

<p><b>FMAC76</b>  (Formerly MAC 1.15)</p>	<p><b>Policy REG9</b></p>	<p>The title and opening paragraph of Policy REG9 to be amended as follows:</p> <p><del>Retail and Commercial Development Sites</del> <b>Development Sites in Retailing and Commercial Centres</b></p> <p>The regeneration of retail and commercial centres through the refurbishment or redevelopment of key sites and buildings for retail, <b>office</b>, other commercial, leisure and complementary uses (<del>falling within A1, A2, A3, D1 and D2</del>) will be favoured. The following sites are identified as key sites:</p>
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## To Protect and Enhance the Environment

### Natural Environment

**Primary Policy:** Strategic Policy SP4

**Other Policies:** ENV1, ENV2, ENV4, ENV5, ENV6, ENV7, ENV8

**LDP Objectives:** 2a,2b,2c

**Monitoring Aim:** To protect sites and buildings of acknowledged natural, built and historic interest

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
9. No inappropriate development takes place in the countryside of the County Borough.	Amount of land in the countryside (ha) lost to development which is permitted by way of a departure application to Policy ENV1.	No land in the countryside lost to development which is permitted by way of departure applications to Policy ENV1.	> 0 ha of land in the countryside lost to development which is permitted as a departure application to Policy ENV1.
10. No inappropriate development in Green Wedges which would contribute to the coalescence of settlements.	Planning permissions given for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.	No planning permissions given for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.	1 or more planning permissions granted for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.
11.a No development will take place which adversely affects a Special Landscape Area;	Number of developments permitted with the potential to adversely affect a Special Landscape Area;	No planning permissions approved contrary to the advice of NRW or the Council's Countryside section / Landscape Officer.  <b>2014:</b> Production of a Green Infrastructure SPG	1 or more planning permissions granted contrary to the advice of NRW or the Council's Countryside section / Landscape Officer.  Green Infrastructure SPG is not in place by 2014.
11.b No development will take place which affects the integrity of a designated site for nature conservation.	Number of developments permitted which adversely affect the features of a protected site for nature conservation.		
11.c No development will take place which results in detriment to the favourable conservation status of European protected species, or significant harm to species protected by other statute.	Number of developments permitted with the potential to result in detriment to the favourable conservation status of European protected species, or significant harm to species protected by other statute.		
<b>Bodies Responsible</b>	Bridgend County Borough Council Natural Resources Wales	<b>Data Sources</b>	Planning Applications Register

