

**BRIDGEND LOCAL DEVELOPMENT PLAN EXAMINATION
ACTION POINTS
Session 7 – Retailing
29 November 2012**

No:	Issue:	Timescale:
7.1	<p>Agenda Item No.Qn1c The Council would propose a MAC change to paragraph 5.2.24 to clarify that the reference to ‘extensions’ means extensions to retail premises <u>within</u> the designated sites and does not refer to extensions of the designated site boundaries.</p>	22 January 2013
7.2	<p>Agenda Item No.Qn1c The Council would reconsider what purpose Policy REG10 serves and either:</p> <ul style="list-style-type: none"> (i) propose an amendment to the policy or its supporting text (with due regard to national policy) to clarify whether REG10 sites have a different status from other proposed out of centre sites when applying retail policy tests; or (ii) propose a deletion of the policy and its supporting text, in recognition that if the sites have no different status then the policy lacks a clear purpose. 	22 January 2013
7.3	<p>Agenda Item No. Qn1c The Council would give further consideration to whether the Brewery Lane, Bridgend, Brewery Field, Bridgend and Tesco Maesteg sites should each be designated as out of centre, edge of centre, or town centre sites and would propose any consequential MAC changes to the LDP policies, proposals map and relevant supporting text including how the sequential test would be applied to defined out of centre or edge of centre sites.</p>	22 January 2013
7.4	<p>Agenda Item No. Qn1c As Brewery Field Bridgend is allocated</p>	22 January 2013

	<p>only for bulky goods retailing in the LDP, the Council would consider whether that site should be subject to a specific or indicated floorspace allocation and whether there should be associated MAC changes to the policy or text.</p> <p>The Inspector also requests that consideration be given in the supporting text to explaining that the site's availability would depend upon the relocation of the sports uses from the site.</p>	
7.5	<p>Agenda Item Nos. Qn2a The Council has proposed a MAC change to the Policy REG9 heading which would clarify that all the site allocations are within defined town centre boundaries.</p>	22 January 2013
7.6	<p>Agenda Item No. Qn2b In order to defend the proposed Porthcawl town centre foodstore development from rival out of centre proposals the Council would include an indication of the net convenience floorspace in Policy REG9 or its supporting text as a MAC change based on the CACI retail report figure and the SPG proposals.</p>	22 January 2013
7.7	<p>Agenda Item No. Qn2b The Council would propose MAC changes to clarify when all retail floorspace figures in the LDP are gross or net.</p>	22 January 2013
7.8	<p>Agenda Item No. Qn3d Francesca Evans of K & W Developments Ltd agreed to provide additional information about all the previous marketing of the Heol Mostyn, Pyle site (AS054). This should include the terms on which the site was offered, how much advertising was undertaken, whether the site was included on the Council's employment site's register and indication of the level of response to that marketing including the land uses for which enquiries were made.</p>	22 January 2013
7.9	<p>Agenda Item No.4b (Section 7 of agenda) The Council and C Patten would submit</p>	Already received.

	further statements and letters relating to previous discussions about the redevelopment of the Pyle Garden Centre site (AS038)	
7.10	<p>Agenda Item No. 9 Sarn Park Services</p> <p>The Council would propose MAC changes to</p> <ul style="list-style-type: none"> i) delete from Policy REG1(22) and the Proposals Map that part of the allocation which overlaps into the motorway service area with a consequential change to the site area listed in Chapter 9 and elsewhere (eg paragraph 5.1.11); ii) delete the reference in REG1(22) to B8 development; and iii) to add to paragraph 2.3.80 a reference to the preparation of a masterplan for the REG1(22) site which would also have regard to coordination with any proposed redevelopment of the adjacent Sarn Park Services. 	22 January 2013
7.11	The Council to provide marketing information on employment sites (Action point 7.8 refers) in and around Village Farm as well as details of sales if they were not commercially sensitive.	22 January 2013