

**Bridgend County Borough Council
Bridgend Local Development Plan Examination**

Schedule of Matters Arising Changes (MAC)

Session 7 – Retailing

Action Points 7.2 and 7.3: Purpose of REG10 and Status of Sites

The Council has been asked to further consider the role and purpose of Policy REG10 and to additionally consider if any further changes are required to the wording of the policy or its supporting text.

The purpose of Policy REG10 (which is contained in the Bridgend Unitary Development Plan as policy R10) is to identify existing areas of established edge and out of centre retail activity in the County Borough with a view to seeking to restrict their extent in future to those type of retailing listed in the policy. It outlines the Council's view of the continued use of those sites in retailing terms as well as (taking into account the proposed MAC changes) their location in terms of the application of the sequential test in the event of any future planning applications for retail development outside of any of the designated sites in the LDP.

In a situation where an application for retail development outside of the sites allocated in the plan is submitted the Council, in terms of applying the tests of flexibility contained in PPW, would expect applicants to examine all the retailing sites contained in the plan, including policy REG10, to see if part of their required provision could be accommodated on these identified sites. In terms of Policy REG10 this could be in terms of physical extensions to existing retail units or the insertion of mezzanine floors.

By the very fact that these retailing areas are 'established', they are well integrated into the urban fabric and are served by public transport and accessible by means other than the car. In the interests of sustainability and the sustainable use of land therefore, the Council considers that the REG10 sites should be examined before new edge and out-of-centre sites in terms of the appropriate place within the sequential test (ie existing edge of centre sites before new edge of centre sites, then existing out of centre sites before new out of centre sites). If the REG10 sites cannot accommodate additional development, or the proposer's site performs better in terms of sustainability issues, then these would be included in an accompanying Retail Statement and would be a material consideration in the determination of planning applications.

In addition, in acknowledging the presence of these existing sites, the Council additionally identifies them in order to prevent changes to their types of goods and/or sizes which could undermine the vitality and/or viability of existing town and district centres. For example, applications could be submitted to change existing conditions which could seek the sale of goods more appropriately located in town and district centres, or to sub-divide an existing unit to create smaller stores which would more appropriately be located within a town or district centre setting. Whilst the Council acknowledges that these issues would be covered by a Retail Statement, it considers that the LDP, and Policy REG10 particularly, gives it the opportunity to set out its position in this respect.

In terms of the Tesco, Brewery Lane; Tesco, Maesteg; and Brewery Field sites, the Council would reiterate its position contained in its Examination Statements which states that it considers that, in terms of the definitions contained in TAN4, all of these sites are 'edge-of-centre'.

**New para
after
5.2.27**

Insert following new paragraph after 5.2.27

As established retailing sites, the Council would expect the sites listed in REG10 to be considered as part of the sequential test of sites for new retail development proposals on sites not listed within the plan. The REG10 sites are well integrated into the urban fabric and are served by public transport and accessible by means other than the car. In the interests of sustainability and the sustainable use of land therefore, the Council considers that the REG10 sites should be examined before new edge and out-of-centre sites in terms of the appropriate place within the sequential test (ie existing edge of centre sites before new edge of centre sites, then existing out of centre sites before new out of centre sites). If the REG10 sites cannot accommodate additional development, or the proposer's site performs better in terms of sustainability issues, then evidence to this affect should be included in an accompanying Retail Statement and would be a material consideration in the determination of planning applications.

**Policy
REG11**

Amend Policy REG11 as follows:

Policy REG11
New Bulky Goods ~~Out of Centre~~ Retail Development ~~Outside of Retailing and Commercial Centres~~ ~~Sites~~

New ~~out of centre~~ bulky comparison goods retail development ~~outside of retailing and commercial centres, not exceeding a combined total of 15,400 sq m of bulky comparison goods development~~ will be directed to the following locations:

Policy	Address	Location	Floorspace (net)
REG11(1)*	Ewenny Road, Maesteg	Out-Of-Centre	5,400 sq m
REG11(2)*	North East Brackla Regeneration Area	Out-Of-Centre	4,500 sq m
REG11(3)*	Parc Afon Ewenni	Out-Of-Centre	
REG11(43)	Brewery Field, Bridgend	Edge-Of-Centre	5,500 sq m

Those sites marked with an asterix* are sites included within mixed-use schemes as defined in Policy PLA3.

	<p>Para 5.2.32</p>	<p>Amend paragraph 5.2.32 as follows:</p> <p>Taking this into account, Policy REG11 allocates the remaining (ie the floorspace for new comparison bulky goods retailing on four three edge and out-of-centre sites in the County Borough as well as the Porthcawl Regeneration Area (Policy REG9(6)). The Ewenny Road, Maesteg and North East Brackla Regeneration Area sites are both designated as mixed use areas under Policy PLA3 of the LDP. The Brewery Field site is located on the edge of Bridgend Town Centre and is currently used as a sports facility; under Policy COM7 of the plan alternative provision may need to be made elsewhere if this site is redeveloped for retailing purposes.</p>	
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Action Point 7.4: Policy REG11 Changes

The Council has proposed introducing changes to Policy REG11 by introducing floorspace figures. The rationale for these are as follows:

Ewenny Road, Maesteg: This amount reflects the CACI estimated need for Maesteg. This is the only suitable site in the town and so it is appropriate for the target amount of floorspace on this site to reflect this figure.

North East Brackla: This amount reflects the North East Brackla Development Brief which includes Bulky Goods Retailing as part of a wider retailing/commercial area of 7,500 sq m.

Parc Afon Ewenni: This site is proposed to be deleted from this policy as up-to-date work associated with the development of a Masterplan on this site (SD54) has established that it is not viable to include bulky goods retailing on the site at the present time.

Brewery Lane: The Council has previously stated that this site could accommodate c. 7,600 sq m of retail floorspace. However, it considers that 5,500 sq m net is an appropriate figure given the overall need identified together with a desire to distribute provision appropriately across the County Borough and the ability of other sites (especially North East Brackla) to accommodate a share of that provision.

The total floorspace from these sites is 15,400 sq m. This, together with the 1,000 sq m envisaged at the Porthcawl Waterfront Regeneration totals the 16,400 sq m identified in the CACI study.

MAC Reference	Location in LDP	Details of Change	Reason for Change
MAC7.2 (Action Point 7.5)	Policy REG9	<p>Amend Title of Policy REG9 as follows:</p> <p>REG9 Retail and Commercial Development Sites Development Sites in Retailing and Commercial Centres</p>	To add clarity to Policy REG9
MAC 7.3 (Action Point 7.6)	Para 5.2.21	<p>Amend paragraph 5.2.21 as follows:</p> <p>A detailed analysis of food shopping patterns in the County Borough by CACI Ltd in 2007 and updated in 2010 concluded that, taking into account the commitment allocation within the Porthcawl Regeneration Area for a 2,500 sq m net convenience goods supermarket (see Policy REG9(6)), there was no further need to allocate further convenience goods floorspace within the County Borough up to 2021. Any proposals for further convenience goods retailing developments outside of the retailing and commercial centres will need to prove a need for the provision as outlined in national policy.</p>	To clarify the size of the supermarket proposed within the Porthcawl Regeneration Area.
MAC7.4 (Action Point 7.7)	Various	<p>Amend Policy REG5 as follows:</p> <p>Add: “(net)” after the word Size in the title of site table located within the Policy.</p> <p>Amend the final sentence of paragraph 5.2.11 as follows:</p> <p>The scale of this provision should not be so great to significantly alter shopping patterns across the County Borough, hence the proposed size of 1,500 sq m (net).</p> <p>Amend paragraphs 5.2.28 – 5.2.30 as follows:</p> <p>5.2.28 National policy states that bulky comparison goods retailing may not be able to find suitable town centre sites and may require sites on edge-of-centre</p>	To clarify if retail floorspace figures in the Plan are gross or net.

		<p>and out-of-centre locations. Policy REG11 requires 15,400 sq m (net) of bulky comparison goods to be provided in the County Borough up to 2021. This is based on the findings of the 2010 Retail Needs study.</p> <p>5.2.29 The 2010 report concluded that the quantitative retail need by 2021 for bulky goods in Porthcawl is relatively high (9,808 sq metres net). The requirement in Maesteg is 5,428 sq m net, whilst in Bridgend the need is for 1,098 sq m net. These total approximately 16, 400 sq m net.</p> <p>5.2.30 The Porthcawl Regeneration area has the potential to accommodate an element (approximately 1,000 sq m net) of bulky comparison goods type retailing as an inclusive part of the development brief for the site. Such development would also need to comply in design terms to the agreed design code for the area. However it is considered that there are no other alternative sites in Porthcawl to deliver the remaining of quantitative need. Given this constraint it is sensible to direct provision to the south of the County Borough within the Bridgend area where there are available sites. These are not only accessible to the Porthcawl catchment, but they also consolidate Bridgend's position as a sub-regional shopping destination.</p>	
<p>MAC7.5 (Action Point 7.10)</p>	<p>Proposals Map 21</p> <p>Policy REG1</p> <p>Chapter 9</p> <p>Appendix 3</p> <p>Various</p>	<p>Amend boundary of Policy REG1(22) allocation as per plan at Appendix A.</p> <p>Amend Policy REG1 as follows:</p> <p>REG1(22) Land adjacent to Sarn Park Services/Adjacent Land Uses B1/B8</p> <p>Amend Policy REG1(22) entry at Chapter 9 to a site area of 2.73 (ha)</p> <p>Amend Policy REG1(22) entry in Appendix 3: Site Area and Medium Availability Area to read 2.73 ha</p> <p>NB Changes to total employment land figures at 5.1.11 and in Appendix 3 will be confirmed following any further changes proposed by the Council in response to the Inspector's preliminary findings.</p>	<p>To clarify the relationship between the Policy REG1(22) allocation and the existing Motorway Service Area at Sarn Park.</p>

	Para 2.3.80	Amend Paragraph 2.3.80 to read: An opportunity also exists to promote a high-quality strategically-located 'business park' in the north-east quadrant of Junction 36 of the M4 on land associated with, and adjacent to, the existing Sarn Park Services (REG1(22)) . This facility requires renewal and investment and presents an opportunity for a complementary business park extension on land immediately to the west of the existing motorway related facilities. The site's strategic location makes it an attractive proposition for future investment, and the proposed nature of the development will differ from the more traditional employment sites that exist in the area. The redevelopment of the motorway service area should be co-ordinated with the development of the new employment site. This will be achieved by the formulation of a joint Masterplan encompassing both areas of land.	
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Action Point 7.11: Evidence of Marketing / Sales Activity on Village Farm Industrial Estate

See Appendix A to this document for information from the Council's Property Department and a local agent on recent Industrial Land transactions.

Appendix A

Stuart Ingram

From: Helen Jones (Property)
Sent: 02 January 2013 15:34
To: Stuart Ingram
Subject: Comps
Attachments: DealEigLotsReport20130102145521[1].xml; DealEigLotsReport20130102145612[1].xml; DealEigLotsReport20130102152319[1].xml

Hi Stuart,

I have had a good trawl through the comparable data base but can only find 3 transactions. However in addition to these is Abergarw where we have sold land to Holbrook for £100k per acre and this was for undeveloped (sloping, poor condition) industrial land.

In my opinion good industrial plots (fenced, level with services to the perimeter) would be worth £80 – 100k per acre.

Regards,

Helen Jones Bsc (Hons) MRICS | Development Surveyor

Bridgend County Borough Council | ICT & Property | Property Services | Ravens Court |
Brewery Lane | Bridgend | CF31 4AP

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Syrfêwr Datblygu

Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr | TGCh ac Eiddo | Gwasanaethau Eiddo |
Cwrt y Cigfrain | Lon y Bragdy | Pen-Y-Bont Ar Ogwr | CF31 4AP

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Land, Brackla Industrial Estate, Newlands Avenue, Brackla Industrial Estate, Bridgend, Mid Glamorgan, CF31 2DA

Deal Date - 02/11/2011

Deal Type	Sale
Floor(s)	Land
Sizes	Land - Commercial Land - 0.3642102 Hectares Land - Commercial Land - 0.3642102 Hectares Land - Commercial Land - 0.3642102 Hectares
Total size	10,926 Net sq m (117,610 sq ft)
Freehold price	£90,000
Yield	Undisclosed

Players and Roles

Vendors Agent	Lambert Smith Hampton	Tel	029 2049 0499
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Contacts

Owen Griffiths	Lambert Smith Hampton
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Plots 4 & 10, Brackla Industrial Estate, Newlands Avenue, Brackla Industrial Estate, Bridgend, Mid Glamorgan, CF31 2DA

Deal Date - 02/09/2011

Deal Type	Sale
Floor(s)	Plots 4 & 10
Sizes	General - Site Area - 0.9955081 Hectares Industrial (B2) - General Industrial - 3,730 Net sq m (40,152 sq ft)
Total size	13,685 Net sq m (147,307 sq ft)
Freehold price	£275,000
Yield	Undisclosed

Players and Roles

Purchaser	Private individual(s)	
Vendors Agent	Edward Symmons LLP	Tel 0117 927 3454

Contacts

Richard Maden	Edward Symmons LLP	Tel 0117 934 2768
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Stuart Ingram

From: Nick Corrigan
Sent: 22 January 2013 10:12
To: Stuart Ingram
Subject: FW: Comparables - Village Farm Ind Est

Hi Stuart,

Details below from Dyfed. He's also kindly added a small commentary.

Nick Corrigan Bsc (Hons) MRICS | Disposals Surveyor

Bridgend County Borough Council | ICT & Property | Property Services | Ravens Court |
Brewery Lane | Bridgend | CF31 4AP

Gwareidiadau Syrffwr

Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr | TGCh ac Eiddo | Gwasanaethau Eiddo |
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Email/E-bost: Nick.Corrigan@bridgend.gov.uk

Website/Gwefan: www.bridgend.gov.uk

From: Dyfed Miles [<mailto:dyfed.miles@wattsandmorgan.co.uk>]

Sent: 21 January 2013 15:52

To: Nick Corrigan

Subject: Comparables - Village Farm Ind Est

Nick

Afternoon.

Apologies for not being able to get back to you last Thursday/Friday with comparables as promised. Please find then set out below details of comparable transactions for industrial sales on the Village Farm Ind Est:-

1. Unit 7 Heol Mostyn, sold Feb 2012 for £325K
2. Unit 10 Heol Mostyn, sold Sept 2012 for £300K
3. Plot 63 Village Farm Rd, sold Dec 2012 for £110K

I will forward to you sales particulars by separate email.

As a general comment, I would advise that freehold/long leasehold industrial property is, locally, selling very well indeed with opportunities scarce and when property is available for sale we are invariably receiving multiple offers. Capital values have recovered on Village Farm and in my view aren't too far below 'pre recession' levels which, as a guide, were circa £40psf with yard space over and above normal size being capitalized accordingly.

I hope the above assists but if you need any further info then please do not hesitate in coming back to me.

Regards



Dyfed Miles

01656 644 292

www.wattsandmorgan.co.uk

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