

**BRIDGEND LOCAL DEVELOPMENT PLAN EXAMINATION
ACTION POINTS
Session 5 – Environment
27 November 2012**

No:	Issue:	Timescale:
5.1	<p>Agenda Item No.Qn1a</p> <p>The Council proposes to add an additional paragraph under paragraph 4.1.5 which would be worded along the following lines:</p> <p><i>Development which affects a site of national importance for nature conservation, (a Site of Special Scientific Interest or a National Nature Reserve), will be subject to special scrutiny to establish any potential or indirect effects upon those sites. Where potential impacts remain unknown, a 'precautionary approach' will be followed by the Council weighted in favour of the preservation of those sites. Full regard will be given to Government advice and policies relevant to a site's status, its intrinsic value, and its value to the national network of such sites. Where an overriding need for a proposed development is claimed, the onus is firmly placed on any potential developer and/or owner to clearly demonstrate the case for the site's development, and why development should not be located elsewhere on a site of less significance to nature conservation. Sensitive design in conjunction with appropriate planning conditions and/or planning obligations/agreements will be pursued by the local planning authority with a view to overcoming potential adverse impacts on the environmental resource, and to ensure protection and enhancement of a site's nature conservation interest.</i></p>	15 January 2013
5.2	<p>Agenda Item No.Qn:</p> <p>The Council has agreed to the Countryside Council for Wales (CCW) recommendation that paragraph 4.1.4 is</p>	15 January 2013

	<p>amended for improved clarity so that the penultimate sentence reads as <i>'The LDP Habitats Regulation Assessment (HRA) concludes that future development could potentially have an impact on water resources...'</i>. For improved clarity the third sentence of paragraph 4.1.5 would also be amended by inserting <i>'and of'</i> after <i>'water quality and quantity; air quality'</i></p>	
5.3	<p>Agenda Item Nos. Qns3a & 7d The Inspector will consider in the Final Report whether this and other changes proposed to Green Wedge and Special Landscape Area designations would be necessary for the Plan to be sound. I will look at these and other sites and see them for myself in with regard to the submitted written and oral evidence from the Representors and the Council.</p>	Final report
5.4	<p>Agenda Item No. Qn5a</p> <p>The Council is to prepare a note on the procedural and other implications including time delays if it were to include on the Proposals Map only existing SINC designations in the current LBAP and any others which have already been subject to appropriate designation and consultation with confirmed boundaries.</p> <p>As an alternative, the Council would also prepare a note on the procedural stages you would need to go through to enable up-to-date designated Sites of Importance for Nature Conservation (SINCs) to be included on the Proposals Map in terms of how long it would take to finalise the designations and the time needed to be allowed for consultation, if it were to be a formal change to the LDP.</p>	15 January 2013
5.5	<p>Agenda Item Nos. Qn) CCW have concerns about the Policy ENV6 (2) requirement for translocation as part of mitigation or compensation measures as translocation is normally</p>	15 January 2013

	<p>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. The Council has agreed to the CCW advice that criterion 2 be amended to read <i>'Where this is demonstrated not to be possible, suitable mitigation or compensatory measures will be required to secure biodiversity including future management programmes.'</i></p>	
5.6	<p>Agenda Item No.Qn8a The Inspector has raised concerns about the lack of supporting evidence and definition on the Proposals Map or elsewhere of the location or purpose of the 'Areas of Historical Importance' proposed by Policy SP5(6) including why they could not be designated as conservation areas. If they are to be reliant on an LDP policy for their status they should be on the Proposals Map and that requires consultation and formal procedures. The Council would seek more information and justification from its Conservation and Design Team including consideration of what procedures would be needed for the areas to be designated.</p>	15 January 2013
5.7	<p>Agenda Item No. Qn10b CCW seeks the addition of the following text at the end of paragraph 5.3.7: <i>'However, increased visitor numbers can sometimes result in erosion, damage, litter, the spread of disease and other management issues. Proposals should therefore contain appropriate measures to mitigate such impacts. Activities likely to have serious negative impacts on highly sensitive sites will not normally be permitted.'</i> The Council agrees to that change subject to the deletion of the final sentence.</p>	15 January 2013