

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

**Schedule of Matters Arising Changes (MAC) with Inspector Comments (IC) in green**

**Session 9 – Social and Community Facilities and Infrastructure**

MAC Reference	Location in LDP	Details of Change	Reason for Change
<p><b>MAC 9.1 (Action Point 1)</b></p>	<p><b>Para 6.3.7 – 6.3.8</b></p>	<p><b>Amend paragraph 6.3.7 and 6.3.8 to read:</b></p> <p><b>6.3.7</b> The Community Infrastructure Levy Regulations 2010 came into force in April 2010, with the intention of funding infrastructure required to implement development plans. The key features of the Regulations are as follows:</p> <ul style="list-style-type: none"> <li>• Application of the new charge remains at the discretion of the local planning authority;</li> <li>• It will apply to most types of new development;</li> <li>• It will be based on simple formulae which relate the size of the charge to the size of the character of the development paying it;</li> <li>• The proceeds of the levy will be spent on local and sub regional infrastructure to support the development of the area;</li> <li>• The setting of the charge will be rooted in the development plan and will be based on gaps in funding for infrastructure required to deliver the vision of the Plan; and</li> <li>• Planning obligations will remain when the charge is introduced <del>due to the role they play in mitigating the impacts of a particular development</del> <u>but their use will be restricted to ensure that individual developments are not charged for the same items through both planning obligations and CIL. .</u></li> </ul> <p><b>6.3.8</b> The Regulations will limit the use of Section 106 obligations beyond April 2014. <u>From this date, an authority will not be able to pool contributions from more than 5 planning obligations which contribute to the same infrastructure type or project.</u> The authority will continue to monitor guidance and legislation relating to the CIL through the course of the LDP.</p>	<p>To provide further clarity to the plan and provide reference to the avoidance of double charging between Section 106 agreements and any future CIL Charge</p>

		Any decisions by the Authority to prepare a CIL Charging Schedule will supersede Policy SP14 and be reflected in the amendments made to the LDP.	
		<b>IC1 – Agreed</b>	
<b>MAC 9.2 (Action Point 2)</b>	<b>Policy SP14</b>	<p><b>Amend Policy SP14 to read:</b></p> <p>Applications for <del>built</del> development should include material proposals which deal with the fair and reasonable direct and indirect infrastructural requirements of the development, and which also ensure that there is not a consequential and significant planning loss to the existing community. Where appropriate, such proposals will be secured by means of planning agreements/obligations.</p> <p>The requirements for such agreements will include consideration of and appropriate provision for:</p> <ul style="list-style-type: none"> <li>• Affordable housing;</li> <li>• Educational facilities and/or their upgrades;</li> <li>• Outdoor recreation;</li> <li>• Renewable energy and low carbon technologies;</li> <li>• Improvements to the highway network, including walking and cycling routes and public transport;</li> <li>• Protection, enhancement and management of the natural, historic and built environment;</li> <li>• Community facilities and/or their upgrades;</li> <li>• Waste management and recycling facilities;</li> <li>• Initiatives to manage and mitigate the impact of climate change; and</li> <li>• Improvements to the public realm.</li> </ul>	To provide further clarity to the plan by allowing Policy SP14 to be applied to all forms of development
		<b>IC2 - Agreed</b>	
<b>MAC 9.3 (Action Point 3)</b>	<b>Policy SP14</b>	<p><b>Amend Policy SP14 to read:</b></p> <p>Applications for development should include material proposals which deal with the fair and reasonable <del>direct and indirect</del> infrastructural requirements of the development, and which also ensure that there is not a consequential and</p>	To provide further clarity to the plan by avoiding potential conflict between

		<p>significant planning loss to the existing community. Where appropriate, such proposals will be secured by means of planning agreements/obligations.</p> <p>The requirements for such agreements will include consideration of and appropriate provision for:</p> <ul style="list-style-type: none"> <li>• Affordable housing;</li> <li>• Educational facilities and/or their upgrades;</li> <li>• Outdoor recreation;</li> <li>• Renewable energy and low carbon technologies;</li> <li>• Improvements to the highway network, including walking and cycling routes and public transport;</li> <li>• Protection, enhancement and management of the natural, historic and built environment;</li> <li>• Community facilities and/or their upgrades;</li> <li>• Waste management and recycling facilities;</li> <li>• Initiatives to manage and mitigate the impact of climate change; and</li> <li>• Improvements to the public realm.</li> </ul>	Policy SP14 and the CIL Regulations
		<b>IC3 - Agreed</b>	
<b>MAC 9.4 (Action Point 4)</b>	<b>Policy SP14 &amp; Para</b>	<p><b>Amend Policy SP14 to read:</b></p> <p>Applications development should include material proposals which deal with the fair and reasonable infrastructural requirements of the development, and which <del>also ensure that there is not a consequential and significant planning loss to the existing community</del> <u>help to mitigate any negative impacts that may arise as a consequence of the development</u>. . Where appropriate, such proposals will be secured by means of planning agreements/obligations.</p> <p>The requirements for such agreements will include consideration of and appropriate provision for:</p> <ul style="list-style-type: none"> <li>• Affordable housing;</li> <li>• Educational facilities and/or their upgrades;</li> <li>• Outdoor recreation;</li> </ul>	To provide greater clarity to the plan through greater definition of what Policy SP14 intends to achieve

		<ul style="list-style-type: none"> <li>• Renewable energy and low carbon technologies;</li> <li>• Improvements to the highway network, including walking and cycling routes and public transport;</li> <li>• Protection, enhancement and management of the natural, historic and built environment;</li> <li>• Community facilities and/or their upgrades;</li> <li>• Waste management and recycling facilities;</li> <li>• Initiatives to manage and mitigate the impact of climate change; and</li> <li>• Improvements to the public realm.</li> </ul>			
		<b>IC4 - Agreed</b>			
<b>MAC 9.5 (Action Point 5)</b>	<b>Glossary</b>	<p><b>Add definition of Public Realm to the Glossary as follows:</b></p> <table border="1"> <tr> <td><u><a href="#">Public Realm</a></u></td> <td><u><a href="#">Those parts of a village, town or city (whether publicly or privately owned) available for everyone to use. This includes streets, squares and parks.</a></u></td> </tr> </table>	<u><a href="#">Public Realm</a></u>	<u><a href="#">Those parts of a village, town or city (whether publicly or privately owned) available for everyone to use. This includes streets, squares and parks.</a></u>	To provide further clarity to the plan
<u><a href="#">Public Realm</a></u>	<u><a href="#">Those parts of a village, town or city (whether publicly or privately owned) available for everyone to use. This includes streets, squares and parks.</a></u>				
		<b>IC5 - Agreed</b>			
<b>MAC 9.6 (Action Point 6)</b>	<b>Para 6.3.3</b>	<p><b>Amend paragraph 6.3.3 to read:</b></p> <p>Guidance on the use of planning obligations is provided in Planning Policy Wales (2002) and Welsh Office Circular 13/97 'Planning Obligations'. In line with this guidance and the Community Infrastructure Levy Regulations 2010 planning obligations can only be sought where they are:</p> <ul style="list-style-type: none"> <li>• necessary to make the proposed development acceptable in land <u>use planning terms</u>;</li> <li>• <del>use planning terms</del></li> <li>• directly related to the proposed development;</li> <li>• fairly and reasonably related in scale and kind to the proposed development;</li> </ul>	To correct a typographical error		
		<b>IC6 - Agreed</b>			

<b>MAC 9.7 (Action Point 7)</b>	<b>Para 6.2.16</b>	<p><b>Amend paragraph 6.2.16 to read:</b></p> <p>Using these standards together with relevant <del>quantitative and qualitative</del> information held by the Council on the <del>provision of</del> <u>quantity, quality and accessibility of existing</u> children’s playing spaces, <u>outdoor recreation sports facilities</u>, <del>and playing pitch quality</del> allotments, <u>and</u> accessible natural green spaces, together with the need to take into account various strategies and priorities of the Council as a service provider, the Council will work with developers to maintain a satisfactory level and balance of good quality outdoor recreation space for all its residents.</p>	<p>To provide further clarity to the Plan in terms of how the Council will have regard to existing recreational provision when assessing the needs of new housing development in accordance with Technical Advice Note (TAN) 16.</p>
		<p><b>IC7 – Agreed</b></p>	
<b>MAC 9.8 (Action Point 8)</b>	<b>Para 6.2.17</b>	<p><b>Amend paragraph 6.2.17 to read:</b></p> <p>All new housing developments will be expected to include <del>approximately 10% of the development site area</del> <u>an appropriate level of green space</u> for public ‘amenity’ purposes in the interest of good design. In addition, for the purposes of Policy COM11, the Council has adopted the benchmark standards endorsed by Fields in Trust (FIT), the National Society of Allotment and Leisure Gardeners and Countryside Council for Wales Toolkit, for the provision of Accessible Natural Green space.</p>	<p>To provide further clarity to the Plan.</p>
		<p><b>IC8 - Agreed</b></p>	

<b>MAC Reference</b>	<b>Location in LDP</b>	<b>Details of Change</b>	<b>Reason for Change</b>
<b>MAC9.9 (Action Point 9)</b>	<b>Policy COM11</b>	<p><b>Amend Policy COM11 to read:</b></p> <p>Provision, or the equivalent value of a satisfactory standard of outdoor recreation space will be required for all new housing developments.</p> <p>A satisfactory standard of recreation will be based on:</p>	<p>For consistency and clarity.</p>

		<p>1. 1.6 hectares per 1,000 population for outdoor sport;</p> <p>2. 0.8 hectares per 1,000 population for children's playing space;</p> <p>3. 0.2 hectares per 1,000 population for allotment provision;</p> <p>4. No person should live more than 300 metres from their nearest area of accessible natural green space.</p> <p>The above range and type of provision <a href="#">is subject to negotiation and</a> may be provided on or off site. The alternative is to provide equivalent value to the above standards in developer contributions.</p>	
		<b>IC9 - Agreed</b>	
<b>MAC9.10 (Action Point 10)</b>	<b>Proposals Map</b>	<p>Please refer to Appendix A which provides a comprehensive list of those allocations which are denoted by symbols on the proposals maps, the status of those sites and the Councils suggested action.</p> <p>The Council recommends that those sites which have been developed since the start of the plan period, can now be deleted as allocations. The Inspector should note that the removal of these sites from the policies in the LDP would have consequential changes with regards the numbering of the allocations and textual references to the sites. The Council considers that these could be dealt with as MAC changes and included in the final MAC schedule.</p> <p>With regards those sites which remain, the Council has included maps in Appendix B to show how the new boundaries would be reflected on the Proposals Maps with the exception of those sites which the Council considered could not be appropriately illustrated on the proposals maps. Further explanation is provided in the table in this regard. Given the extent of some of these changes the Council considers that they would need to be consulted on. However, we recommend that the consultation should be limited to the boundaries only and not the principle of development at the location as this has already been</p>	<p>To provide further clarity to the Plan in terms of the exact boundaries of allocated development sites on the LDP Proposals Maps.</p>

	<p>consulted on at the Deposit Plan stage.</p> <p>In liaison with relevant departments, the Council has also taken the opportunity to update the policies and remove some allocations which may not have been denoted by symbols and formed part of mixed use allocations. These are include in the table but for ease of reference they are:</p> <p>COM9(4) – Lower Comprehensive School Site, Maesteg  COM10(2) – Lower Comprehensive School Site, Maesteg  COM10(8) – Land West of Maesteg Road, Tondu  COM10(10) – The Coegnant Reclamation Site, Caerau/Nantyyffyllon  COM10(12) - Bryncethin Primary School</p>	
	<p><b>IC10 – Amendments subject to current public consultation process.</b></p>	