a threshold would be appropriate, at what level should that be set?

The Council awaits the response from the Welsh Government.

- 7.3 CCW have concerns about the criterion 2 requirement for translocation as part of mitigation or compensation measures. Translocation is normally only undertaken as a last resort. As well as consideration of the habitat/species to be translocated, suitable receptor sites need to be provided with suitable soils and hydrology. CCW therefore advise that criterion 2 is amended to read '*Where this is demonstrated not to be possible, suitable mitigation or compensatory measures will be required to secure biodiversity including future management programmes.*' (54.44)
- 7.4 The reference in paragraph 4.1.29 to the *Conservation (Natural Habitats & etc.) Regulations (1994)* should be replaced with *The Conservation of Habitats and Species Regulations 2010* (54.46).
- 7.5 Notwithstanding the appropriateness or otherwise of these suggested changes, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.

Qn7c. Even if these are not soundness issues does the Council see any benefit in the changes?

Qn7e. Should paragraph 4.1.29 be corrected if it is out of date?

The Council considers that the suggested changes would add clarity to the plan.

8. ENV7 NATURAL RESOURCE PROTECTION AND PUBLIC HEALTH

- 8.1 Given the potential adverse impact from over-abstraction on biodiversity, and that part of the County Borough's water supply is resourced from the Rivers Wye and Usk, both of which are SACs, CCW considers that criterion 6 should also refer to water quantity. (54.48)
- 8.2 CCW comments that Appendix 9 of the Deposit LDP Habitats Regulations Assessment (June 2011) clarifies that a significant proportion of the water resources used in the Bridgend CBC come from the Tywi Conjunctive Use Water Resource Management Zone (WRMZ). However, as also acknowledged in the appendix, some of Bridgend's water resources also come from the SE Wales Conjunctive Use System (SEWCUS), which includes water from both the River Usk and River Wye SACs. CCW recommends that Bridgend CBC satisfies itself, by confirming with Welsh Water Dwr Cymru or the Environment Agency, that there are sufficient resources available to supply the levels of growth proposed by the Plan without impacting on these European designations (To meet Tests of Soundness CE1 & CE3). (54.82)

- 8.3 The Council responds that information from Welsh Water states that the water supply to the Bridgend area is via the Llyn Brianne reservoir in Mid Wales which regulates the flows within the River Tywi. The water is abstracted at Nantgaredig near Carmarthen and is pumped to the Upper and Lower Lliw Valley reservoirs, north of Swansea. From here the water is treated at the nearby Felindre Water Treatment works and then pumped across to the Bridgend area. As such the abstraction within Bridgend would not impact on the Wye and Usk SAC's. The Council through the plan making process has not received any objection from Welsh Water/ Dwr Cymru in respect of water resource availability and issues of supply.

Qn9c. There is an apparent dispute of fact and contradictory information in the HRA as to whether any water to support the proposed growth would be drawn from the River Usk and Wye SACs. Can the Council please double check the facts?

Please see attached letter from Welsh Water (Appendix D) which clarifies the situation.

9. SP5 CONSERVATION OF THE BUILT AND HISTORIC ENVIRONMENT

- 9.1 SP5(6) provides for the avoidance of a significant adverse impact on 'Areas of Historical Importance'. The policy also makes separate provision for the protection of Conservation Areas, Areas of Archaeological Significance and Historic Landscapes, Parks and Gardens, all of which are shown on the proposals map.

Qn8a. What are these other 'Areas of Historical Importance' and are they shown on the Proposals Map?

Other "areas of historic interest" can be more clearly defined as sites, groups of buildings or areas across the County Borough whilst having no specific designation nevertheless have an historic character which has been defined or assessed through urban characterisation studies or through the preparation of site specific design briefs or in response to a potential development proposal.

For example, urban characterisation studies are due to be undertaken in Porthcawl which could conclude that areas (outside of the designated Conservation Area) have a historic character which is worthy of enhanced levels of local protection, as an area rather than applying protectionist policies on a building-by-building basis.

The Built Heritage Strategy which is being prepared by the Council will provide greater detail on these 'local areas of historic interest', and, whilst it is not practical at this time to define all the areas of the County Borough which would be designated as such, the Built Heritage Strategy will outline the criteria against which they will be defined and, what further work would need to be undertaken to apply this element of Policy SP9.

The Council would suggest that the LDP could clarify this position and would propose that the above information could be included as an additional paragraph after paragraph 4.2.14 of the Plan.

10. MISCELLANEOUS ENVIRONMENTAL ISSUES RAISED BY THE COUNTRYSIDE COUNCIL FOR WALES

- 10.1 Paragraph 3.3.2 of Technical Advice Note 5: Nature Conservation and Planning (2009), requires LDPs to make provision for the protection of protected species and their habitats, and to provide criteria against which a development affecting the different types of designated site will be assessed. CCW therefore advise that the LDP is amended to specifically set out the criteria against which proposals likely to affect (i) protected species and their habitat, and (ii) national and international designations will be assessed (to meet Test of Soundness CE1). To this end appropriate cross-reference could be made to relevant national policy (54.45).
- 10.2 The Council responds that the LDP sufficiently covers these issues in Policy SP2, PLA4, ENV4, ENV5 and ENV6. It is not necessary to formulate a policy which replicates these provisions or makes reference to Planning Policy Wales and Technical Advice Note 5. National planning policies are material considerations in the decision making process and are not required to be replicated in development plans. There is also statutory protection.

Qn9a. Is it necessary to repeat national policy?

[The Council awaits the response from CCW.](#)

REG1(18) Brynmenyn Industrial Estate

- 10.3 Planning permission has been granted for part of this allocation. CCW are aware that great crested newts (a European Protected Species) have been recorded on land adjacent to this allocation and advise that further proposals for development at this site should be accompanied by appropriate surveys to determine their presence. CCW recommend that this requirement for the site is identified in Chapter 9.0: Delivery and Implementation of the LDP. (54.73)
- 10.4 The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information but propose that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). Background Paper 10 'Delivery and Implementation' includes a reference to the newts under 'Other Issue' for this site.

Qn9b. Has the Council's response and action resolved the issue?

[The Council awaits the response from CCW.](#)

REG12 New of Extended Tourist Accommodation and Atractions

- 10.5 CCW is concerned that the Mountain Biking Hub at Blackmill (REG12(3)) could have the potential for adverse impacts on the Blackmill Woodlands SAC. They recommend that Chapter 9 of the LDP should specify that development at this site will need to be screened to determine whether a (project-level) Habitats Regulations Assessment is required (54.78).
- 10.6 The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information but propose that an online LDP Site Database is

established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). Background Paper 10 'Delivery and Implementation' comments that the HRA of the LDP identifies this site as being within 2km of a Special Area of Conservation (SAC) and that future development at this site may need to be screened to determine whether a project level HRA is required.

Qn10a. Has the Council's response and action resolved the issue?

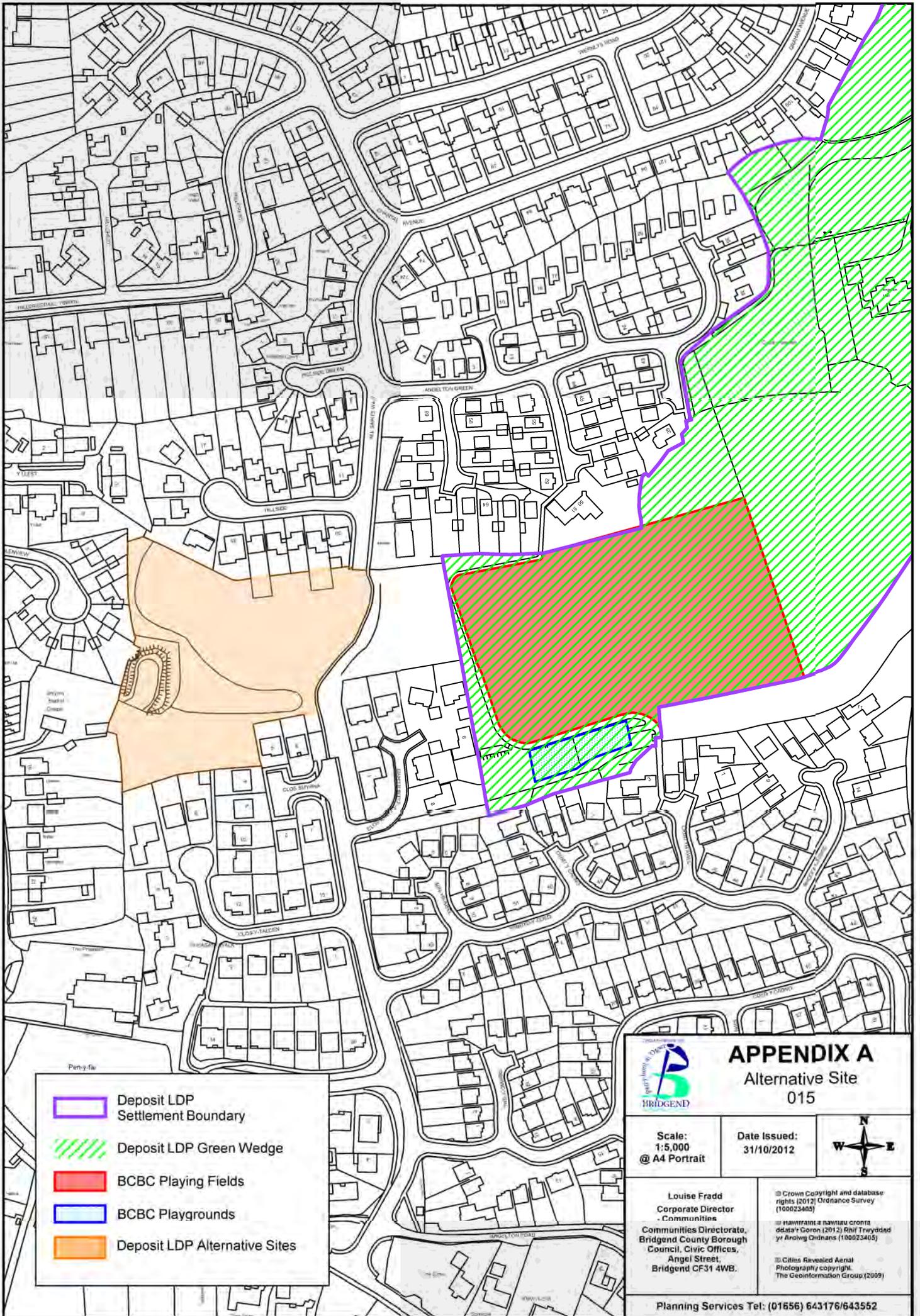
[The Council awaits the response from CCW.](#)

- 10.7 CCW agree that the activities identified in paragraph 5.3.7 which supports REG12, can have minimal environmental impact, which is usually where participant numbers are low. However increased numbers of cyclists, horse riders and in certain circumstances walkers can sometimes result in adverse environmental impacts and will therefore require appropriate management measures and protocols. We recommend that the text is amended accordingly.
- 10.8 The Council responds that Paragraph 5.3.7 is already qualified by the use of the phrase 'may be acceptable' and any adverse environmental impacts would be appropriately considered under other relevant policies in the plan at a future planning application stage.
- 10.9 Paragraph 5.3.7 also describes the impact as 'usually minimal' which implies that there may be exceptions.

Qn10b. What specific amendment does CCW seek?

[The Council awaits the response from CCW.](#)

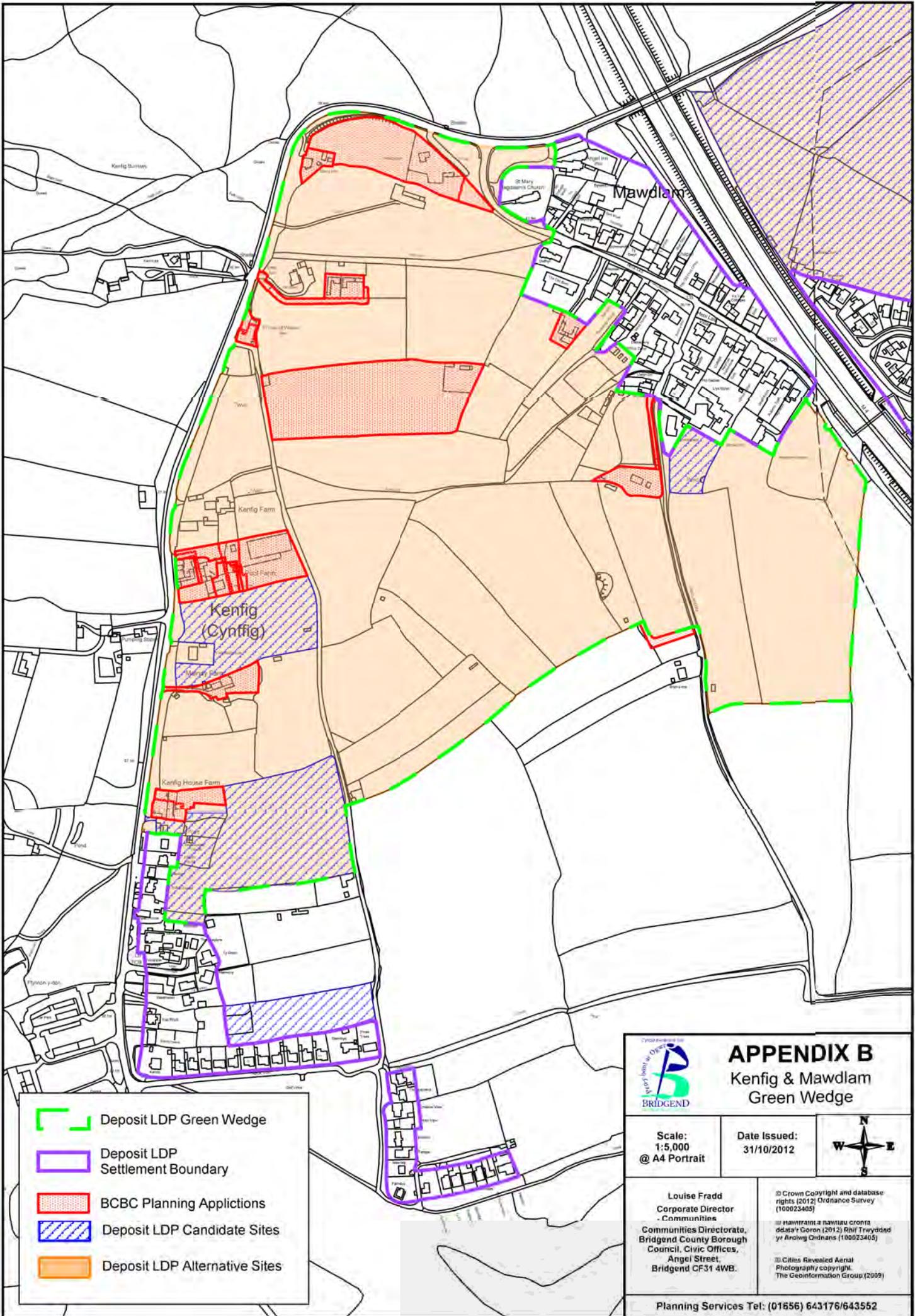
Appendix A



-  Deposit LDP Settlement Boundary
-  Deposit LDP Green Wedge
-  BCBC Playing Fields
-  BCBC Playgrounds
-  Deposit LDP Alternative Sites

 <h2 style="margin: 0;">APPENDIX A</h2> <h3 style="margin: 0;">Alternative Site 015</h3>		
<p>Scale: 1:5,000 @ A4 Portrait</p>	<p>Date Issued: 31/10/2012</p>	
<p>Louise Fradd Corporate Director Communities Communities Directorate, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend CF31 4WB.</p>		<p>© Crown Copyright and database rights (2012) Ordnance Survey (100023403) © Haworth a haworth crofta ddata'r Goron (2012) Rhif Trwydded yr Arrolwg Ordians (100023403) © Cities Revealed Aerial Photography copyright. The GeoInformation Group (2009)</p>
<p>Planning Services Tel: (01656) 643176/643552</p>		

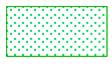
Appendix B



		<h2>APPENDIX B</h2> <h3>Kenfig & Mawdlam Green Wedge</h3>	
<p>Scale: 1:5,000 @ A4 Portrait</p>	<p>Date issued: 31/10/2012</p>		
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Appendix C



KEY	
	BCBC Boundary
	Sites of Importance for Nature Conservation (Under Review)

		<h3>Appendix C</h3> <p>Sites of Importance for Nature Conservation BCBC</p>	
<p>Scale: 1:125,000 @ A4 Portrait</p>	<p>Date Issued: 31/10/2012</p>		
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Appendix D



Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Head of Regeneration & Development
Bridgend County Borough Council
Civic Offices
Angel Street
Bridgend
CF31 4WB

Your ref: email 04/10/2012
Our ref: Bridgend LDP
Enquiries: Ryan Bowen
Direct Line: 0800 017 2652 or
01792 511834

FAO Stuart A Ingram, Principal Planning Officer (Development Planning)

11th October 2012

Dear Sir,

BRIDGEND LOCAL DEVELOPMENT PLAN

I refer to your email to Tom Elmitt, Development Control Officer whereby you request information on how your Authority is supplied with water; this following representation to your LDP from Countryside Council for Wales.

Water Resources:

Water companies primary legislation is the Water Industry Act 1991 and this was amended by the Water Act 2003 which introduced for the first time a statutory requirement for water companies to produce Water Resources Management Plans (WRMPs).

In terms of our long term sustainability of water resources, our Draft WRMP (to the period 2034-35) utilises Welsh Assembly Government population forecasts and whilst Environment Agency Wales have indicated major reductions to our abstraction licences we have identified solutions to ensure that the security of water supplies across Wales is maintained. We do not believe, therefore that these licence reductions should impact in any way the proposals for additional growth within your Local Development Plan.

BCBC
RECEIVED

12 OCT 2012

glas
Glas Cymru Cyfyngedig

Welsh Water is owned by Glas Cymru - a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru - cwmni'nid-er-elw.

We welcome correspondence in
Welsh and English.

Dŵr Cymru Cyf, a limited company registered in
Wales no. 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY.

Dŵr Cymru Cyf, a limited company registered in
Wales no. 2366777. Swyddfa gofrestrig: Heol Pentwyn,
Nelson, Treharris, Morgannwg, Gwent, CF46 6LY.
DIRECTOR

We have 24 water resource zones (WRZ) in Wales and it is the 2nd largest WRZ, namely the Tywi Conjunctive Use system that provides water to the local authority areas of Carmarthenshire, Swansea, Neath Port Talbot and Bridgend.

The Tywi Conjunctive Use System.

The river Tywi is impounded north of Rhandirmwyn, Llandovery to form Llyn Brienne. The river Tywi travels southwards through Carmarthen to Carmarthen Bay.

Water is abstracted at 2 locations along this river:-

- a) at Manyrafon, which pumps water to Bryngwyn Water Treatment Works (WTW) whereby after treatment provides water to the elevated areas of Swansea.
- b) at Nantgaredig to the east of Carmarthen, which pumps and gravitates to Upper and Lower Lliw Reservoirs north of Swansea, a distance of approximately 17 miles. The Lliw Reservoirs act as storage for Felindre WTW which is the most strategic WTW in Wales and serves approximately 690,000 populations, industry and major installations (i.e. hospitals) from an area west of Carmarthen to the Vale of Glamorgan.

I hope this clarifies matters.



Ryan Bowen

Lead Forward Plans Officer