

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

**Draft FINAL Schedule of Matters Arising Changes (MAC) In Plan Order**

MAC Reference	Location in LDP	Details of Change
<p><b>FMAC1</b>  (Formerly MAC 1.1)</p>	<p>Para 1.1.1</p>	<p><b>Add the following text to paragraph 1.1.1</b></p> <p>The Planning and Compulsory Purchase Act 2004 requires Bridgend County Borough Council (the Council) to prepare a Local Development Plan (LDP) setting out its objectives for the development and use of land in Bridgend County Borough over the plan period to 2021, and its policies to implement them. The Plan, <b>which should be read as a whole</b>, will be used by the Council to guide and manage development, providing a basis for consistent and appropriate decision-making.</p>
<p><b>FMAC2</b></p>	<p>Para 1.2.9</p>	<p><b>Amend paragraph 1.2.9 as follows:</b></p> <p><b>Chapter 9</b> focuses on the delivery and implementation of the land use allocations contained in the plan <b>and explains how the Council will monitor site activity through an online database.</b> <del>and provides an indication of when the proposed development will start in respect of the plan period.</del></p>
<p><b>FMAC3</b>  (Formerly MAC1.2)</p>	<p>New Para 1.7.9</p>	<p><b>Add new paragraph 1.7.9</b></p> <p>TAN20 requires local planning authorities to have regard to the needs and interests of the Welsh language in preparing LDPs. The Council has concluded that given the relatively low levels of Welsh language use across the County Borough, it is not considered that major development proposals will materially affect the linguistic balance of the area, to the detriment of Welsh language use within its communities. This issue will therefore not be addressed by specific policies in the LDP. However, under the provisions of TAN20, the Welsh language will remain a material consideration in the development management decision making process.</p>
<p><b>FMAC4</b></p>	<p>OBJ 3f</p>	<p><b>Amend Objective 3f to read:</b></p>

(Formerly MAC1.3)		To support <del>realistic and</del> viable town and district centres in the County Borough which are attractive and economically successful.
FMAC5  (Formerly MAC1.4)	Para 2.3.11	<p><b>Amend paragraph 2.3.11 to read:</b></p> <p>The level of development and growth has taken into account how much development would be required to have a significant regenerative effect, the availability of sites for development in that area, existing settlement patterns, having regard to the social and economic function and identity of settlements <b>and to relevant environmental considerations.</b></p>
FMAC6	Para 2.3.20	<p><b>Amend paragraph 2.3.20 as follows:</b></p> <p>It will benefit from smaller scale proposals and projects being progressed in the Pencoed Regeneration Strategy and Action Plan. The LDP policies and proposals recognise the land-use elements of the projects being brought forward such as the mixed use retail and residential development at the former surgery site <b>(PLA3(19))</b>, <del>the</del> a new Park and Ride, <b>(PLA7(22))</b> and other community and recreation proposals which aim to improve the environment, accessibility and social wellbeing of the community.</p>
FMAC7	Para 2.3.25	<p><b>Amend paragraph 2.3.25 as follows:</b></p> <p>The existing Brackla residential area is also the focus of new investment, in the form of <del>a new Roman Catholic</del> the new Archbishop McGrath Secondary school <b>(COM10(6))</b> with which has community facilities <b>(COM9(5))</b> that <b>will</b> serve the surrounding area. Dedicated community changing rooms <del>are being</del> <b>have been</b> incorporated into the development, so that the sports facilities at the school can be utilised by the community outside of school hours. The adjoining sports fields, which will also be used by the school, <del>are being</del> <b>were</b> upgraded as part of the project.</p>
FMAC8	Para 2.3.63	<p><b>Amend paragraph 2.3.63 as follows:</b></p> <p>Accessibility is key to fulfilling the area's potential, and the LDP Strategy will ensure the provision of localised access improvements, especially in terms of east-west links, including providing better walking and cycling routes <b>(PLA7)</b>. In terms of wider accessibility issues, as well as benefitting from it's proximity to the M4 corridor the Valleys Gateway also has the locational advantage of two railway stations and</p>

		associated park and ride facilities at Sarn and Tondy, from which regular train services operate between Maesteg and Bridgend. The LDP Strategy builds on these assets by recognising the proposal to increase frequency to a half hourly service and improvements and expansion to the existing Park and Ride facility at Sarn <del>(PLA7(23))</del> . These proposals are included and promoted in the RTP and agreed to be funded by the WEFO Convergence Funding Programme.
<b>FMAC9</b>	<b>Para 2.3.76</b>	<p><b>Amend paragraph 2.3.77 as follows:</b></p> <p>The site of the new Comprehensive School is in close proximity to a number of other existing and proposed residential and mixed use developments which the LDP identifies as part of this strategic growth area. These include land at Parc Tyn-y-Coed <b>(COM1(31))</b> a large site of approximately 300 dwellings, the development of which is subject to an agreed development brief, and which will deliver an extensive informal parkland area adjacent to the river Ogmere, and on and off site recreation facilities, as well as contributing <del>ens</del> to increased capacity at a local Primary School at Bryncethin <del>(COM10(12))</del>.</p>
<b>FMAC10</b>	<b>Para 2.3.79</b>	<p><b>Amend paragraph 2.3.79 as follows:</b></p> <p>Further west in Tondy the LDP Strategy recognises the scope to build on the existing mixed-use regeneration site on land west of Maesteg Road <b>(PLA3(10))</b> , which already provides a County Borough wide waste transfer facility. This substantial development opportunity, of approximately 40 hectares has scope to complement and enhance the role of the existing Heritage Centre by retaining existing woodland with improved public access. There is an opportunity here to provide a sustainable community of approximately <del>400</del> 530 new dwellings <b>(COM1(30))</b> served by a retail and community hub that will expand the service role of the existing Aberkenfig Commercial Area. The LDP also promotes new local business space <b>(REG1(21))</b>, and public open space <del>and the capacity to provide a new primary school (COM10(8))</del>. The LDP will ensure that development will come forward in accordance with a phased Masterplan, that will also enable the realignment of Maesteg Road, a substantial benefit to the wider area in terms of accessibility to the Llynfi Valley to the north, thereby improving the area's overall accessibility and job opportunities to communities to the north and south.</p>
<b>FMAC11</b> <b>(Formerly MAC7.5)</b>	<b>Para 2.3.80</b>	<p><b>Amend Paragraph 2.3.80 to read:</b></p> <p>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 <del>associated with, and</del> adjacent to, the existing Sarn Park</p>

		<p>Services (<b>REG1(22)</b>). 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. <a href="#">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.</a></p>
<b>FMAC12</b>	<b>Para 2.3.93</b>	<p><b>Amend typo in paragraph 2.3.93:</b></p> <p>Although at the <del>western</del> eastern extremity of the County Borough, it is closely associated with the existing community at Pencoed, where future development can provide local as well as county borough wide job opportunities and contributes to a diverse employment land portfolio. The master plan for the underutilised and 'brownfield' opportunity related to the former Sony factory will ensure development here complements the existing prestigious pharmaceutical / bio-tec park in the adjacent Rhondda Cynon Taf.</p>
<b>FMAC13</b>	<b>Para 2.3.94</b>	<p><b>Amend paragraph 2.3.94 as follows:</b></p> <p>This <del>6-hectare</del> site is strategically located to the east of North Cornelly in the northwest quadrant of Junction 37 of the M4 with good proximity to public transport facilities, particularly at Pyle railway station. It offers an opportunity to provide much needed high quality employment opportunities within a landscaped environment, close to the deprived community of Marlas, which is a designated Communities First area. <a href="#">Enabled by accompanying residential development, it</a> also provides a strategic employment opportunity to serve the local economy in the western part of the County Borough, especially for Porthcawl where employment opportunities are primarily linked to the leisure and tourism industry.</p>
<b>FMAC14</b>	<b>Para 2.3.100</b>	<p><b>Amend paragraph 2.3.100 as follows:</b></p> <p><b>The LDP Strategy:-</b></p> <ul style="list-style-type: none"> <li>• requires development to be distributed according to the Regeneration-Led Sustainable Development Spatial Strategy;</li> <li>• requires all development to meet Sustainable Place Making criteria;</li> <li>• requires all development to meet Strategic Transport Planning Principles;</li> </ul>

- requires the protection of sites and buildings of acknowledged natural, built and historic interest;
- safeguards areas of aggregates and coal resources;
- seeks to meet the County Borough's contribution to regional and local waste facilities;
- requires that the County Borough contributes towards the country's renewable energy requirements;
- identifies and protects ~~464~~ 120 hectares of vacant employment land;
- directs new retail and leisure development to the town and district centres of the County Borough;
- encourages high quality sustainable tourism;
- requires ~~9,000~~ 9690 market (including ~~4,308~~ 1370 affordable) dwelling units to be accommodated in the County Borough during the LDP period 2006 - 2021;
- requires the retention of existing community uses and facilities and seeks to develop new ones, where they are needed;
- requires new development to be accompanied by an appropriate level of infrastructure.

**FMAC15**

**Table 3.1**

**Replace figures in Table 3.1 to read as follows:**

<b>Strategic Regeneration Growth Area (SRGA)</b>	<b>Housing Units on Allocations (2009)</b>	<b>% of Housing Allocations</b>	<b>Vacant Employment Land (Ha) (2009)</b>	<b>% of Vacant Employment Land</b>
Bridgend	3324	<b>42</b>	29.13	<b>42</b>
Maesteg and Llynfi Valley	532	<b>7</b>	8.64	<b>12</b>
Porthcawl	1,206	<b>15</b>	0.7	<b>1</b>
Valleys Gateway	1,296	<b>16</b>	16.13	<b>23</b>
Outside SRGAs	1,536	<b>20</b>	14.99	<b>22</b>
<b>TOTAL</b>	<b>7,894</b>	<b>100</b>	<b>69.59</b>	<b>100</b>
Strategic Employment Sites			38.63	

<p><b>FMAC16</b>  (Formerly MAC1.10)</p>	<p><b>Para 3.1.15</b></p>	<p><b>Amend paragraph 3.1.15 as follows:</b></p> <p><del>In order to focus development in areas where the maximum social, economic and environmental benefits can be achieved, Policy PLA1 makes a distinction between the settlements of the County Borough.</del> Although the SRGAs will be the main focus of planned development, it is acknowledged that the settlements detailed in Policy PLA1 will also provide opportunities for development within their respective settlement boundaries. The identified settlements will continue to be the location of future planned development, the scale and type of which will reflect their individual role and function. The settlement hierarchy is based on the conclusions of the Bridgend County Borough Settlement Role and Function Study (2009).</p>
<p><b>FMAC17</b>  (Formerly MAC1.11)</p>	<p><b>Policy PLA2</b></p>	<p><b>Amend the text of Policy PLA2 to read:</b></p> <p>Development likely to have an <del>unacceptable or detrimental</del> unacceptably detrimental impact on the implementation of a regeneration strategy/programme will not be permitted.</p>
<p><b>FMAC18</b></p>	<p><b>Policy PLA3</b></p>	<p><b>Amend Policy PLA3(20) as follows:</b></p> <p>PLA3(20) <del>Coronation Works, Evanstown</del> Ty Draw Farm, North Cornelly</p>
<p><b>FMAC19</b></p>	<p><b>Policy SP2</b></p>	<p><b>Amend SP2(2) to read:</b></p> <p>“Having a design of the highest quality possible, whilst respecting and enhancing local character and distinctiveness and landscape character;”</p>
<p><b>FMAC20</b></p>	<p><b>Para 3.2.2</b></p>	<p><b>Amend paragraph 3.2.2 to read:</b></p> <p>“The statements will be monitored to ensure development maintains and enhances both local character, and the ‘sense of place’ it creates, and/or sustains within existing communities.”</p>
<p><b>FMAC21</b></p>	<p><b>Policy</b></p>	<p><b>Amend the opening sentence of Policy PLA4 to read as follows:</b></p>

(Formerly MAC 12.1)	PLA4	“All development proposals will be required to make a positive contribution towards tackling the causes of, and adapting to the impacts of Climate Change and Peak Oil Issues <del>by</del> . Means of achieving this may include.”
FMAC22  (Formerly MAC 12.2)	Criterion 2 Policy PLA4	<b>Amend criterion 2 of Policy PLA4 to state:</b>  “2) Utilising local materials and supplies <del>(including food)</del> -wherever feasible”
FMAC23	Para 3.2.12	<b>Amend paragraph 3.2.12 as follows:</b>  Risk to life is of paramount concern in relation to any development in areas at risk from flooding, but especially for residential development in tidal (including estuarine) and coastal locations. Therefore, all new development sites proposed in the LDP have been assessed by the Council using data supplied by <del>the Environment Agency Wales</del> Natural Resources Wales. However, these assessments and the work undertaken as part of the LDP Strategic Flood Consequences Assessment (SFCA) should only be regarded as the starting point for more detailed scrutiny of future proposals. More detailed Flood Consequences Assessments (FCAs) will be required on specific sites at the planning application stage.
FMAC24	Policy PLA7	<b>Delete policy allocations PLA7(22) and PLA7(23):</b>  <del>PLA7(22)* New park and ride facility at Pencoed railway station, Pencoed;</del> <del>PLA7(23)* Improvements to park and ride facility at Sarn railway station;</del>
FMAC25	Para 3.3.26	<b>Amend paragraph 3.3.26 as follows:</b>  PLA7 (20) and (21) <del>(22) and (23)</del> Park and Ride facilities at Brackla and Wildmill, <del>Pencoed and Sarn</del> will provide the opportunity for an effective interchange between cars and public transport to facilitate a reduction in the length and number of car-borne journeys especially for the journey to work. In addition, the Wildmill Park and Ride will provide a bus turning circle at the existing station which will permit bus and rail based park and ride operations.

<b>FMAC26</b>	<b>Para 3.3.28</b>	<p><b>Amend paragraph 3.3.28 as follows:</b></p> <p>The proposed park-and-share sites at J35 and J36 of the M4 on the core network will provide an interchange for car to car or car to bus transfers for shared journeys. It would reduce traffic levels on the motorway particularly during the peak period when motorways and motorway junctions are more likely to suffer severe stress. <a href="#">The sites are too small to be shown specifically on the Proposals Map and are shown by way of a symbol. However, they are located within existing highway land.</a></p>
<b>FMAC27</b>	<b>Para 3.3.46</b>	<p><b>Amend paragraph 3.3.46 as follows:</b></p> <p>In accordance with guidance provided in paragraph 8.4.3 of PPW <del>2010</del> 2012, the Council, in association with other local authorities in Sewta, has adopted regional parking standards that endorse maximum levels of parking provision in developments. In order to give the regional standards local relevance, the Council's Supplementary Planning Guidance on Parking provides detailed guidance on the way in which Policy PLA11 will be applied in particular circumstances and areas.</p>
<b>FMAC28</b>  <b>(Formerly MAC 5.2)</b>	<b>Para 4.1.4</b>	<p><b>Amend paragraph 4.1.4 to read:</b></p> <p>Policy SP4 seeks specifically to protect statutorily designated sites of international or national importance. This policy, together with future development control decisions should therefore reflect the relative significance of the site for nature conservation, placing particular emphasis on the protection of internationally important sites. SAC designations are shown on the Proposals Map, and represent the 'highest tier' of sites of importance for nature conservation in the County Borough. SAC sites form part of the Natura 2000 network of European designated sites. The LDP Habitats Regulation Assessment (HRA) concludes that future development <a href="#">could potentially may</a> have an impact on water resources affecting Kenfig and Cefn Cribwr SACs and air quality affecting Blackmill Woodlands SAC. Development will therefore not be permitted in the vicinity of these areas where monitoring by the Council, <a href="#">Environment Agency Wales Natural Resources Wales</a> or Welsh Water indicates that there would be an over abstraction of water or decrease in air quality. <a href="#">Assessment will need to take into account the effects on water quality and quantity; air quality; and of human impact and coastal change amongst others.</a></p>
<b>FMAC29</b>	<b>Below Para 4.1.5</b>	<p><b>Insert new paragraph under paragraph 4.1.5 to read:</b></p>

(Formerly MAC5.1)		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.
FMAC30	Policy ENV1	<p><b>Amend Policy ENV1, criterion 4 as follows:</b></p> <p><b>4) The implementation of an appropriate rural / farm diversification project;</b></p>
FMAC31	Para 4.1.15	<p><b>Amend paragraph 4.1.5 as follows:</b></p> <p>A consistent characterisation and definition of landscapes and sites is now possible throughout South East Wales as the Council participated in a consortium of local authorities to progress a project using the "Landmap" methodology for landscape assessment, as recommended by <del>the Countryside Council for Wales (CCW)</del> <a href="#">Natural Resources Wales</a>. This assessment includes the many facets of the landscape and provides a clearer context for the landscape designations in development plans.</p>
FMAC32	Para 4.1.22	<p><b>Amend last sentence of paragraph 4.1.22 to read:</b></p> <p>Full details of the latter are already included in the Council's LBAP as adopted Supplementary Planning Guidance and will be revised in conjunction with the LDP <a href="#">which will include a comprehensive review of all SINC's within the County Borough. This work will form part of the Green Infrastructure SPG which is expected to be in place by 2014 and the adoption of which is included as an indicator within the LDP monitoring framework.</a></p>

<p><b>FMAC33</b>  (Formerly MAC5.4)</p>	<p><b>Policy ENV6(2)</b></p>	<p><b>Amend Criterion 2 to read:</b></p> <p>Where this is demonstrated not to be possible, <del>translocation or replacement will be required as part of</del> <b>suitable</b> mitigation or compensatory measures <del>in order will be required</del> to secure biodiversity including future management programmes.</p>
<p><b>FMAC34</b></p>	<p><b>Para 4.1.33</b></p>	<p><b>Amend paragraph 4.1.33</b></p> <p>Developments and operations involving scrub clearance and soil removal off-site can have implications for the spread of invasive species, some of which, such as Japanese knotweed and Himalayan balsam are subject to <del>the Environment Agency's</del> <b>Natural Resources Wales'</b> licence control measures as part of the Environmental Protection Act (1990). Advice should, therefore, be sought prior to clearance works as to whether a site is contaminated with invasive species and what measures are required to ensure that these species do not spread to neighbouring land or other areas where cleared material containing invasive species is deposited. <del>The Environment Agency</del> <b>Natural Resources Wales</b> should be consulted if it is intended to use pesticides/herbicides in or near all aquatic habitats, to include all watercourses, waterbodies and areas of open water and wet grassland.</p>
<p><b>FMAC35</b></p>	<p><b>Policy SP5 Criterion 6</b></p>	<p><b>Delete reference to "Areas of Historical Significance" from criterion 6.</b></p> <p>SP5(6) Locally Significant Buildings <del>and Areas of Historical Importance</del></p>
<p><b>FMAC36</b>  (Formerly MAC 10.2)</p>	<p><b>Para 4.3.1</b></p>	<p><b>Amend paragraph 4.3.1 to read:</b></p> <p><del>In 2009, At present,</del> the <del>total</del> aggregate reserves figure <del>is approximately</del> <b>was estimated at about 40</b> years <del>after allowing for the likely, although an increase in</del> sales of high purity limestone for non-aggregate use, such as sinter flux in the steel making industry (Port Talbot steelworks). An increase in demand for the <del>latter material would reduce</del> <b>could reduce this the available aggregate reserve</b>. This figure is sufficient to satisfy the region's requirements in accordance with the Regional Technical Statement (see Background Paper: Minerals) <del>and where there are identified shortfalls in reserves in neighbouring authorities</del> <b>As there is a slight shortfall of reserves in the Vale of Glamorgan, to meet their minimum 10-year landbank throughout their plan period, the</b> <del>any 'excess' of reserves in Bridgend could be utilised to address such a are relied upon by the Vale of Glamorgan to meet this</del> shortfall. This collaborative working between authorities is promoted by the Regional Technical Statement (RTS) and acknowledges the fact that</p>

		minerals can only be worked where they occur. Hence, administrative boundaries should not be seen as a barrier to the objective of providing a sustainable supply of resources close to markets.
<b>FMAC37</b>  (Formerly MAC12.8 and 10.6)	<b>Policy  ENV11</b>	<b>To amend the opening of Policy ENV11 to read as follows:</b>  All mineral related developments, including <del>coalbed methane</del> <a href="#">underground gas extraction</a> , will be permitted only where all of the following criteria are satisfied:  1) <a href="#">Pollution of ground and surface waterbodies is avoided.</a>  <del>2)</del> Measures <del>can</del> <a href="#">will</a> be taken to reduce, and where possible avoid, damage or disturbance to the environment to acceptable levels with specific reference to: <del>a) Pollution or disturbance to ground or surface water supply or drainage;</del>  ...  <del>2)</del> Measures <del>can</del> <a href="#">will</a> be taken to reduce damage or disturbance to neighbouring land uses to acceptable levels including:
<b>FMAC38</b>  (Formerly MAC10.7)	<b>Para 4.3.9</b>	<b>Amend Paragraph 4.3.9 to read:</b>  This policy seeks to list all of the environmental factors against which applications for mineral development, including coal, are assessed. Policy ENV11 will be used to assess proposals for new development, extensions, and mineral review applications. Given the variety and diverse nature of such applications, however, other factors such as <del>planning gain</del> <a href="#">the need for planning agreements/obligations in accordance with Policy SP14</a> may also need to be considered for major development.
<b>FMAC39</b>  (Formerly MAC 10.1)	<b>Policy  ENV12</b>	<b>Amend Policy ENV12 to read:</b>  Coal extraction operations <a href="#">within 500 metres of a settlement boundary</a> will be considered unacceptable in principle <a href="#">unless they are deemed as exceptions as outlined in paragraph 49 of Minerals Technical Advice Note (TAN) 2: Coal.</a> <del>where they:</del> <del>1) Are within 500 metres of a settlement boundary (unless they are deemed exceptions by the</del>

		<p><del>council as they constitute acceptable land reclamation works or prior development operations to facilitate development;</del></p> <p><del>2) Affect any Natura 200 Network site (including SACs); or</del></p> <p><del>3) Affect any SSSI</del></p> <p>Elsewhere proposals for coal extraction will need to satisfy the mineral development criteria of Policy ENV11. Where this cannot be achieved any adverse effects resulting from coal extraction operations will need to demonstrate local or community benefits which clearly outweigh the disbenefits. <del>In all of the remaining areas of the safeguarded coal resource shown on the Proposals Map, unaffected by 1) to 3) proposals will need to satisfy the following criteria:</del></p> <p><del>i) There would be no demonstrable harm to amenity or the environment;</del></p> <p><del>ii) There are clear community benefits; and</del></p> <p><del>iii) It would be in the public interest for development to proceed</del></p>
<p><b>FMAC40</b>  (Formerly MAC10.8)</p>	<p><b>Policy ENV13(4)</b></p>	<p><b>Amend Policy ENV13(4) to read:</b></p> <p><del>Addresses</del> <u>Assesses</u> the need for formal environmental assessment for any identified stabilisation works.</p>
<p><b>FMAC41</b>  (Formerly MAC 11.2)</p>	<p><b>Policy SP7</b></p>	<p><b>Amend Policy SP7 to read:</b></p> <p>Provision will be made for new waste treatment facilities to meet the regionally identified need to treat up to 228,000 tonnes of waste per annum. In this respect the following sites will be favoured:</p> <p>SP7(1) Land at Heol-y-Splott, South Cornelly; SP7(2) Brynmenyn Industrial Estate, Brynmenyn; SP7(3) Village Farm Industrial Estate, Pyle; SP7(4) Brackla/Litchard Industrial Estate, Bridgend; SP7(5) Waterton Industrial Estate, Bridgend.</p> <p><u>SP7(2) – SP7(5) are sites included within land allocated for employment purposes as defined by Policy REG1.</u></p> <p>Other appropriate sites on land allocated for B2 employment uses to meet projected local and regional needs/capacity will be permitted provided they meet the requirements of Policy ENV16.</p>

<p><b>FMAC42</b>  (Formerly MAC 11.2)</p>	<p><b>Paragraph 4.5.2</b></p>	<p><b>Amend Paragraph 4.5.2 to read:</b></p> <p>The South West Regional Waste Plan requires each constituent authority to identify sites/areas which are considered appropriate for the location of waste processing facilities. <del>Several</del> Those industrial estates listed in Policy SP7 are designated for B1, B2 and B8 uses as defined by Policy REG1 and have been identified as being acceptable in principle to accommodate new waste processing facilities. Such facilities may serve both local and sub-regional/regional needs. This provides for a degree of over-provision, but some certainty to waste facility developers where there are opportunities to locate in the future.</p>
<p><b>FMAC43</b>  (Formerly MAC 11.3)</p>	<p><b>Paragraph 4.5.5</b></p>	<p><b>Amend Paragraph 4.5.5 to read:</b></p> <p>Of the sites identified, land at Heol-y-Splott South Cornelly (SP7(1)), is considered to be the most suitable site to meet the need for a regional facility if required, due to its proximity to the M4 corridor and the strategic road network.</p>
<p><b>FMAC44</b>  (Formerly MAC10.10)</p>	<p><b>Para 4.5.10</b></p>	<p><b>Amend Paragraph 4.5.10 to read:</b></p> <p>Commercial and industrial waste comprises approximately 60% of the total waste generated in any given area. Such waste takes a number of different forms such as business food waste, green horticultural waste, plastics, wood, glass, paper, metal <u>and construction and demolition waste such as soil, bricks, concrete and stone etc.</u></p>
<p><b>FMAC45</b>  (Formerly MAC 12.5)</p>	<p><b>Policy ENV17</b></p>	<p><b>Amend final section of Policy ENV17 to read as follows:</b></p> <p>The following sites <del>are safeguarded</del> is allocated for renewable energy generation:</p> <p><u>Technology</u>  ENV17(1) Former Llynfi Power Station                      Biomass  <del>ENV17(2) Tythegston Landfill                      Landfill Gas</del>  <del>ENV17(3) Penybont Waste Treatment Works Sewage Gas</del></p>
<p><b>FMAC46</b></p>	<p><b>Paragraph</b></p>	<p><b>Replace paragraph 4.6.5 with the following:</b></p>

<p>(Formerly MAC 12.3)</p>	<p>4.6.5</p>	<p><del>The Council will therefore require energy statements to be prepared for all major development proposals (defined in Policy ENV17) to set out how they can make a positive contribution towards providing increased levels of energy generation from renewable and low/zero carbon sources. It therefore will expect all major development proposals to examine the potential for renewable energy generation and/or low/zero carbon technologies on site and, where appropriate the sharing of renewable energy with the wider community.</del></p> <p>“In order for development proposals to set out how they will make a contribution towards providing increased levels of energy generation from renewable and low/zero carbon resources, energy statements should be prepared for all major development proposals (defined in Policy ENV17). The Council will therefore expect all major development proposals to examine the potential for renewable and low/zero carbon technologies on-site and, where appropriate, the sharing of that energy with the wider community”.</p>
<p>FMAC47  (Formerly MAC 12.4)</p>	<p>Paragraph 4.6.6</p>	<p><b>Amend paragraph 4.6.6 to read as follows:</b></p> <p>“To this end, the Council will take a proactive, corporate role in not only seeking to make its own buildings more energy efficient and generators of renewable energy generation, but will produce an Energy Opportunities Plan (EOP) as SPG to the LDP. The EOP will <del>to</del> assist the development industry by spatially identifying possible sources of renewable energy including suitable areas for smaller scale wind, hydropower generation and district heating networks. Such networks utilise a single source of energy to provide heating to a number of different buildings and can help to minimise carbon emissions and energy costs. The Council will expect major developments to be designed to enable connection to such networks where they exist or are proposed, where viable.</p>
<p>FMAC48  (Formerly MAC 12.6)</p>	<p>Policy ENV18</p>	<p><b>Amend criteria 1 of Policy ENV18 as follows:</b></p> <p>Proposals for renewable energy developments will be permitted provided that:</p> <p>1) In the case of wind farm developments of 25MW or more, the preference will be for them to be located within the boundary of the refined Strategic Search Area <del>and required to meet the indicative generating capacity;</del></p>

<p><b>FMAC49</b>  (Formerly MAC12.7)</p>	<p><b>Paragraph 4.6.9</b></p>	<p><b>Amend paragraph 4.6.9 to read as follows:</b></p> <p><del>The wider SSA areas form part of national policy and therefore will continue to be considered as the starting point for assessment of large scale wind energy developments. However, the</del> The locally refined SSA within Bridgend County Borough (as shown on the Proposals Map) <b>are is</b> seen by the Council as the preferred location within the County Borough <b>for large scale wind energy</b> developments. <del>of this nature. In this respect applications for these projects will expect to be accompanied by assessments which examine locations in a sequential order: firstly the locally refined SSA, then the original TAN8 area and lastly areas outside of the SSA which are in accordance with Policy ENV18.</del> Outside of the refined area, the Council will operate a case-by-case approach to these schemes. Where development proposals can be justified, however, careful attention to landscape issues will need to be considered in accordance with Policy SP2 as well as the criteria of Policy ENV18.</p>
<p><b>FMAC50</b>  (Formerly MAC12.9)</p>	<p><b>Paragraphs 4.6.13 – 4.6.18</b></p>	<p><b>Move paragraphs 4.6.13 – 4.6.18 to follow Policy ENV11 and amend to read as follows:</b></p> <p><del><b>Coal Bed Methane Extraction (CBM)</b></del></p> <p><del><b>4.6.13</b> The extraction of CBM as a source of energy can take place without adverse environmental impacts. The impacts arising from the extraction of CBM are entirely different in scale and kind from the impacts arising from opencast or deep coal mining operations.</del></p> <p><del><b>4.6.14</b> The location and siting of CBM well sites need to be carefully chosen. This involves a sieving process which identifies all relevant designations from the Local Development Plan and consultation with relevant stakeholders. The process is designed to locate the proposed site in the most appropriate location taking into account all relevant designations and sensitive areas.</del></p> <p><del><b>4.6.15</b> Current and emerging technologies in drilling now allow the gas resource to be explored and developed horizontally in the seam without having to be vertically above the target areas of coal. Operations at depth can therefore be close to sensitive areas, without creating adverse affects on the basis that surface operations, including drilling equipment and compounds can be located away from potentially sensitive areas.</del></p> <p><del><b>4.6.16</b> Proposals for CBM extraction will therefore be assessed against Policy SP2: Sustainable Place Making, as well as other policies from the Environment chapter, to ensure that they do not adversely affect environmental designations or amenity. Policy ENV11 provides additional policy guidance on mineral extraction which would relate to such proposals.</del></p>

~~4.6.17 With the abundance of coal resources, coalbed methane (CBM) is present in potentially commercial quantities in the northern part of the Borough. Several exploratory test boreholes have been drilled over the last 10 years but none have progressed to a full production level to date. Because CBM is a finite resource it is not considered to be a source of renewable energy and therefore not truly sustainable. Nonetheless, its benefits and efficiency as a source of energy when compared to other fossil fuels and the ability to combine CBM operations with carbon capture are still being developed and evaluated and this may prove useful in reducing levels of CO2 and hence reduce climate change in the future to some degree. All CBM proposals will be considered against mineral criteria based policy in ENV11 and determined on a case by case basis.~~

~~4.6.18 It should be noted that the defined Coal safeguarding areas, as shown on the LDP Proposals Map, would protect coalbed methane resources to some degree by virtue of their boundaries being coincident. Nonetheless as the extent of the gas resource cannot be accurately defined, it cannot be shown as a separate resource on the Proposals Map.~~

### **Underground Gas Extraction**

4.3.11 It is possible that the extraction of underground gases as a source of energy can take place with minimal environmental impacts that can be mitigated against by appropriate safeguarding and monitoring measures. The impacts are entirely different from those arising from opencast or deep coal mining operations.

4.3.12 The location and siting of sites need to be carefully chosen. This involves a sieving process which identifies all relevant designations from the LDP and consultation with relevant stakeholders. The process is designed to locate the proposed site in the most appropriate location taking into account all relevant designations and sensitive areas.

4.3.13 Policy ENV11 provides policy guidance on mineral extraction which would relate to such proposals. In addition, proposals for underground gas extraction will be assessed against Policy SP2: Sustainable Place Making, as well as other policies from the Environment chapter, to ensure that they do not adversely affect environmental designations or amenity.

4.3.14 Mineral gas is a finite resource and it is not considered to be a source of renewable energy and therefore not truly sustainable. Nonetheless, its benefits and efficiency as a source of energy when compared to other fossil fuels and the ability to combine such operations with carbon capture are still being developed and evaluated. This may prove useful in reducing levels of CO2 and hence reduce

		<p>climate change in the future to some degree. All underground gas extraction proposals will be considered against policy ENV11 and determined on a case by case basis.</p>												
<b>FMAC51</b>	<b>Policy SP9</b>	<p><b>Amend wording of Policy SP9 as follows:</b></p> <p>In order to meet the varying requirements of business, and to provide access to employment and training for all residents, a range and choice of vacant sites on <del>164</del> 120 hectares of land is identified and protected for employment (B1, B2 and B8 uses) purposes.</p> <p>Land is allocated and safeguarded for the establishment of high quality 'strategic employment sites'. Such sites must be developed, in accordance with a development brief/masterplan, to the highest design and environmental standards. Preferred uses on the site are ICT, Energy and Environment, Advanced Materials and Manufacturing, Creative Industries, Life Sciences, and B1 Financial and Professional Services.</p> <p>The following strategic sites are allocated for employment purposes:</p> <table> <tr> <td>SP9(1)</td> <td>Brocastle, Waterton, Bridgend;</td> <td><del>46</del> 20 Hectares</td> </tr> <tr> <td>SP9(2)</td> <td>Island Farm, Bridgend;</td> <td>11 Hectares</td> </tr> <tr> <td>SP9(3)</td> <td>Pencoed Technology Park;</td> <td>5 Hectares</td> </tr> <tr> <td>SP9(4)</td> <td>Ty Draw Farm, North Cornelly.</td> <td><del>6</del> 2 Hectares</td> </tr> </table> <p>LDP Objectives: 1a, 1b, 1d, 3a, 3b, 3c</p>	SP9(1)	Brocastle, Waterton, Bridgend;	<del>46</del> 20 Hectares	SP9(2)	Island Farm, Bridgend;	11 Hectares	SP9(3)	Pencoed Technology Park;	5 Hectares	SP9(4)	Ty Draw Farm, North Cornelly.	<del>6</del> 2 Hectares
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<b>FMAC52</b>	<b>Para 5.1.2</b>	<p><b>Amend paragraph 5.1.2 as follows:</b></p> <p>Including those sites identified as being 'strategic', the LDP identifies a total of <del>164</del> 120 hectares of vacant employment land to ensure that a choice and range of sites are available across the County Borough during the plan period up to 2021. On going employment uptake between 2006 - 2009 has reduced this availability to <del>152</del> 108 ha. This identified employment land underpins the future prosperity of the local economy, offering a range of sites and premises for the whole spectrum of B class uses, sui generis uses, and other uses (such as waste facilities) that require an industrial location. This wide and balanced portfolio will allow the local economy to attract higher value-added knowledge intensive employment uses, while maintaining the significant manufacturing base that is an important facet and</p>												



(Formerly MAC1.12)	after 5.1.9	The Council acknowledges that B1 office uses are best located within the town centres of the County Borough; however the SP9 and REG1 sites also provide opportunities for office development on sites across the County Borough. These opportunities should be viewed in the context of the need to undertake a sequential test of sites, as required by national policy and Policy SP10 of the LDP.
FMAC59  (Formerly MAC 11.1)	Paragraph under 5.1.10	Insert new paragraph under 5.1.10 (consequential paragraph numbering changes) as follows:  However, some sites identified in Policy REG1 have been identified as being acceptable in principle to accommodate new waste treatment facilities as identified in Policy SP7.
FMAC60	Para 5.1.11	<b>Amend paragraph 5.1.11 as follows:</b>  In terms of employment land availability, Policy REG1 accounts for <del>84</del> 70 hectares of vacant employment land, which is distributed across the County Borough (see table 3.1) and helping to deliver the regeneration-led LDP Strategy.
FMAC61  (Formerly MAC 1.7)	Policy REG2	<b>Amend the opening paragraph of Policy REG2 to state:</b>  Proposals which result in the loss of existing or proposed <del>industrial</del> employment (B1, B2 and B8) land or buildings on sites identified in Policy REG1 will not be permitted. Exceptions will need to be justified on one of the following grounds:
FMAC62  (Formerly MAC1.7)	Policy REG2	<b>Amend criterion 2 of Policy REG2 to state:</b>  2. In appropriate locations, those sui generis employment uses which are suitably located on <del>industrial</del> employment land.
FMAC63  (Formerly MAC 1.8)	Policy REG3	<b>Amend the opening paragraph of Policy REG3 to state:</b>  Proposals which result in the change of use of existing <del>industrial</del> employment (B1, B2 and B8) buildings to uses within Class D2 of the Use Classes Order on Policy REG1 sites will be permitted provided that:

<p><b>FMAC64</b>  (Formerly MAC4.1)</p>	<p><b>Para 5.1.13</b></p>	<p><b>Amend paragraph 5.1.13 to read:</b></p> <p>Policy REG2 also recognises that <b>industrial employment</b> areas operate more efficiently if they can provide an element of service provision to their employees and their clients. In this context, a limited number of non-<b>industrial employment</b> uses that are considered complementary and ancillary to the main <b>industrial employment</b> use, may be considered acceptable, although their cumulative impact is a factor which will need to be taken into account when deciding upon individual proposals. <b>Exceptions previously identified are generally those services to which employees / patrons of the employment area businesses can use with linked-trips to and from their place of work / business, rather than generating new trips to the employment area by members of the public. Such acceptable uses could be hotels with conference facilities, banks, post offices, public houses, cafes, newsagents, bakeries, gyms and crèches.</b> In addition, many sui generis employment uses do not fit neatly within town centres or within close proximity to residential areas; but by their very nature are far better located on an industrial estate. <b>Such suitable sui generis uses that maybe acceptable include motor vehicle sales and/or hire and waste management facilities.</b></p>
<p><b>FMAC65</b>  (Formerly MAC10.5)</p>	<p><b>Para 5.1.17</b></p>	<p><b>Amend paragraph 5.1.17 to read:</b></p> <p>However, the site also lies within a Mineral Protection Zone defined to protect high quality limestone and as such planning consents which have been granted have been temporary in nature albeit relatively long-term, with end dates of 2035, well beyond the LDP period of 2021. Any related activity to that which is existing will continue to be temporary, <u>having regard to the extent of the available landbank at that time and when the limestone resource is likely to be required</u>, in order not to sterilise potential future mineral extraction.</p>
<p><b>FMAC66</b>  (Formerly MAC 1.13)</p>	<p><b>Policy SP10</b></p>	<p><b>Amend Policy SP10 as follows:</b></p> <p>New retail, <b>office, other</b> commercial, leisure and appropriate employment developments will be focused according to the following hierarchy of retailing and commercial centres within Bridgend County Borough;</p> <p>.....</p> <p>New retail, <b>office, other</b> commercial and leisure developments shall be of a scale appropriate to the</p>

		<p>centre within which they are located, and should contribute to or sustain the vitality and attractiveness of that centre within the local retail hierarchy.</p> <p>New out-of-centre retail <b>and office</b> development should be developed as a result of an identified need and sequential test of sites and should not be of a scale and type which would adversely affect the vitality, viability and attractiveness of the retailing and commercial centres.</p>
<p><b>FMAC67</b>  (Formerly MAC 1.14)</p>	<p><b>New Paras After 5.2.8</b></p>	<p><b>Insert new paragraphs after 5.2.8:</b></p> <p>Office developments also add to the diversity of uses in town centres and they can attract large numbers of the general public into those centres. In addition, they can help to diversify the employment profile in an area and help create jobs. The Government's objective of sustaining and enhancing the vitality, attractiveness and viability of town centres is complemented by advice to encourage the diversification of uses within the town centre as a whole. This is recognition of the fact that as well as ensuring a wide variety and range of shops, the vitality of shopping centres is also dependent on its ability to draw investment from other sectors of the economy. The County Borough's town centres are well served by a choice of public transport, locating employment generating uses within town centres will contribute to the overall objective of sustainability, by maximising the opportunities for employees as well as shoppers, to use means of transport other than the car.</p> <p>Economic sectors requiring office accommodation are identified for growth during the plan period. However, it is likely that only a limited amount of new office development is capable of being accommodated on town centre sites. Policy SP10 therefore requires that a sequential test of sites is undertaken when considering locations for new offices. Sites should be considered in the following order:</p> <ul style="list-style-type: none"> <li>• Town centres</li> <li>• Edge-of-town centres</li> <li>• District and Local Service centres</li> <li>• Policy SP9 Strategic Employment Sites which support the Plan's strategy and provide for the priority employment sectors that require office accommodation</li> <li>• REG1 employment sites which provide a suitable environment for office development and that are highly accessible by a choice of means of transport</li> <li>• Other REG1 employment sites which provide a suitable environment for office development</li> <li>• Other, unallocated sites within settlement boundaries.</li> </ul>
<p><b>FMAC68</b></p>	<p><b>Policy</b></p>	<p><b>Amend opening paragraph of Policy REG5 as follows:</b></p>

	<b>REG5</b>	Development proposals, <a href="#">outside of Retailing and Commercial Centres</a> , which result in the loss of retail and commercial floorspace will only be permitted where there is proven to be other sufficient provision locally or where the premises/floorspace has been vacant for at least 2 years and has been actively marketed over that time.
<b>FMAC69</b>  (Formerly MAC7.4)	<b>REG5</b>	<b>Amend Policy REG5 as follows:</b>  Add: “(net)” after the word Size in the title of site table located within the Policy.
<b>FMAC70</b>  (Formerly MAC 7.4)	<b>Para 5.2.11</b>	<b>Amend the final sentence of paragraph 5.2.11 as follows:</b>  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 ( <a href="#">net</a> ).
<b>FMAC71</b>	<b>Para 5.2.12</b>	<b>Amend paragraph 5.2.12 as follows:</b>  Conversely, the loss of a single retail store to another use could lead to a deficit in provision locally. The Council will need to be sure, when granting a planning permission in such circumstances that there will not be an under-provision of such retailing in the area and that residents can readily access this type of service. Evidence to this effect will need to be provided with a planning application. <a href="#">It would need to be demonstrated that the property has been actively marketed for at least 2 years prior to the submission of an application. The Council will need to be satisfied that marketing has been undertaken on reasonable terms and, as a minimum, would require sales particulars and information from sales / letting agents to be submitted as part of an application.</a>
<b>FMAC72</b>	<b>Policy REG7</b>	<b>Amend title and opening sentence of Policy REG7 as follows:</b>  <b>Non A1, A2 and A3 Uses Outside of Primary Shopping <a href="#">Areas Frontages</a></b>  Changes of use to non A1, A2 or A3 premises on the ground floor outside of <del>the</del> primary shopping <a href="#">frontages area</a> but within a retailing and commercial centre will only be permitted:

<p><b>FMAC73</b></p>	<p><b>Para 5.2.14</b></p>	<p><b>Amend paragraph 5.2.14 as follows:</b></p> <p>Policy REG6 recognises that the primary shopping <del>frontages</del> <del>areas</del> of the town centres in the County Borough are in need of particular protection from competing uses and enforces strict criteria to protect their viability and vitality. <del>The</del> Primary shopping <del>frontages</del> <del>areas</del> can also, where applicable, complement ongoing public realm pedestrianisation and town centre regeneration objectives which seek to increase the retail offer of the centres in a pleasant, attractive environment. Outside of <del>the</del> primary shopping <del>frontages</del>, <del>areas</del> a more relaxed approach is adopted.</p>
<p><b>FMAC74</b></p>	<p><b>Para 5.2.15</b></p>	<p><b>Amend paragraph 5.2.15 as follows:</b></p> <p>As expressed above, the Council's aim is to maintain the vitality and viability of the retailing and commercial centres in the County Borough. However, it is recognised that in some older centres the prospects of attracting new commercial development (A1, A2 and A3 uses) are rather limited. This is particularly so in some of the valley settlements. Under these circumstances, there is a need to adopt a more flexible and pragmatic approach. In most of the valley settlements, the commercial centres are interspersed with residential development, and indeed, many of the shops were once private dwelling houses that have been converted. The Council would be concerned if, under these circumstances, shops remained vacant for a considerable length of time, leading to a deterioration of their condition and to the detriment of the local environment. It is therefore considered appropriate to develop criteria by which retail units outside of the primary shopping areas can be converted to more viable uses such as residential. <del>In these circumstances, it would need to be demonstrated that the property has been actively marketed for at least 2 years prior to the submission of an application. The Council will need to be satisfied that marketing has been undertaken on reasonable terms and, as a minimum, would require sales particulars and information from sales / letting agents to be submitted as part of an application.</del></p>
<p><b>FMAC75</b> <b>(Formerly MAC 7.2)</b></p>	<p><b>Para 5.2.18</b></p>	<p>In the case of B2 and B8 developments, the Council considers developments in these use classes are not compatible with the retail and commercial environment. However, B2 and or B8 uses which <del>were</del> <del>would be</del> <del>are</del> ancillary to the main use of a commercial property, for example for the manufacture and / or distribution of goods made on the premises which are also sold from a retail outlet located on the retail frontage, may be acceptable (subject to assessment of other amenity issues). B1 <del>office</del> uses <del>which are more 'office-like' in nature may be acceptable</del> <del>are encouraged in town and district centres under the terms and criteria of Policy REG7</del> <del>other policies in the plan</del>, although, it is likely, strict conditions will need to be placed upon any consent <del>of this type</del> to ensure that permitted development rights are not used to</p>

		introduce <del>an incongruous use.</del> incongruous light industrial uses.																												
<b>FMAC76</b>  (Formerly MAC 1.15)	<b>Policy REG9</b>	<p><b>The opening paragraph of Policy REG9 to be amended as follows:</b></p> <p>The regeneration of retail and commercial centres through the refurbishment or redevelopment of key sites and buildings for retail, office, 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>																												
<b>FMAC77</b>  (Formerly MAC 7.3)	<b>Para 5.2.21</b>	<p><b>Amend paragraph 5.2.21 as follows:</b></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 <del>commitment allocation</del> 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>																												
<b>FMAC78</b>  (Formerly MAC 7.1)	<b>Policy REG10</b>	<p><b>Amend Policy REG10 as follows:</b></p> <p>Policy REG10 Existing <del>Out-of-Centre</del> Retail Development <del>Outside of Retailing and Commercial Centres</del></p> <p><del>Out-of-Centre</del> Retail Development <del>outside of retailing and commercial centres</del> will be concentrated at the following existing locations:</p> <table border="0"> <thead> <tr> <th>Policy</th> <th><del>Location</del> Address</th> <th>Existing Uses</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>REG10(1)</td> <td>Bridgend Retail Park</td> <td>Bulky Comparison and Convenience</td> <td><del>Out-Of-Centre</del></td> </tr> <tr> <td>REG10(2)</td> <td>Waterton Retail Park</td> <td>Bulky Comparison</td> <td><del>Out-Of-Centre</del></td> </tr> <tr> <td>REG10(3)</td> <td>Sainsbury, Cefn Hirgoed</td> <td>Convenience</td> <td><del>Out-Of-Centre</del></td> </tr> <tr> <td>REG10(4)</td> <td>Tesco, Brewery Lane</td> <td>Convenience</td> <td><del>Edge-Of-Centre</del></td> </tr> <tr> <td>REG10(5)</td> <td>Tesco, Llynfi Lane, Maesteg</td> <td>Convenience</td> <td><del>Edge-Of-Centre</del></td> </tr> <tr> <td>REG10(6)</td> <td>Bridgend Designer Outlet Village</td> <td>Controlled by s106</td> <td><del>Out-Of-Centre</del></td> </tr> </tbody> </table>	Policy	<del>Location</del> Address	Existing Uses	Location	REG10(1)	Bridgend Retail Park	Bulky Comparison and Convenience	<del>Out-Of-Centre</del>	REG10(2)	Waterton Retail Park	Bulky Comparison	<del>Out-Of-Centre</del>	REG10(3)	Sainsbury, Cefn Hirgoed	Convenience	<del>Out-Of-Centre</del>	REG10(4)	Tesco, Brewery Lane	Convenience	<del>Edge-Of-Centre</del>	REG10(5)	Tesco, Llynfi Lane, Maesteg	Convenience	<del>Edge-Of-Centre</del>	REG10(6)	Bridgend Designer Outlet Village	Controlled by s106	<del>Out-Of-Centre</del>
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<p><b>FMAC79</b>  (Formerly MAC 7.1)</p>	<p><b>Para 5.2.24</b></p>	<p><b>Amend paragraph 5.2.24 to read:</b></p> <p>Policy REG10 acknowledges the presence of existing retail developments outside of town, district and local centres. It should be stressed that extensions <b>within the boundaries of</b> <del>to</del> these sites (including the introduction of mezzanine floors within units), increases to the allocated floorspace in new sites or relaxations/changes to the types of goods sold, will require retail assessments of need, sequential test and impact as stipulated by national policy. <b>This will also apply to applications which seek to vary conditions to change the types of goods sold from these sites or the sub-division of units; both of which could potentially undermine the vitality and viability of town and district centres if not properly controlled.</b></p>				
<p><b>FMAC80</b>  (Formerly MAC 7.1)</p>	<p><b>Para 5.2.27</b></p>	<p><b>Insert following new paragraph after 5.2.27</b></p> <p><b>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.</b></p>				
<p><b>FMAC81</b>  (Formerly MAC 7.1)</p>	<p><b>Policy REG11</b></p>	<p><b>Amend Policy REG11 as follows:</b></p> <p>Policy REG11 New Bulky Goods <del>Out of Centre</del> Retail Development <b>Outside of Retailing and Commercial Centres Sites</b></p> <p>New <del>out of centre bulky comparison goods</del> retail development <b>outside of retailing and commercial centres, not exceeding a combined total of 15,400 sq m of bulky comparison goods development</b> will be directed to the following locations:</p> <table border="0"> <thead> <tr> <th data-bbox="568 1417 658 1447">Policy</th> <th data-bbox="734 1417 853 1447">Address</th> <th data-bbox="1218 1417 1337 1447">Location</th> <th data-bbox="1447 1417 1675 1447">Floorspace (net)</th> </tr> </thead> </table>	Policy	Address	Location	Floorspace (net)
Policy	Address	Location	Floorspace (net)			

		<p>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  <del>REG11(3)* Parc Afon Ewenni Out-Of-Centre</del>  REG11(43) Brewery Field, Bridgend Edge-Of-Centre 5,500 sq m</p> <p>Those sites marked with an asterix* are sites included within mixed-use schemes as defined in Policy PLA3.</p>
<p><b>FMAC82</b>  (Formerly MAC 7.1)</p>	<p><b>Paras 5.2.28 – 5.2.30</b></p>	<p><b>Amend paragraphs 5.2.28 – 5.2.30 as follows:</b></p> <p style="text-align: center;"><b>FMAC85</b></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 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><b>FMAC83</b>  (Formerly MAC 7.1)</p>	<p><b>Para 5.2.32</b></p>	<p><b>Amend paragraph 5.2.32 as follows:</b></p> <p>Taking this into account, Policy REG11 allocates the remaining (ie the floorspace for new comparison bulky goods retailing on <del>four</del> <b>three</b> edge and out-of-centre sites in the County Borough as well as the Porthcawl Regeneration Area (Policy REG9(6)). <b>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</b></p>

		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 social and community (sports) provision may need to be made elsewhere if this site is redeveloped for retailing purposes.
<b>FMAC84</b>  (Formerly MAC16.1)	<b>Policy REG12</b>	<b>Amend first line of Policy REG12 as follows:</b>  'New or extended tourist facilities, accommodation and attractions in the countryside will only be permitted where.'
<b>FMAC85</b>	<b>Policy REG13</b>	<b>Amend first line of Policy REG13 as follows:</b>  <b>The loss of serviced and self-catering tourist accommodation will be permitted only if:</b>
<b>FMAC86</b>  (Formerly MAC5.6)	<b>Para 5.3.7</b>	<b>Include additional text at the end of paragraph 5.3.7:</b>  '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'.
<b>FMAC87</b>	<b>Para 6.1</b>	<b>Amend paragraph 6.1. Housing: Strategic Policy SP12 to include additional dwelling requirement as follows:</b>  Strategic Policy SP12 Housing  Provision will be made for the development of <del>9,000</del> 9690 new dwellings in Bridgend County Borough up to 2021 which will be distributed in accordance with Strategic Policy SP1, Regeneration-Led Development.  The new dwellings will be delivered in the following 5 year periods:  2006-2011 <del>1,940</del> 2085 dwellings 2011-2016 <del>2,681</del> 2888 dwellings 2016-2021 <del>4,379</del> 4717 dwellings

		<p>An appropriate mix of dwelling size, type and tenure including approximately <del>4,310</del> 1370 units of affordable housing will be delivered through the planning system to meet the needs of the County Borough.</p> <p>LDP Objectives: 1a, 1b, 1c, 1d, 1e, 4c</p>
<b>FMAC88</b>	<b>Para 6.1.1</b>	<p><b>Amend paragraph 6.1.1 as follows:</b></p> <p><b>6.1.1</b> Policy SP12 identifies a requirement of <del>9,000</del> 9690 new dwellings to accommodate the anticipated population growth over the Plan period up to 2021. This equates to an average completion rate of <del>600</del> 646 dwellings per annum and represents an overall balance of provision in terms of providing sufficient housing to cater for the County Borough’s planned increase in population and future economic prospects up to 2021. However, given that the economic prospects and the average household size of the County Borough are not expected to be uniform during the plan period, with the local economy experiencing a decline followed by a period of much higher growth and average household size continuing to decline over the plan period, anticipated housing delivery, as shown in Policy SP12, is sub-divided into three 5 year tranches. <del>Further information on how the dwelling requirement has been derived is contained in Background Paper 2: Population and Housing.</del></p>
<b>FMAC89</b>	<b>Policy COM1</b>	<b>Amend Policy COM1 as contained in Annex 1</b>
<b>FMAC90</b>	<b>Policy COM2</b>	<b>Amend Policy COM2 as contained in Annex 1</b>
<b>FMAC91</b>	<b>Para 6.1.2</b>	<p><b>Amend paragraph 6.1.2 as follows:</b></p> <p><b>6.1.2</b> In order to create mixed and balanced communities housing choice should be maximised to provide for a range of sizes, types and tenures of accommodation that can increase access to affordable and decent new homes. The “Bridgend Local Housing Market Assessment (2009)” shows that a significant proportion of the County Borough’s population is unable to meet their housing needs through the private housing market. The Bridgend LHMA <del>2009</del> update 2012 indicates an annual shortfall of <del>1,514</del> 1,762</p>

		affordable dwellings per annum. Whilst the planning system will not make up this shortfall in total it will play an important role in meeting this need. Through the LDP the Council will expand opportunities to maximise the provision of affordable housing in respect of both social rented and intermediate housing for rent and for sale.
<b>FMAC92</b>	<b>Para 6.1.4</b>	<p><b>Amend paragraph 6.1.4 as follows:</b></p> <p>Housing Requirement (2006-2021)</p> <p>6.1.4 The LDP Strategy requires that <del>9,000</del> 9690 new dwellings be accommodated in the County Borough during the 15 year LDP period from 2006 to 2021. However, 1537 units have already been built between 2006 - 2009 as detailed in the Joint Housing Land Availability Study 2009. This equates to 3 years of the LDP plan period; consequently, the residual requirement for the remaining 12 years of the LDP period up to 2021 is <del>7,463</del> 8153 dwellings.</p> <p>Housing Requirement 2006 - 2021                    <del>9,000</del> 9690 dwellings  Housing Completions 2006 - 2007 (2007 JHLA)    635 dwellings  Housing Completions 2007 - 2008 (2008 JHLA)    514 dwellings  Housing Completions 2008 - 2009 (2009 JHLA)    388 dwellings</p> <p>Residual Requirement (2009 - 2021)            <del>7,463</del> 8153 dwellings</p>
<b>FMAC93</b>	<b>Para 6.1.5</b>	<p><b>Amend paragraph 6.1.5 as follows:</b></p> <p>Housing Supply</p> <p>6.1.5 The allocation of sites for residential development is important in ensuring sufficient land is available to meet future housing and population requirements. The housing supply is made up of the following elements:</p> <p>Housing Supply (2009-2021)</p> <p>Housing Allocations COM 1:                            <del>6,460</del> 6358 dwellings</p>

		<p>Housing Allocations COM 2: <span style="color: red;">4,203</span> 1536 dwellings</p> <p>Windfall Allowance (10 or more dwellings) (45 per annum) (COM 3 contribution) 540 dwellings</p> <p>Small Site Allowance (9 or less dwellings) (65 per annum) (COM 3 contribution) 780 dwellings</p> <p>Empty Property Initiatives Allowance (2012 – 2021) 200 dwellings</p> <p>Demolitions (2006 -2021) (15 per annum) -225 dwellings</p> <p>Total Supply (up to 2021): <span style="color: red;">8,458</span> 9189 dwellings</p> <p>Total Requirement (up to 2021): <span style="color: red;">7,463</span> 8153 dwellings Balance + <span style="color: red;">995</span> 1036 dwellings (13% over provision)</p>
FMAC94	Policy COM3	<p><b>Amend Policy COM3 as follows:</b></p> <p><b>Residential Re-Use of a Building or Land</b></p> <p><b>Residential developments within settlement boundaries defined in Policy PLA1 on 'windfall' and 'small scale' sites for the conversion of existing buildings, or the re-use of vacant or under-utilised land will be permitted where no other LDP Policy protects the building or land for an existing or alternative use. <del>there is no overriding need to retain the existing use of the building or land for an alternative local land use requirement.</del></b></p>
FMAC95	Para 6.1.26	<p><b>Amend paragraph 6.1.5 as follows:</b></p> <p><b>6.1.26</b> On the basis of the units already provided through the planning system between 2006 -2009, and the individual site specific estimates of affordable houses delivered through the planning system from Policies COM 1, COM 2, Windfall Sites and Small Sites (COM3) there is a County Borough wide target</p>



		<p>Where a local need is demonstrated, the Council will expect an appropriate element of 'affordable housing' to be provided on sites capable of accommodating 5 or more dwellings or exceeding 0.15 hectares in size.</p> <p>The Council will seek the following affordable housing Market Area targets*:</p> <p>30% affordable housing Porthcawl and Rural;  20% affordable housing in Bridgend, Pencoed and Hinterland;  15% affordable housing in the Western Settlements, Ogmre, Garw and Upper Llynfi Valleys.</p> <p>Such affordable housing will be implemented through the use of appropriate planning conditions and/or obligations/agreements and/or through contractual agreements between the Council, developers and Registered Social Landlords.</p> <p>*Affordable Housing Market Areas shown in Plan 3 <a href="#">and broken down into settlements and post codes in Appendix 4.</a></p>
<p><b>FMAC98</b>  (Formerly MAC 3.3 and 3.4)</p>	<p><b>Para 6.1.23</b></p>	<p><b>Include additional text at the end of paragraph 6.1.23:</b></p> <p>Policy COM5 will be applied to all proposed housing developments covered by the policy thresholds, including proposals on previously developed land, redevelopment schemes, schemes providing specialised accommodation (except those in which residents require a significant element of care), conversions, changes of use, and mixed-use developments containing housing. <a href="#">In the interests of achieving balanced and mixed communities, it is the Council's preference for affordable housing provision to be met on site. However, there may be exceptional circumstances where on-site provision is considered unfeasible or unable to deliver the Council's strategic objectives. In such cases, off site provision or payment of a commuted sum may be considered as an acceptable alternative. The type, size and tenure of affordable housing to be delivered on a particular site will be determined on a case by case basis, and will be informed by the recommendations of the LHMA (2009) and the LHMA Update (2012).</a></p>
<p><b>FMAC99</b>  (Formerly MAC 3.5)</p>	<p><b>Para 6.1.24</b></p>	<p><b>Include additional text at the end of paragraph 6.1.24:</b></p> <p>Policy COM5 responds to the requirement for the planning system to play its part in securing affordable</p>

		<p>housing. It is based on the findings of the Bridgend Affordable Housing Viability Study (June 2010) which uses the methodology agreed with the South East Wales Strategic Planning Group (SEWSPG). This is based on an appraisal model that mimics the approach developers take when purchasing land. Its basic assumptions are that the value of a site will be the difference between what the scheme generates and what it costs to develop. The model can take into account the impact of affordable housing, other Section 106 agreements and the availability of grant funding. <a href="#">It is acknowledged that the provision of affordable housing can affect the viability of residential development, and such a requirement will therefore be subject to negotiation at the pre-application stage.</a></p>
<b>FMAC100</b>	<b>Para 6.1.29</b>	<p><b>Amend paragraph 6.1.29 as follows:</b></p> <p>Local authorities are required to assess the accommodation needs of Gypsy families (Housing Act 2004 S.225 &amp; 226). Planning Policy Wales (<del>2011</del>2012) states that it is important for LDPs to have policies for the provision of sites. It indicates that where there is an assessment of unmet need for Gypsy and Traveller accommodation, sufficient sites should be allocated in the LDP to meet these needs.</p>
<b>FMAC101</b>	<b>Policy COM8</b>	<p><b>Delete the following COM8 allocations and amend wording of Policy COM8 as follows:</b></p> <p><del>COM8(1) Land off Min y Nant, Pencoed;</del>  <del>COM8(2) Bridgend Road, Aberkenfig;</del>  COM8(3) Land at Gibbons Way, North Cornelly;  COM8(4) Porthcawl Waterfront Regeneration Area;  <del>COM8(5) The Resource Centre, Bridgend;</del>  COM8(6) Glanyrafon, Tondu</p> <p><del>Existing health and well-being facilities will be extended at the following location:</del></p> <p><del>COM8(7) Oak Tree Surgery, Brackla;</del>  <del>COM8(8) Glan Rhyd Hospital, Penyfai;</del>  <del>COM8(9) Princess of Wales Hospital.</del></p>
<b>FMAC102</b>	<b>Policy COM9</b>	<p><b>Delete following Policy COM9 allocations and amend wording of Policy COM9 as follows::</b></p>

		<p>COM9(1) Land adjoining Cwm Ogwr Fach, Blackmill;  COM9(2) Parc Derwen, Bridgend;  COM9(3) Porthcawl Waterfront Regeneration Area;  <del>COM9(4) Lower Comprehensive School Site, Maesteg;</del>  <del>COM9(5) Archbishop McGrath, Brackla;</del>  COM9(6) Land north of Brackla Infants School;  COM9(7) Gateway to the Valleys, Ynysawdre;  <del>COM9(8) Former Blaenllynfi School Site, Caerau;</del>  COM9(9) Parc Afon Ewenni, Bridgend;  COM9(10) Llangeinor Sports Ground;  <del>COM9(11) Ty'r Ardd Day Centre, Bridgend.</del></p> <p><del>The existing community buildings at the following locations will be extended:</del></p> <p><del>COM9(12) Sarn;</del>  <del>COM9(13) Wildmill;</del>  <del>COM9(14) Noddfa Chapel, Caerau.</del></p>
<b>FMAC103</b>	<b>Policy COM10</b>	<p><b>Delete the following COM10 allocations:</b></p> <p>...</p> <p><del>COM10(2) – Lower Comprehensive School Site, Maesteg</del></p> <p>...</p> <p><del>COM 10(6) – Archbishop McGrath, Brackla</del></p> <p>...</p> <p><del>COM10(8) – Land West of Maesteg Road, Tondur</del></p> <p>...</p> <p><del>COM10(10) – The Coegnant Reclamation Site, Caerau/Nantyllyllon</del></p> <p>...</p> <p><del>COM10(12) – Bryncethin Primary School</del></p>
<b>FMAC104</b>  (Formerly MAC9.9)	<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> <ol style="list-style-type: none"> <li>1. 1.6 hectares per 1,000 population for outdoor sport;</li> <li>2. 0.8 hectares per 1,000 population for children's playing space;</li> <li>3. 0.2 hectares per 1,000 population for allotment provision;</li> <li>4. No person should live more than 300 metres from their nearest area of accessible natural green space.</li> </ol> <p>The above range and type of provision <b>is subject to negotiation and</b> may be provided on or off site. The alternative is to provide equivalent value to the above standards in developer contributions.</p>
<p><b>FMAC105</b>  (Formerly MAC 9.7)</p>	<p><b>Para 6.2.16</b></p>	<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 <b>quantity, quality and accessibility of existing provision of</b> children's playing spaces, outdoor <b>sports facilities recreation</b>, allotments, <b>and</b> accessible natural green spaces <del>and playing pitch quality</del>, 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><b>FMAC106</b>  (Formerly MAC 9.8)</p>	<p><b>Para 6.2.17</b></p>	<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 an</del> <b>appropriate level of green space site area</b> 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 <del>Countryside Council for Wales</del> <b>Natural Resources Wales</b> Toolkit for the provision of Accessible Natural Green space.</p>
<p><b>FMAC107</b></p>	<p><b>Para 6.2.18</b></p>	<p><b>Amend second paragraph of Accessible Natural Greenspace definition in paragraph 6.2.18 as follows:</b></p>

		<p><del>The Countryside Council for Wales</del> Natural Resources Wales recommends a standard of at least 2 hectares per 1000 population in a range of tiers into which different site sizes fit. For the purposes of Policy COM13, the first tier recommending that no person should live more than 300 metres from their nearest natural green space is used as a benchmark.</p>
<p><b>FMAC108</b></p> <p>(Formerly MAC 9.6)</p>	<p><b>Para 6.3.3</b></p>	<p><b>Amend paragraph 6.3.3 as follows:</b></p> <p>Guidance on the use of planning obligations is provided in Planning Policy Wales (2002 2012) 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 use planning terms;</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>
<p><b>FMAC109</b></p> <p>(Formerly MAC 9.2, MAC 9.3 &amp; MAC 9.4)</p>	<p><b>Policy SP14 &amp; Para</b></p>	<p><b>Amend Policy SP14 to read:</b></p> <p>Applications for built development should include material proposals which deal with the fair and reasonable <del>direct and indirect</del> infrastructural requirements of the development, and which help to mitigate any negative impacts that may arise as a consequence of the development. <del>also ensure that there is not a consequential and significant planning loss to the existing community.</del> 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> </ul>

		<ul style="list-style-type: none"> <li>• Improvements to the public realm.</li> </ul>
<b>FMAC110</b>  (Formerly MAC 9.1)	<b>Para 6.3.7  – 6.3.8</b>	<b>Amend paragraph 6.3.7 and 6.3.8 to read:</b>  <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: <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 <b>but their use will be restricted to ensure that individual developments are not charged for the same items through both planning obligations and CIL. <del>due to the role they play in mitigating the impacts of a particular development.</del></b></li> </ul> <b>6.3.8</b> The Regulations will limit the use of Section 106 obligations beyond April 2014. <b>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.</b> The authority will continue to monitor guidance and legislation relating to the CIL through the course of the LDP.  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>FMAC111</b>  (Formerly MAC 14.1)	<b>Chapter 7</b>	<b>Replace whole of Chapter 7 with new Chapter as contained in Annex 2</b>
<b>FMAC112</b>	<b>Chapter 9</b>	<b>Replace text of Chapter 9 as contained in Annex 3</b>

<b>FMAC113</b>	<b>Appendix 1</b>	<b>Replace Appendix 1 as contained in Annex 4</b>
<b>FMAC114</b>	<b>Appendix 2 Para A2.1.5</b>	<p><b>Amend paragraph A2.1.5 as follows:</b></p> <p>The South Wales Mainline is the responsibility of Network Rail, but is another strategic link within the County Borough which must be protected. Development, and future management measures which will encourage its use by commuters, and for the movement of freight will therefore be favoured by the Council in line with national policy as recommended in paragraph 8.5.3 of Planning Policy Wales <del>2011</del>2012.</p>
<b>FMAC115</b>	<b>Appendix 3</b>	<b>Replace Appendix 3 as contained in Annex 5</b>
<b>FMAC116</b>	<b>Appendix 4</b>	<b>New Appendix relating to Local Housing Market Areas as contained in Annex 6</b>
<b>FMAC117</b>	<b>Appendix 5</b>	<b>New Appendix relating to site delivery information previously contained in Chapter 9 as contained in Annex 7</b>
<b>FMAC118</b>  (Formerly MAC18.1)	<b>Glossary</b>	<p><b>Amend Definition of Brownfield Site:</b></p> <p>Brownfield land or previously developed land is defined in Planning Policy Wales (201<del>1</del>2) as that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage of the development is included, as are defence buildings, and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures. Exclusions and detailed notes are fully described in Fig. <del>4.1</del> 4.3 of PPW.</p>
<b>FMAC119</b>	<b>Glossary</b>	<b>Add new word and definition to Glossary as follows:</b>

(Formerly MAC 1.16)		<p><b>Commercial Development</b></p> <p>Development used for commercial purposes which includes B1 and A2 office uses, retail floorspace (not necessarily covered by use class A1) and A3 uses (including public houses, restaurants, takeaways etc.)</p>
FMAC120	Glossary	<p><b>Amend Green Wedges definition in Glossary as follows:</b></p> <p>PPW (<del>2011</del>2012) advises LPA's to protect the integrity of individual settlements in their LDP's by reinforcing 'normal planning policies' for the protection of the countryside, using designated 'Green Wedges' between settlements.</p>
FMAC121  (Formerly MAC 9.5)	Glossary	<p><b>Add new word and definition to Glossary as follows:</b></p> <p><b>Public Realm</b></p> <p>Those parts of a village, town or city (whether publicly or privately owned) available for everyone to use. This includes streets, squares and parks.</p>
FMAC122	Proposals Map	<p><b>Proposals Map Changes – Annex 8</b></p>

## **Annex 1**

### **Revised Policies COM1 and COM2**

**Policy COM1**

**Residential allocations in the Strategic Regeneration Growth Areas**

The following sites are allocated for residential development in the 4 Strategic Regeneration Growth Areas in the period up to 2021

Policy Reference	Site Name	Settlement	Estimated Number of Units	Planning Consent 2009		Est. No. of Affordable Housing Units through Planning System	Est. No. of Affordable Housing Units not through the Planning System
				Yes	No		

***Bridgend Strategic Regeneration Growth Area***

COM 1 (1)*	Parc Derwen	Bridgend	1515	1500	15	153	0
COM 1 (2)*	North East Brackla Regeneration Area	Bridgend	550		550	110	0
COM 1 (3)*	Parc Afon Ewenni Regeneration Area	Bridgend	650		650	130	0
COM 1 (4)*	Coity Road Sidings	Bridgend	140		140	28	0
COM 1 (5)	South Wales Police, Cowbridge Road	Bridgend	138		138	28	0
COM 1 (6)	Land E of Masonic Hall, Coychurch Rd	Bridgend	95	95		0	91
COM 1 (?)	Land at Waterton Lane	Bridgend	42		42	9	
COM 1 (7)	Jubilee Crescent	Bridgend	40		40	8	0
COM 1 (8)	Land South of Joslin Road	Bridgend	34	34		8	0
COM 1 (9)	Brocastle Estate	Bridgend	30	30		6	0
COM 1 (10)	Waterton Manor	Bridgend	36		36	0	0
COM 1 (11)	Brackla Street	Bridgend	19	19		0	0
COM 1 (12)	Parc Farm, North East of Parc Derwen	Bridgend	14		14	3	0
COM 1 (13)	Waterton Lane	Bridgend	11		11	2	0
COM 1 (14)	6-10 Queen Street	Bridgend	10		10	0	0
		<b>Tot. Units</b>	<b>3324</b>	<b>1678</b>	<b>1646</b>	<b>485</b>	<b>91</b>

***Maesteg & Llynfi Valley Strategic Regeneration Growth Area:***

COM1 (15)*	Maesteg Washery Regeneration Area	Maesteg	135		135	21	0
COM1 (16)*	Ewenny Road	Maesteg	125		125	19	0
COM1 (17)*	Coegnant Reclamation Site	Caerau / Nantyllyllon	100		100	15	0

COM1 (18)	Crown Road	Maesteg	40		40	6	0
COM1 (19)	Former Blaencaerau Junior School	Caerau	35		35	5	0
COM1 (20)	Y Parc	Maesteg	51		51	8	0
COM1 (21)	Land S. of Cwmfelin Primary School	Cwmfelin	20		20	3	0
COM1 (22)	Llynfi Lodge	Maesteg	13	13		0	0
COM1 (23)	Land adjacent to 50 Heol Tywith	Nantyllyfyllon	13	13		2	0
		<b>Tot. Units</b>	<b>532</b>	<b>26</b>	<b>506</b>	<b>79</b>	<b>0</b>
<b><i>Porthcawl Strategic Regeneration Growth Area</i></b>							
COM1 (24) *	Waterfront Regeneration Area	Porthcawl	1050		1050	315	0
COM1 (25)	Former Sea Bank Hotel Car Park	Porthcawl	60	60		18	0
COM1 (26)*	Pwll-Y-Waun	Porthcawl	40		40	12	0
COM1 (27)	Albert Edward Prince of Wales Court	Porthcawl	35	35		11	0
COM1 (28)	MOT Centre Station Hill	Porthcawl	11	11		0	0
COM1 (29)	The Nurseries, New Road	Porthcawl	10	10		0	10
		<b>Tot. Units</b>	<b>1206</b>	<b>116</b>	<b>1090</b>	<b>356</b>	<b>10</b>
<b><i>Valleys Gateway Strategic Regeneration Growth Area</i></b>							
COM1 (30)*	Land West of Maesteg Road	Tondu	538	186	352	108	0
COM1 (31)	Parc Tyn Y Coed	Bryncethin	323	233	90	66	0
COM1 (32)*	Ogmore Comprehensive School	Bryncethin	130		130	26	0
COM1 (33)*	Gateway to the Valleys	Tondu	100		100	20	0
COM1 (34)*	Former Christie Tyler Site	Brynmenyn	75		75	15	0
COM1 (35)*	Bryncethin Depot	Bryncethin	50		50	10	0
COM1 (36)	Land at Abergarw Farm	Brynmenyn	50		50	10	0
COM1 (37)*	Glanyrafon	Tondu	30		30	0	30
		<b>Tot. Units</b>	<b>1296</b>	<b>419</b>	<b>877</b>	<b>255</b>	<b>30</b>

<b><i>Residential units in the Strategic Regeneration Growth Area - Total Units</i></b>	<b>6358</b>	<b>2239</b>	<b>4119</b>	<b>1175</b>	<b>131</b>
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Those sites marked with an asterix \* are included within regeneration mixed-use development schemes defined in Policy PLA3

**Policy COM2****Residential allocations outside the Strategic Regeneration Growth Areas**

The following sites are allocated for residential development outside the Strategic Regeneration Growth Areas in the period up to 2021

	Site Name	Settlement	Estimated Number of Units	Planning Consent 2009		Est. No. of Affordable Housing Units through Planning System	Est. No. Affordable Housing Units not through the Planning System
				Yes	No		
COM 2 (1)*	Land SW of City Road	Bettws	80		80	12	0
COM 2 (2)	City Farm	Bettws	40	40		2	0
COM 2 (3)	Heol Dewi Sant (rear of)	Bettws	11	11		0	0
COM 2 (4)*	Land adjoining Cwm Ogwr Fach	Blackmill	43		43	5	0
COM 2 (5)	Cae Gleision, Broadlands	Bridgend	284	284		31	0
COM 2 (xx)	Land at Llangewydd Road, Cefn Glas	Bridgend	228		228	46	
COM 2 (6)	Ysgol Bryn Castell	Bridgend	150		150	30	0
COM 2 (7)	Chelsea Avenue	Bridgend	110		110	30	0
COM 2 (8)	Llys Fitzhamon	Bridgend	41	41		0	0
COM 2 (9)	Cefn Glas Road	Bridgend	10	10		0	0
COM 2 (10)	Coed Parc	Bridgend	20		20	4	0
COM 2 (11)	Former Wildmill Boiler House	Bridgend	10	10		0	0
COM 2 (12)	Former Abercerdin School	Evanstown	11	11		3	0
COM 2 (??)	Coronation Works	Evanstown	11		11	2	
COM 2 (13)	Former Goricon Site	Kenfig Hill	29		29	0	29
COM 2 (14)	Troed Y Ton	Kenfig Hill	39		39	0	39
COM 2 (15)	Pantyrwel Court	Pantyrwel	19	19		0	0
COM 2 (16)	Ty Nant, Heol Llangeinor	Llangeinor	10	10		2	0
COM 2 (17)	Waunwen	Nantymoel	35		35	5	0
COM 2 (18)	Cwrt Colman Street	Nantymoel	21	21		0	0
COM 2 (19)	Heol y Fedwen / Haul Bryn	Nantymoel	11	11		0	0

COM 2 (xx)*	Ty Draw Farm	North Cornelly	94		94	14	
COM 2 (20)	Marlas Farm	North Cornelly	48	48		0	36
COM 2 (21)*	Land at Gibbons Way	North Cornelly	45		45	7	0
COM 2 (22)	Ffordd yr Eglwys (land off)	North Cornelly	22	22		3	0
COM 2 (23)	Thomas Crescent (land adjacent)	North Cornelly	14		14	2	0
COM 2 (24)	South of Hendre Road	Pencoed	35	35		0	0
COM 2 (25)	2 Penprysg Road	Pencoed	12		12	0	12
COM 2 (26)*	Former Surgery Site, Coychurch Road	Pencoed	13		13	2	0
COM 2 (27)	Pencoed Primary School	Pencoed	10		10	2	0
COM 2 (28)	Ty Draw Close (land rear of)	Pyle	30		30	9	0
		<b>Total</b>	<b>1536</b>	<b>573</b>	<b>963</b>	<b>211</b>	<b>116</b>

Those sites marked with an asterix \* are included within regeneration mixed-use development schemes defined in Policy PLA3

## **Annex 2**

### **Revised Chapter 7**

# Monitoring and Review

## 7. Monitoring and Review

- 7.1** To effectively assess the ability of the plan to implement its policies, the plan will be subject to review every 4 years. This provides the opportunity to review the progress in implementing the policies and make modifications where appropriate.
- 7.2** The Council is required by the Welsh Government to produce an Annual Monitoring Report (AMR) to be submitted to the Welsh Government by 31st October each year following the adoption of the LDP.
- 7.3** The report is fundamental in assessing the progress of the LDP in implementing the policies contained within the plan and will allow the Council the opportunity to assess the policies against the most up-to-date information available. It will also include monitoring of associated plans and documents including the Community Strategy and identify potential areas of change during the review period.
- 7.4** The AMR can assist the Council to:-
- Identify where certain policies are not being successful in delivering their intended objective;
  - Identify gaps in the evidence base, perhaps through a change in the economy, which need to be addressed and reflected in the LDP;
  - Identify areas of success; and
  - State the intended actions that the Council will take in rectifying any issues to ensure the successful implementation of the policy or any revision that needs to take place.
- 7.5** The Council has constructed a set of targets and indicators which act as a benchmark against which performance can be measured. Targets may relate to the achievement of certain levels of development and may be set annually or at an interim point within the plan period. The target for the whole of the plan is to achieve the implementation of the LDP Strategy.

### Core Indicators

- 7.6** LDP Regulation 37 prescribes two core indicators which must be included in the Annual Monitoring Report:
- the housing land supply taken from the current Housing Land Availability Study;
  - the number of net additional affordable and general market dwellings built in the LPA's area;

Other suggested output indicators are laid out in the LDP Manual, and are reflected in the framework below.

## Trigger Points

- 7.7** The indicators and targets below also give trigger points to indicate if one part of the plan is not achieving the desired outcomes. If these triggers are 'activated' then the AMR will consider the necessary action which is required as a result. There are a number of outcomes which could be actioned by the Council in this event; these will depend on the extent to which the target appears not to have been met and the status of development sites which are key to the achievement of the LDP Strategy. Contextual indicators will also be used in the AMR to evaluate if it is actually the Plan which is not achieving the targets or if there are external factors (such as the economy or changes in funding sources etc) which are outside of the planning system's control.
- 7.8** The following options are available to the Council in association with each of the indicators and their triggers. The AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response.

<b>Continue Monitoring</b>
Where indicators are suggesting that LDP policies are being implemented effectively and there is no cause for a review.
<b>Officer / Member Training Required</b>
Where indicators associated with planning applications suggest that policies are not being implemented as they were intended and further officer or Member training is required.
<b>Supplementary Planning Guidance (SPG) / Development Briefs Required</b>
Whilst the Council will be preparing SPG and Development Briefs throughout the Plan period, indicators may suggest that further guidance should be provided to developers on how a policy should be properly interpreted. Additionally, should sites not be coming forward as envisaged; the Council will actively engage with developers / landowners to bring forward Development Briefs on key sites to help commence the development process.
<b>Policy Research</b>
Where the indicators suggest that the LDP policies are not being effective as they should; further research and investigation, including the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate may be required.
<b>Policy Review</b>
Where indicators suggest that a LDP policy is failing to implement the strategy of the Plan and a formal review of the policy is required. Further research and investigation, including comparisons with other local authorities and national statistics where appropriate will be required before a decision to formally review the policy is made.
<b>Plan / Strategy Review</b>
Where indicators suggest that the LDP strategy is failing and a formal review of the Plan is required. The decision to review the Plan will not be taken lightly, and this trigger will not apply to the majority of policy areas.

- 7.9** The monitoring indicators are categorised below by strategic objective and policy theme and are linked to relevant LDP objectives and strategic policies. Where interim / target dates are included in the framework they relate to the 1<sup>st</sup> April of that year and the

publication of the AMR. However, the survey data upon which the information relates may have been collected and analysed at other points during the previous year.

**7.10\*** The term 'major development' used in the framework is defined as per the Town and Country Planning (General Development Procedure) Order 1995 as: the winning and working of minerals or the use of land for mineral-working deposits; waste development; the provision of 10 or more houses (or on a site over 0.5 hectares); development of 1,000 square metres or more; or development of an area of 1 hectare or more.

### **Site Monitoring**

**7.11**As part of the AMR process, the Council will also include an update on allocation site implementation from the online LDP site database. This will highlight what activity has taken place on the site in any given year including the preparation of studies or the progression of development. If a site is not being progressed as anticipated, this will be interpreted as a trigger and appropriate action (see above) will be taken by the Council if needed.

## To Produce High Quality Sustainable Places Strategic Development Distribution

**Primary Policy:** Strategic Policy SP1  
**LDP Objectives:** 1a, 1b, 1c, 1d

**Other Policies:**

**Monitoring Aim:** Development to be distributed according to the Regeneration-Led Sustainable Development Spatial Strategy

<b>Policy Target</b>	<b>Indicator</b>	<b>Annual / Interim Monitoring Target</b>	<b>Assessment Trigger</b>
1. 85% or more of housing development on allocated sites takes place within the SRGAs by 2021.	Percentage of the total housing allocation in the Plan developed in the SRGAs.	By 2016 38% or more of the total proposed housing development on allocated sites takes place within the SRGAs.	By 2016 less than 38% of the total proposed housing development on allocated sites takes place within the SRGAs.
2. 80% or more of employment development on Policy REG1 and SP9 sites takes place within the SRGAs by 2021.	Percentage of the total annual employment development on Policy REG1 and SP9 Sites located within the SRGAs.	80% of the annual employment development takes place within the SRGA`s and Strategic Employment Sites.	Less than 80% of the annual employment development takes place within the SRGA`s and Strategic Employment Sites.
3. To ready the Strategic Employment Sites for delivery.	Strategic Employment Sites status in the annual Employment Land Review study.	By 2016 all the Strategic Employment Sites are classified by the Annual Employment Land Review as immediately or short term available.  By 2016 all Strategic Employment Sites will have a planning consent or approved development brief.	By 2016 all the Strategic Employment Sites are not classified by the Annual Employment Land Review as immediately or short term available.  By 2016 all Strategic Employment Sites do not have a planning consent or an approved development brief
<b>Bodies Responsible</b>	Bridgend County Borough Council	<b>Data Sources</b>	Annual Joint Housing Land Availability Studies Annual Employment Land Survey

## Design and Sustainable Place Making

**Primary Policy:** Strategic Policy SP2

**Other Policies:** PLA4

**LDP Objectives:** 1f, 1g, 2a, 2b, 2c

**Monitoring Aim:** All development to meet Sustainable Place Making Criteria

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
4. No highly vulnerable development will take place within the C1 and C2 floodplain area.	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.2 i-v)	No applications permitted for highly vulnerable development permitted within the C1 and C2 floodplain area.	1 or more planning applications for highly vulnerable development permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.2 i-v)
5. No development will adversely impact on water quality or quantity.	Number of planning applications approved in any given year, contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water quality or quantity grounds	No planning applications approved in any given year, contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water quality or quantity grounds	1 or more planning applications approved in any given year, contrary to the advice of Natural Resources Wales / Dwr Cymru Welsh Water on water quality or quantity grounds
6. All development proposals will give consideration to Climate Change adaptation techniques within a Design and Access Statement	Number of planning applications which consider Climate Change adaptation techniques with a Design and Access Statement.	All planning applications give consideration to Climate Change adaptation techniques within a Design and Access Statement  <b>2015:</b> Revision of Climate Neutral Development SPG	1 or more major planning application fails to give consideration to Climate Change adaptation techniques within a Design and Access Statement in any given year.  Revision of Climate Neutral Development SPG is not complete by 2015
7. By 2021 60% of the permitted residential development is on previously developed land.	Amount of new residential, development (Ha) permitted on previously developed land expressed as a percentage of all residential development permitted.	By 2016 21% or more of new residential development is permitted on previously developed land.	By 2016 less than 21% of new residential development is permitted on previously developed land.
<b>Bodies Responsible</b>	Bridgend County Borough Council Natural Resources Wales Dwr Cymru Welsh Water	<b>Data Sources</b>	Planning Applications Register Environment Agency Wales Data Design and Access Statements Joint Housing Land Availability Studies

## Strategic Transport Planning

**Primary Policy:** Strategic Policy SP3

**Other Policies:** PLA 4

**LDP Objectives:** 1f, 1g, 2a, 2d, 2c

**Monitoring Aim:** All Development required to meet Strategic Transport Planning Principles

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
<p><b>8.</b> To increase sustainable forms of transport and reduce overall levels of traffic congestion, the Council will aim to implement the strategic transport improvement schemes detailed in Policy PLA7.</p>	<p>Progression of Regional Transport Plan developments detailed in Policy PLA7, in accordance with the Regional Transport Plan delivery timetable.</p> <p>.</p>	<p>PLA7 proposals being implemented in accordance with the Regional Transport Plan delivery timetable.</p>	<p>Regional Transport Plan developments detailed in Policy PLA7, are not being implemented in accordance with the Regional Transport Plan delivery timetable.</p>
<p><b>Bodies Responsible</b></p>	<p>Bridgend County Borough Council South East Wales Transport Alliance</p>	<p><b>Data Sources</b></p>	<p>Regional Transport Plan Planning Applications Register Walking and Cycling Strategy</p>

## 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
<p><b>9.</b> No inappropriate development takes place in the countryside of the County Borough.</p>	<p>Amount of land in the countryside (ha) lost to development which is permitted by way of a departure application to Policy ENV1.</p>	<p>No land in the countryside lost to development which is permitted by way of departure applications to Policy ENV1.</p>	<p>&gt; 0 ha of land in the countryside lost to development which is permitted as a departure application to Policy ENV1 in any year.</p>
<p><b>10.</b> No inappropriate development in Green Wedges which would contribute to the coalescence of settlements.</p>	<p>Planning permissions given for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.</p>	<p>No planning permissions given for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.</p>	<p>1 or more planning permissions granted for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.</p>
<p><b>11.</b> No development will take place which adversely affects the integrity of a designated site for nature conservation.</p>	<p>Number of developments permitted with the potential to adversely affect the features of a protected site for nature conservation.</p>	<p>No planning permissions approved contrary to the advice of NRW or the Council's Countryside section.</p> <p><b>2014:</b> Production of a Green Infrastructure SPG</p>	<p>1 or more planning permissions granted contrary to the advice of NRW or the Council's Countryside section.</p> <p>Green Infrastructure SPG is not in place by 2014.</p>
<p><b>Bodies Responsible</b></p>	<p>Bridgend County Borough Council Natural Resources Wales</p>	<p><b>Data Sources</b></p>	<p>Planning Applications Register</p>

## Built Environment

**Primary Policy:** Strategic Policy SP5

**Other Policies:** ENV8

**LDP Objectives:** 2a

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

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
<p><b>12.</b> Development proposals do not adversely impact upon buildings and areas of built or historical interest and their setting.</p>	<p>Occasions when development permitted would have an adverse impact on a Listed Building; Conservation Area; Site / Area of Archaeological Significance; or Historic Landscape, Park and Garden or their setting.</p>	<p>No planning consents are issued where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT)</p> <p><b>2015:</b> Production of Built Heritage Strategy</p>	<p>1 or more planning consents are issued where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT)</p> <p>Built Heritage Strategy is not in place by 2015.</p>
<p><b>Bodies Responsible</b></p>	<p>Bridgend County Borough Council CADW GGAT</p>	<p><b>Data Sources</b></p>	<p>Planning Applications Register</p>

## Minerals

**Primary Policy:** Strategic Policy SP6

**Other Policies:** ENV10, ENV11, ENV12

**LDP Objectives:** 2d

**Monitoring Aim:** Safeguard areas of aggregates and coal resources

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
13. Maintain a minimum 10 year aggregate landbank throughout the plan period.	Aggregates landbank for Bridgend County Borough in years.	Maintain a minimum 10 year supply of aggregates resource.	Less than a 10 year supply of aggregates resource.
14. No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.	Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone or a minerals safeguarding area.	No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.	1 permanent, sterilising development permitted within a mineral buffer zone or a minerals safeguarding area.
<b>Bodies Responsible</b>	Bridgend County Borough Council South Wales Regional Aggregates Working Party (SWRAWP)	<b>Data Sources</b>	Planning Applications Register Regional Technical Statement SWRAWP Annual Survey

## Waste

**Primary Policy:** Strategic Policy SP7

**Other Policies:** ENV14, ENV15, ENV16

**LDP Objectives:** 2d

**Monitoring Aim:** Seeks to meet the County Borough`s contribution to regional and local waste facilities.

<b>Policy Target</b>	<b>Indicator</b>	<b>Annual / Interim Monitoring Target</b>	<b>Assessment Trigger</b>
15. Provide 7.7 to 11.9 hectares of available land (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities to meet the regionally identified need to treat up to 228,000 tonnes of waste per annum.	The availability of 7.7 to 11.9 hectares of land (or consented for that purpose) on sites identified under Policy SP7 to meet the identified need to treat up to 228,000 tonnes of waste per annum.	7.7 to 11.9 hectares of land is provided (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities.	The availability of land on the sites identified under Policy SP7 falls below 7.7 hectares (or has not been developed for that purpose).
<b>Bodies Responsible</b>	Bridgend County Borough Council South West Wales Regional Waste Group	<b>Data Sources</b>	Planning Applications Register South West Wales Regional Waste Group

## Energy Generation, Efficiency and Conservation

**Primary Policy:** Strategic Policy SP8

**Other Policies:** ENV17, ENV18

**LDP Objectives:** 2d,

**Monitoring Aim:** That the County Borough contributes towards the country's renewable energy requirements

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
<p><b>16.</b> All major planning applications assess the potential for onsite Renewable / Low Carbon Energy technologies.</p>	<p>Major planning applications which are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17.</p>	<p>100% of all major planning applications are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17.</p> <p><b>2014:</b> Production of Energy Opportunities Plan SPG</p>	<p>&lt;100% of all major planning applications are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17 in any year.</p> <p>Energy Opportunities Plan SPG is not in place by 2014.</p>
<p><b>17.</b> To increase the amount (in MW) of energy produced in the County Borough from renewable sources.</p>	<p>Permitted and installed capacity (MW) of renewable electricity and heat projects within the County Borough.</p>	<p>Annual increase in the permitted or installed capacity of renewable electricity and heat projects within the County Borough through the Plan period.</p> <p><b>2014:</b> Production of Energy Opportunities Plan SPG</p>	<p>No annual increase in the permitted or installed capacity of renewable electricity and heat projects within the County Borough.</p> <p>Energy Opportunities Plan SPG is not in place by 2014.</p>
<p><b>18.</b> 35MW of renewable energy generated in the refined Strategic Search Areas (Policy ENV18) by the end of the Plan period.</p>	<p>The capacity of renewable energy developments (MW) installed inside the refined Strategic Search Areas (Policy ENV18).</p>	<p>If planning applications which would cumulatively meet the 35MW target are not submitted by 2018.</p>	<p>If planning applications which would cumulatively meet the 35MW target are not submitted by 2018.</p>
<p><b>Bodies Responsible</b></p>	<p>Bridgend County Borough Council</p>	<p><b>Data Sources</b></p>	<p>Planning Applications</p>

## To Spread Prosperity and Opportunity through Regeneration Employment Land Development

**Primary Policy:** Strategic Policy SP9

**Other Policies:** REG1

**LDP Objectives:** 1a, 1b, 1d, 3a, 3b, 3c

**Monitoring Aim:** Protect 164 hectares of vacant employment land

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
<p><b>19.</b> 72.5Ha of employment land allocated by Policies SP9 and REG1 are developed over the Plan period.</p>	<p>Employment land development on Policies SP9 and REG1 sites in hectares.</p>	<p>6.3 Ha of employment land allocated by Policies SP9 and REG1 are developed per year for employment uses.</p>	<p>&lt; 6.3 Ha of employment land allocated by Policies SP9 and REG1 are developed per year for employment uses.</p>
<p><b>20.</b> A readily available supply of land for development for employment purposes.</p>	<p>Proportion (%) of remaining allocated vacant employment land (SP9 and REG1 sites) which is classed as immediately available or available in the short term in the annual employment land survey.</p>	<p>30% or more of remaining vacant land allocated by Policy SP9 and REG1 is classed as immediately available or available in the short term in the annual employment land survey throughout the plan period.</p>	<p>&lt; 30% of remaining vacant land allocated by Policy SP9 and REG1 is classed as immediately available or available in the short term in the annual employment land survey.</p>
<p><b>Bodies Responsible</b></p>	<p>Bridgend County Borough Council</p>	<p><b>Data Sources</b></p>	<p>Annual Employment Land Survey</p>

## Retailing and Commercial Centres

**Primary Policy:** Strategic Policy SP10

**Other Policies:** REG6, REG7, REG8, REG9, REG11

**LDP Objectives:** 1a, 1b, 1d, 3e, 3f, 3g

**Monitoring Aim:** Directs new retail and leisure development to the town and district centres of the County Borough

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
<p><b>21.</b> To ensure that vacancy rates within the town centres of the County Borough do not increase to a level that would adversely impact on the vitality of those centres.</p>	<p>Annual vacancy rates of commercial properties within the town centres of the County Borough.</p>	<p>Vacancy rates of commercial properties in the town centres of Bridgend, Maesteg or Porthcawl remain below 15% throughout the plan period.</p>	<p>Vacancy rates of commercial properties in the town centres of Bridgend, Maesteg or Porthcawl increase to more than 15%.</p>
<p><b>22.</b> The integrity of the Primary Shopping Frontages are maintained.</p>	<p>Proportion of A1 retail uses in the Primary Shopping Frontages designated by REG6.</p>	<p>60% or more of units within the Primary Shopping Frontages are in an A1 use.</p> <p><b>2014:</b> Preparation of a Primary Shopping Frontages SPG.</p>	<p>&lt; 60% or more of units within the Primary Shopping Frontages are in an A1 use.</p> <p>Primary Shopping Frontages SPG is not in place by 2014.</p>
<p><b>23.</b> The town centres of the County Borough are regenerated by the development of key sites.</p>	<p>Amount (sq m) of major retail, office and leisure development permitted in town centres.</p>	<p><b>2014:</b> Planning consents in place for Porthcawl retail development</p> <p><b>2014:</b> Completion of Maesteg Outdoor Market, Bus Station and Riverside Scheme</p> <p><b>2016:</b> Development Briefs prepared for sites highlighted in Bridgend Town Centre Masterplan.</p>	<p>Planning consents for Porthcawl Regeneration Area retail development not in place by 2014.</p> <p>Maesteg Outdoor Market, Bus Station and Riverside Scheme is not completed by 2014.</p> <p>Development Briefs for the sites highlighted in the Bridgend Town Centre Masterplan have not been prepared by 2016.</p>
<p><b>Bodies Responsible</b></p>	<p>Bridgend County Borough Council</p>		<p><b>Data Sources</b></p> <p>Annual Retailing and Commercial Centres Report Planning Applications Register</p>

## Tourism

**Primary Policy:** Strategic Policy SP11

**Other Policies:** REG13, REG13

**LDP Objectives:** 1c, 3c, 3d

**Monitoring Aim:** Encourage high quality Sustainable Tourism

<b>Policy Target</b>	<b>Indicator</b>	<b>Annual / Interim Monitoring Target</b>	<b>Assessment Trigger</b>
<b>24.</b> To increase year on year the number of visitors to the County Borough.	Annual number of visitors to the County Borough.	Year on year increase of visitors to the County Borough	Decrease in visitors to the County Borough compared to previous year.
<b>Bodies Responsible</b>	Bridgend County Borough Council	<b>Data Sources</b>	STEAM

# To Create Safe, Healthy and Inclusive Communities Housing

**Primary Policy:** Strategic Policy SP12

**Other Policies:** COM1, COM2, COM3, COM5, COM6

**LDP Objectives:** 1c, 3c, 3d

**Monitoring Aim:** Requires 9,690 market (including 1,370 affordable) dwelling units to be accommodated in the County Borough during the Plan period.

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
25. Maintain a 5 year supply of housing land for development throughout the plan period.	Forecast supply of housing land.	Maintain a 5 year supply of housing land for development throughout the plan period.	Less than a 5 year supply of housing land is recorded.
26. Provide 9,690 new dwellings by 2021 based on the three 5 year tranches set out in Policy SP12.	Annual dwelling completions	By 2011 provide 2,085 dwellings. By 2016 provide 4,973 dwellings. By 2021 provide 9,690 dwellings.	Less than 4,973 dwellings developed by 2016
27. Develop COM1 and COM2 Residential Allocations at or above the estimated number of units specified.	Number of units permitted on COM1 and COM2 Residential Allocations.	Residential Allocations developed at or above the estimated number of units specified in Policies COM1 and COM 2.	Residential Allocations developed below the estimated number of units specified in Policies COM1 and COM2.
28. Develop Small and Windfall sites, over 0.15 hectares, at a density of 35 dwellings per hectare or more.	Average density of Small and Windfall sites over 0.15 hectares.	Small and Windfall sites over 0.15 hectares developed at a density of 35 dwellings per hectare or more.	Small and Windfall sites over 0.15 hectares developed at a density of less than 35 dwellings per hectare.
29. Provide 1370 affordable dwellings by 2021 through the planning system as secured by condition or S106.	Annual affordable housing Completions.	By 2011 provide 295 dwellings By 2016 provide 703 dwellings. By 2021 provide 1,370 dwellings	Dwelling completions fall below specified requirement.
30. Monitor the need for a permanent or transit Gypsy & Traveller site.	The annual number of authorised and unauthorised Gypsy & Traveller encampments in the County Borough.	Approve the Bridgend County Borough protocol for the management of unauthorised gypsy and traveller encampments by April 2014.  No increase in the average of 3 unauthorised Gypsy and Traveller Sites recorded by the biannual Gypsy and Traveller Caravan Count and / or the Gypsy and Traveller Protocol.	The Bridgend County Borough protocol for the management of unauthorised gypsy and traveller encampments is not approved by 2014  An increase above 3 unauthorised Gypsy and Traveller Sites recorded by the biannual Gypsy and Traveller Caravan Count and / or the Gypsy and Traveller Protocol for 2 consecutive years will require the identification of a site.
<b>Bodies Responsible</b>	Bridgend County Borough Council	<b>Data Sources</b>	Planning Applications Register Joint Housing Land Availability Study Caravan Count Bridgend County Borough protocol for the management of unauthorised gypsy and traveller encampments

## Community Uses

**Primary Policy:** Strategic Policy SP13

**Other Policies:** COM7, COM8, COM9, COM10, COM11, COM12, COM13, COM14, COM15

**LDP Objectives:** 1c, 3c, 3d

**Monitoring Aim:** The retention of existing community uses and facilities and seek to development new ones, where needed.

<b>Policy Target</b>	<b>Indicator</b>	<b>Annual / Interim Monitoring Target</b>	<b>Assessment Trigger</b>
31. The retention or enhancement of Community Facilities.	Number of applications approved contrary to Strategic Policy SP13 and the protective aim of policy COM7.	No applications approved contrary to Strategic Policy SP13 and the protective aim of policy COM7.	1 application approved contrary to Strategic Policy SP13 and the protective aim of policy COM7.
<b>Bodies Responsible</b>	Bridgend County Borough Council	<b>Data Sources</b>	Planning Application Register

## **Annex 3**

### **Revised Text of Chapter 9**

## **CHAPTER 9 – SITE DELIVERY AND IMPLEMENTATION**

**9.1.1** Local Development Plan Wales (2005) paragraph 1.21 states the importance of ensuring that all proposals within the Local Development Plan (LDP) are ‘realistic and likely to be implemented within the plan period’ in the interest of avoiding blight. In this respect, all proposals included as land use allocations within the LDP should have sufficient evidence to suggest that they can be delivered within the plan period.

**9.1.2** Appendix 5 provides an overview and ‘snapshot’ of all the landuse allocations included in the LDP together with an estimate of the likely phasing of development and likely funding sources.

**9.1.3** The Council has also produced a related ‘live’ online site database which contains up-to-date and detailed information on the site specific delivery and implementation of the land-use allocations contained in the respective Policies in the plan, including detailed information, where this is known, of site specific constraints, requirements and/or mitigation measures (for example, screening for a site specific HRA) that will be required in order to bring the sites forward for development. This includes issues where the site is expected to ‘trigger’ a policy consideration due to its size and/or capacity. In terms of the likely phasing of development, this is broken down into three 5 year periods up to 2021 to provide an indication of when the proposed development will come forward in the plan period. This indication of phasing is based on the most up-to-date information available; however it is acknowledged that this may change as the Plan period progresses.

**9.1.4** In general the residential, employment and retail allocations are expected to be delivered by the private sector, including housing associations (Registered Social Landlords (RSLs)). The private sector will also be required to fund essential utilities infrastructure and/or make a contribution towards other public infrastructure, including transport improvements, leisure, educational and community facilities. Where there are firm proposals, the LDP has made provisions through site allocations. However, it is acknowledged that the ability of both the public and private sector to deliver future development will be influenced by external economic factors and cycles as well as availability of funds and the demands of the market.

**9.1.5** The Plan has considered initial highway and access issues relating to site allocations and these have been included as related land-use requirements and cross-referenced in the Plan, especially with respect to the PLA mixed-use sites. Where there are areas which need further investigation; issues which have been identified as significant constraints and / or highway improvements required, these will be highlighted within the online database together with any other specific site issues.

**9.1.6** Where related studies, masterplans and/or site specific development briefs have or will be produced in the future, these are and will be ‘hyperlinked’ in the database to provide as much comprehensive information as possible. Consultations with the main statutory undertakers indicate that there are generally no significant constraints which would prevent delivery of sites identified for development within the LDP and such detailed information from these and other statutory bodies in terms of advice is also included within the database to assist delivery.

**9.1.7** The site infrastructure requirements will be reviewed at the time of any future planning application; this is particularly relevant where need for educational provision and/or community facilities is identified. This is due to the fact that, at the point of a planning application being considered, changes in local service provision will need to be taken into account. These changes may occur in the intervening period prior to developments being formally considered through the planning system. Where planning permission has already been granted (or granted subject to the signing of a S106 agreement), and not yet implemented, the requirements are not shown. However, if an application is resubmitted it will need to be assessed in accordance with the up-to-date policy position.

**9.1.8** In this respect, regard will have to be paid to the implications of any unforeseen circumstances such as the impact of windfall development taking place which may require additional community infrastructure within the local area. As a consequence, any proposals for development will have to pay particular regard to Strategic Policy SP14 – Infrastructure.

**9.1.9** Should the Council introduce a Community Infrastructure Levy, then applications for new development will be subject to the associated charging schedule. The Council will prepare a regulation 123 list which will set out those projects or types of infrastructure it intends to fund through the levy, and those matters to be addressed through section 106 planning obligations. This will help to clarify the Council’s infrastructure needs and ensure there is no ‘double-charging’. The requirements will also be reviewed as part of any Plan review.

**9.1.10** The Council will keep the online database up-to-date via its website which will be updated frequently and also in hard copy form annually to accompany the Annual Monitoring Report (AMR).

## **Annex 4**

### **Revised Appendix 1 – PLA3 Site Descriptions**

## Descriptions of Regeneration and Mixed Use Development Schemes allocated under Policy PLA3

**A1.** Crucial to the LDP Strategy is the delivery and implementation of the Policy PLA3 Regeneration and Mixed Use Development Schemes. Descriptions of these sites are given below together with the policy allocation ‘components’ which make up the mix of uses proposed on the site. Not all the planning and infrastructure requirements are listed below as they may be subject to change through the Plan period; however they will be kept up-to-date on the LDP online site database, together with hyperlinks to related masterplans and/or site specific development briefs, baseline studies such as ecological surveys and flood / hydrological studies etc.

### A1.1 PLA3(1) Parc Derwen, Bridgend

Mixed Use Components	Total Area 79.0 Hectares		Implementation and Funding Source
	Policy Reference	Type	
COM1(1)	Residential	1,515 units	Implemented and funded through the private sector (including Section 106 agreements)
COM9(2)	Community Building	N/A	
COM10(3)	Education Facility	Primary School	
COM12(5)	Playing Field	N/A	
COM13(8)	Accessible Natural Greenspace	N/A	
COM5(1)	Local Retailing	Up to 3,000 sq m net	

**A1.1.1** The site is located 1.5 km to the north of Bridgend town centre and south of Junction 36 of the M4. This proposed exemplar development represents an existing commitment in north-east Bridgend which benefits from planning consent for 1,500 houses on an 79.0 hectare site, that also includes a Primary School, Local Commercial Centre, Playing Fields and areas of Public Open Space. The site is subject to a detailed design code adopted in 2005 and a Section 106 agreement, which will deliver 153 affordable housing units.

## A1.2 PLA3(2) North East Brackla Regeneration Area, Bridgend

Mixed Use Components	Total Area 67.0 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
REG1(1)	Employment	8.2ha	JESSICA Fund (Welsh Government) and the private sector (including Section 106)
REG1(5)	Employment	0.46ha	
COM1(2)	Residential	550 units	
REG11(2)	Bulky Comparison Goods	4,500 sq m net	
REG5(2)	Local Retailing	New Local Service Centre  Up to 450 sq m net	
PLA8(1)	Improvements to the Transportation network	B4281 / Heol Simonston	
COM12(1)	Playing Field	N/A	
SP7(4)	Waste Treatment Facility	N/A	Will be implemented and funded by the private sector in response to demand from within South West Wales

**A1.2.1** The site is located 1 km to the north of Bridgend town centre and 1km to the south of Junction 36 of the M4. It consists of approximately 32 hectares of undeveloped brownfield and agricultural land surrounding the existing Brackla and Litchard Industrial Estates, previously under the ownership of the Welsh Government but has been sold as part of the JESSICA regeneration funding project; as well as the 35 ha comprising the estates themselves which are not under the ownership of the Welsh Government.

**A1.2.2** The site is the focus of a mixed-use regeneration scheme retaining and providing additional jobs and homes and flexible commercial and recreation facilities to serve the new community, the industrial estate, the village of Coity and the wider residential community of Brackla to the south. This development is subject of a Development Brief, and the LDP will ensure that the site's regeneration comes forward in a comprehensive and phased way during the plan period up to 2021 and is integrated with surrounding development.

**A1.3 PLA3(3) Coity Road Sidings, Bridgend**

<b>Mixed Use Components</b>	<b>Total Area 6.5 Hectares</b>		<b>Implementation and Funding Source</b>
<b>Policy Reference</b>	<b>Type</b>	<b>Amount</b>	
COM1(4)	Residential	140 units	Implemented and funded through the private sector
REG1(3)	Employment	Fully Developed	Developed to capacity
PLA7(21)	Park and Ride Facility	Wildmill Station	This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding

**A1.3.1** This 6.5 hectare brownfield site, in private ownership, is located less than 1 km north of Bridgend Town Centre. The site is substantially vacant, sustainably located off Coity Road and relatively close to the town centre. The site offers the opportunity for a mix of uses including residential, a retained area of employment, recreation (including the possible expansion of adjacent allotment facilities) and a proposed Park & Ride facility, in connection with the existing Wildmill Railway Halt.

**A1.4 PLA3(4) Parc Afon Ewenni, Bridgend**

<b>Mixed Use Components</b>	<b>Total Area 26.8 Hectares</b>		<b>Implementation and Funding Source</b>
<b>Policy Reference</b>	<b>Type</b>	<b>Amount</b>	
COM1(3)	Residential	650 units	Implemented and funded through the private sector (including Section 106)
REG1(6)	Employment	2.0 ha	Partnership approach including private investors,

			Section 106 monies and the Council
REG5(3)	Local Retailing	New local service centre Up to 2,000 sq m net	Implemented and funded through the private sector (including Section 106)
COM9(9)	Community Building	N/A	
COM13(7)	Accessible Natural Greenspace	TBC	
PLA8(4)	Improvements to the transportation network	Access to Parc Afon Ewenni	

**A1.4.1** Parc Afon Ewenni is a significant brownfield and underutilised employment site which stretches along the A473 corridor from the residential area of Waterton in the east to Waterton Roundabout in the west. The proposed mixed-use development of the Parc Afon Ewenni Site represents an opportunity to build a viable and more sustainable community at Waterton, which is currently isolated, by accommodating additional residential development served by a commercial hub, community and recreation facilities. The site is subject to a flexible development framework that will deliver future residential, commercial and business space. At its western extent close to Waterton Roundabout a 'landmark' building is envisaged at this visually prominent location.

**A1.4.2** The careful regeneration of this currently environmentally degraded and under-utilised site located immediately adjacent to the A473 and therefore representing an important gateway to Bridgend from Junction 35 of the M4 and from Cardiff and Cowbridge along the A48, will raise the image of the whole of Bridgend creating valuable additional jobs, homes and other commercial opportunities in a landscaped and comprehensively developed environment.

### A1.5 PLA3(5) The Former Maesteg Washery, Maesteg

Mixed Use Components	Total Area 37.4 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(15)	Residential	135 units	Western Valleys Regeneration Fund and the private sector (including Section 106)
COM13(11)	Accessible Natural Greenspace	N/A	

**A1.5.1** This site is located immediately to the north-east of Maesteg town centre. The western and southern boundaries of the site are defined by the former mineral railway line but the northern and eastern boundaries are not defined by any physical features as the land in general is an open reclaimed area, including the former Maesteg Washery site, offering scope for informal recreation opportunities.

**A.1.5.2** A mixed use scheme including education, market and affordable housing and recreational end uses are considered appropriate for this site. A new comprehensive school with associated playing fields has been constructed and is one of the primary uses on the developable part of the site. The actual amount of housing will be determined by ongoing feasibility although it is anticipated that up to 135 new dwellings can be accommodated on the southern part of the site in the plan period.

### A1.6 PLA3(6) Coegnant Reclamation Site, Caerau / Nantyllyllon;

Mixed Use Components	Total Area 15.3 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(17)	Residential	100 units	Western Valleys Regeneration Fund and the Private Sector (including Section 106)
COM12(2)	Playing Field	N/A	
REG1(9)	Employment	2.00ha	

**A1.6.1** This is a large development site in the upper Llynfi Valley comprising of a linear site of 15.3 hectares of brownfield land, located immediately to the east of the communities of Caerau and Nantyllyllon. Previously allocated solely for employment and recreational uses it is now recognised that the comprehensive development of the whole area represents a significant opportunity to enhance the environment,

improve access to the countryside for the benefit of tourism and deliver a mixture of uses, including new market and affordable housing, open-space, more formal recreation facilities and local employment opportunities and social enterprises.

**A1.6.2** At its northern end the site integrates well with the new primary school in Caerau and is currently the focus of recreation facilities and a new leisure park, including a BMX track. At its southern extremity, the site has the potential to link via a dedicated walking and cycling route to the Maesteg Washery Site and the newly opened Maesteg Comprehensive School, which is located less than 1.5km to the south.

### **A1.7 PLA3(7) Ewenny Road, Maesteg**

<b>Mixed Use Components</b>	<b>Total Area 7.7 Hectares</b>		<b>Implementation and Funding Source</b>
<b>Policy Reference</b>	<b>Type</b>	<b>Amount</b>	
COM1(16)	Residential	125 units	Western Valleys Regeneration Fund and the private sector (including Section 106)
REG1(10)	Employment	3.50ha	
REG5(4)	Local Retailing	New local service centre Up to 1,000 sq m net	
REG11(1)	Bulky Comparison Goods	5,400sq m net	

**A1.7.1** This 7.7 hectare site, which was formerly occupied by Cooper Standard and Budelpak Cosi now represents one of the most strategically sited development opportunities in the Llynfi Valley. Located within the urban area of Maesteg adjacent to the Oakwood Estate, which is a renewal priority for V2C Housing. The site is owned, in part, by the County Borough Council, and has been identified as suitable for funding from the Western Valleys Strategic Regeneration Area (WVSRA).

**A1.7.2** The strategic and sustainable location of the site, adjacent to a rail halt on the Maesteg to Bridgend line, means that this regeneration opportunity could have benefits for the whole of the Llynfi Valley. The significance of this opportunity has been recognised by the Llynfi VARP which earmarks the future development of the area as a Strategic Project. The LDP promotes the site as a flexible regeneration opportunity to create a new mixed-use neighbourhood that can deliver much needed development space for small businesses, new market and affordable housing, and

other commercial development, set within a newly created pleasant environment that can capitalise on its riverside setting.

### **A1.8 PLA3(8) Porthcawl Waterfront Regeneration, Porthcawl;**

<b>Mixed Use Components</b>	<b>Total Area 47.8 Hectares</b>		<b>Implementation and Funding Source</b>
<b>Policy Reference</b>	<b>Type</b>	<b>Amount</b>	
COM1(24)	Residential	1,050 units	Implemented and funded through the private sector (including Section 106)
COM10(11)	Education Facility	Extension of Newton Primary School	
COM8(4)	Health & Social Service Facility	N/A	
COM9(3)	Community Building	N/A	
REG9(6)	Retail & Commercial Development	TBC	

**A1.8.1** The Porthcawl Waterfront Regeneration site is the main focus of existing and future development opportunities in Porthcawl SRGA, which provides a unique opportunity to create a vibrant new focus that will bring social, economic and environmental benefits including flood protection measures to the Town itself and the wider area.

**A1.8.2** This 48 hectare brownfield waterfront site provides a significant opportunity through comprehensive regeneration to transform Porthcawl into a premier seaside resort. Extending from Trecco Bay caravan site and Rhych Point in the east to the existing harbour and town centre to the west, taking in the former Council owned Sandy Bay caravan site, the fairground and Salt Lake car park and its environs. The regeneration of this area is the subject of adopted Supplementary Planning Guidance, which was approved in 2007. Its aim is to properly integrate new development areas into the town centre and the surrounding urban area and will guide development in a phased approach over the next 10 years. The guidance is considered flexible and robust enough to adapt over time to cope with varying market conditions.

**A1.8.3** A variety of land uses is proposed, including residential, tourism and leisure, retail and community provision in the form of a new Community Hub. With respect to retail provision the area is subject to an allocation for a new retail convenience store, which will be well integrated with the existing town centre and stem current retail outflow of expenditure. The Project Area also includes significant new areas of attractive open space along the seafront and an extension to Griffin Park. Key elements of the waterfront will be the creation of improved sea defences and new, high quality promenades between the harbour and Trecco Bay, and the regeneration of the harbour area itself.

**A1.9 PLA3(9) Pwll-Y-Waun, Porthcawl;**

<b>Mixed Use Components</b>	<b>Total Area 4.5 Hectares</b>		<b>Implementation and Funding Source</b>
<b>Policy Reference</b>	<b>Type</b>	<b>Amount</b>	
COM1(26)	Residential	40 units	Implemented and funded through the private sector (including Section 106)
REG1(15)	Employment	0.70ha	
COM13(4)	Accessible Natural Greenspace	N/A	

**A1.9.1** This 4.5 hectare site is situated within the urban area of Porthcawl. It comprises Pwll-y-Waun pond to the west of the site which will be retained and enhanced for recreational purposes. An opportunity exists however on the adjacent land to the east of the pond which currently represents under-utilised land within the urban area to provide a high quality mixed use scheme incorporating B1 business uses, residential development of market and affordable homes and new public open space, safeguarding important natural elements especially within the southern part of the site.

**A1.9.2** Development will be expected to respect the nature conservation interests and recreational value of the pond and improve and enhance biodiversity resources of the site. The bringing forward of the employment aspect of this site is seen as important in the context of Porthcawl, given the general lack of designated employment sites and buildings outside of the tourism industry.

### A1.10 PLA3(10) Land West of Maesteg Road, Tondu;

Mixed Use Components	Total Area 43.0 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(30)	Residential	538 units	Implemented and funded through the public/private sectors (including Section 106)
REG1(21)	Employment	1.00ha	
PLA8(3)	Improvements to the Transportation Network	Access to Land West of Maesteg Road	

**A1.10.1** This existing mixed-use Regeneration Area in Tondu is a substantial site of almost 45 hectares of land, which has already delivered the Tondu Ironworks Heritage Centre and a new Waste Transfer Station, serving the whole of the County Borough.

**A1.10.2** As part of the development, a new retailing area comprises a 1,200 square metre supermarket (which is already in operation) and other smaller units will provide much needed shopping facilities for the whole of the Tondu and Aberkenfig area. This site, due to its proximity and pedestrian linkages with the existing Aberkenfig District commercial centre, provides an opportunity to provide a Community Hub, with a mixture of retailing and social and community facilities.

**A1.10.3** As part of this development a further improvement to the A4063 is required, and to this end an area of land has been safeguarded. This will facilitate accessibility between the Valley's Gateway and Maesteg and the Llynfi Valley. This will allow the northern part of the site comprising 12 hectares of undeveloped land to also come forward, which offers the opportunity to deliver further residential, employment and additional open space, complementing the existing Heritage Centre as part of a comprehensive scheme.

### A1.11 PLA3(11) Former Christie Tyler Site, Brynmenyn

Mixed Use Components	Total Area 5.5 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(34)	Residential	75 units	Implemented and funded through the public/private sectors (including Section
REG1(19)	Employment	2.00ha	

			106)
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**A1.11.1** The former Christie Tyler premises are located on a discreet, separately accessed, part of the wider Brynmenyn Industrial Estate. The site has direct links with the M4 via the A4065 and represents an ideal location, within the Valleys Gateway SRGA to provide a significant number of residential units whilst still enabling a comparable amount of B1, B2 and B8 employment floorspace to be delivered as part of a mixed-use scheme.

**A1.12 PLA3(12) Ogmore Comprehensive School, Brynmenyn**

Mixed Use Components	Total Area 7.1 Hectares		Implementation and Funding Source
	Policy Reference	Type	
COM1(32)	Residential	130 units	Implemented and funded through the private sector (including Section 106)
PLA8(6)	Improvements to the Transportation Network	Access to Land East of A4065, Abergarw	
REG5(5)	Local Retailing	Small Scale Convenience Goods Provision Up to 100 sq m net	
COM10(9)	Education Facility	Reconfigured Educational Provision	

**A1.12.1** The Ogmore Comprehensive School site provides an opportunity for the utilization of the existing school buildings for the relocation of the Special School at Ysgol Bryn Castell in Bridgend, together with the consolidation of complementary social and children’s services activities within the existing buildings. Residential development is proposed on surplus land to the south west of the existing school buildings.

**A1.12.2** There is also an opportunity to provide an element of local convenience goods retailing to serve the proposed development and surrounding areas.

### A1.13 PLA3(13) Gateway to the Valleys, Tondu

Mixed Use Components	Total Area 18.7 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(33)	Residential	100 units	Implemented and funded through the public/private sectors (including Section 106)
REG5(6)	Local Retailing	Small Scale Convenience Goods Provision Up to 100 sq m net	
COM9(7)	Community Building	N/A	
COM12(6)	Playing Fields	N/A	
COM10(7)	Education Facility	Secondary School	

**A1.13.1** The central focus of this 18.7 hectare site at Ynysawdre is a new comprehensive school. This initiative forms part of the Council's School Modernisation Programme and centres on the creation of a new Secondary School to replace the two existing schools of Ogmore and Ynysawdre and will serve the wider catchment area of the whole of the Valleys Gateway and the Secondary School educational needs of the Ogmore and Garw Valleys.

**A1.13.2** The campus will provide a range of services and facilities to the local community with scope to become a multi-agency hub and a focus for sporting excellence, benefiting from its location immediately adjacent to the recently refurbished existing Ynysawdre Swimming Pool and Pandy Park Playing Fields. As part of the comprehensive scheme an element of residential development is proposed on the surplus land to the north of the site.

**A1.13.3** The project has been successful in receiving funding from the Welsh Government and it is anticipated that the new campus will be completed by 2014.

### A1.14 PLA3(14) Bryncethin Depot

Mixed Use Components	Total Area 3.0 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(35)	Residential	50 units	Implemented and funded through the private sector (including Section 106)
REG5(7)	Local Retailing	Local Convenience Goods Store Up to 1,500 sq m net	
REG1(17)	Employment Site	Fully Developed	

**A1.14.1** This 3 hectare brownfield site includes an existing 'Depot' site and vacant underutilized land to the north, which has scope for the development of a mixed use employment and residential scheme.

**A1.14.2** The current depot use is likely to become redundant during the LDP period and due to its good relationship with the urban area of Bryncethin and direct links with the M4 via the A4061 provides an opportunity to develop a number of residential units whilst still enabling a comparable amount of B1, B2 and B8 employment floorspace to be delivered as part of a mixed-use scheme; also providing a flexible opportunity to develop an element of local convenience goods retailing to serve the eastern part of the Valleys Gateway.

### A1.15 PLA3(15) Glanyrafon, Tondu

Mixed Use Components	Total Area 0.6 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(37)	Residential	30 units	Implemented and funded through the private sector / Registered Social Landland (including Section 106)
COM8(6)	Health & Well Being Facility	N/A	

**A1.15.1** The Glanyrafon site, located immediately opposite the Gateway of the Valleys new comprehensive school, provides the opportunity for housing renewal in

the form of extra care housing and an enhanced special Health and Wellbeing facility. The project is being taken forward on a partnership basis by the Council, the local Health Board (ABM) and a proposed future registered social landlord.

#### **A1.16 PLA3(16) Land South West of City Road, Bettws**

<b>Mixed Use Components</b>	<b>Total Area 5.0 Hectares</b>		<b>Implementation and Funding Source</b>
<b>Policy Reference</b>	<b>Type</b>	<b>Amount</b>	
COM2(1)	Residential	80units	Implemented and funded through the public/private sectors (including Section 106)
COM13(10)	Accessible Natural Greenspace	N/A	

**A1.16.1** The proposal is for a mixed use residential led development of market housing, affordable housing and recreation space on land owned by the Council and registered social landlord V2C Housing. There is an opportunity to develop 80 new residential units, on approximately 2.3 hectares of vacant land, in conjunction with improvements to the existing housing stock which forms part of the site.

**A1. 16.2** The residential development will be interspersed with new public open space, allotments and landscaping. The existing retail facility, adjacent to the allocation, will be enhanced as part of the overall project to serve the proposed development and the village of Bettws, with improved vehicular parking and-pedestrian access.

#### **A1.17 PLA3(17) Land adjoining Cwm Ogwr Fach, Blackmill**

<b>Mixed Use Components</b>	<b>Total Area 1.2 Hectares</b>		<b>Implementation and Funding Source</b>
<b>Policy Reference</b>	<b>Type</b>	<b>Amount</b>	
COM9(1)	Community Building	N/A	Implemented and funded through the public/private sectors (including Section 106)
REG1(32)	Employment	0.40ha	
COM2(4)	Residential	44 units	

**A1.17.1** This 1.21 hectare brownfield site will be developed for mixed uses comprising of residential units, work units and local community facilities. The residential component will provide a mix of market and affordable housing.

**A1.17.2** The employment element of the proposal will be accessed via the estate road serving the existing Isfryn Industrial Estate, whilst most of the residential development will be served off the residential estate at Cwm Ogwr Fach.

**A1.18 PLA3(18) Land at Gibbons Way, North Cornelly**

<b>Mixed Use Components</b>	<b>Total Area 1.7 Hectares</b>		<b>Implementation and Funding Source</b>
<b>Policy Reference</b>	<b>Type</b>	<b>Amount</b>	
COM2(21)	Residential	45 units	Implemented and funded through the public/private sectors (including Section 106)
REG1(29)	Employment	0.03ha	
COM8(3)	Health & Well Being Facility	N/A	

**A1.18.1** The scheme for Gibbons Way is predominantly a residential development of approximately 45 dwellings of which 15 will be affordable housing. This development is focused on the eastern and south-eastern part of the site, which will link with land being made available following selective demolition at Plas Morlais. The western part of the site, which fronts onto Heol-y-Parc, is to be retained for and developed for community, small scale employment and recreation uses with improved landscaping.

**A1.19 PLA3(19) Former Surgery Site, Pencoed**

<b>Mixed Use Components</b>	<b>Total Area 0.2 Hectares</b>		<b>Implementation and Funding Source</b>
<b>Policy Reference</b>	<b>Type</b>	<b>Amount</b>	
COM2(26)	Residential	13 units	Implemented and funded through private sector (including Section 106)
REG9(7)	Retail & Commercial Development Site	N/A	

**A1.19.1** This is a key site within Pencoed District Centre which has been identified in the Pencoed Regeneration Strategy. The site is some 1650 sq metres and in split

ownership – part private, part Valleys to Coast Housing Association. The site is currently vacant, previously being occupied by a doctors surgery.

**A1.19.2** The site could accommodate retailing and/or commercial premises on the ground floor with residential apartments above.

**A1.19.3** The development of this site would significantly enhance the retail provision within Pencoed and could also provide an attractive development within the heart of the town on a former derelict site.

**A1.20 PLA3(20) Ty Draw Farm, North Cornelly**

Mixed Use Components	Total Area 6.0 Hectares		Implementation and Funding Source
	Policy Reference	Type	
SP9(4)	Strategic Employment	2.23 Ha	Implemented and funded through private sector (including Section 106)
COM2(XX)	Residential	94 units	

**A1.20.1** This site is strategically located close to junction 37 of the M4 and its development for mixed use purposes creates an opportunity to meet the needs of and help to diversify the economy of the western part of the Bridgend County Borough and specifically the disadvantaged community of Marlas. In this part of the County Borough there are no other allocated sites with the potential to offer high quality B1 employment opportunities.

**A.1.20.2** In order to meet regeneration objectives, it is necessary to bring forward serviced land that is capable of prompt development in response to occupier interest. The mixed use development of Ty Draw Farm will therefore, by using residential development as enabling development, bring significant economic benefit to the western part of the Bridgend County Borough by providing employment land which has the necessary infrastructure for development. It has been estimated that the provision of 2.2 hectares of serviced employment could create the capacity to accommodate 6,000 sq m (64,500 sq ft) of high quality B1 development with the potential to deliver up to 600 jobs.

## **Annex 5**

### **Revised Appendix 3 – Employment Land Availability**

# Appendix 3

## Employment Land Schedule - October 2009

LDP Policy Number	Industrial Site	Remaining Area	Availability			
			Immed.	Short	Medium	Long
<b>STRATEGIC EMPLOYMENT SITES</b>						
SP9(1)	Brocastle Waterton	20.00	0.00	0.00	20.00	0.00
SP9(2)	Island Farm Bridgend	11.00	0.00	0.00	11.00	0.00
SP9(3)	Pencoed Technology Park	5.40	5.40	0.00	0.00	0.00
SP9(4)	Ty Draw Farm, Pyle	2.23	0.00	2.23	0.00	0.00
	<b>TOTAL</b>	<b>38.63</b>				
<b>BRIDGEND SRGA</b>						
REG1(1)	Brackla Industrial Estate	8.20	2.40	0.00	5.80	0.00
REG1(2)	Bridgend Industrial Estate	6.88	6.88	0.00	0.00	0.00
REG1(3)	Coity Sidings Bridgend	0.00	0.00	0.00	0.00	0.00
REG1(4)	Coychurch Yard Bridgend	0.30	0.30	0.00	0.00	0.00
REG1(5)	Litchard Industrial Estate	0.46	0.46	0.00	0.00	0.00
REG1(6)	Parc Afon Ewenni	2.00	0.00	0.00	2.00	0.00
REG1(7)	Penybont Industrial Estate	0.00	0.00	0.00	0.00	0.00
REG1(8)	Waterton Industrial Estate	11.29	11.29	0.00	0.00	0.00
	<b>TOTAL</b>	<b>29.13</b>				
<b>MAESTEG AND LLYNFI VALLEY SRGA</b>						
REG1(9)	Coegnant Caerau	2.00	0.00	0.00	0.00	2.00
REG1(10)	Ewenny Road Maesteg	3.50	0.00	0.00	3.50	0.00
REG1(11)	Forge Industrial Estate	0.00	0.00	0.00	0.00	0.00
REG1(12)	Heol Ty Gwyn Maesteg	3.14	0.23	0.00	0.00	2.91
REG1(13)	Spelter Industrial Estate, Maesteg	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL</b>	<b>8.64</b>				
<b>PORTHCAWL SRGA</b>						
REG1(14)	Glan Road Porthcawl	0.00	0.00	0.00	0.00	0.00
REG1(15)	Pwll y Waun	0.70	0.00	0.00	0.70	0.00
	<b>TOTAL</b>	<b>0.70</b>				
<b>VALLEYS GATEWAY SRGA</b>						
REG1(16)	Abergarw Industrial Estate	2.99	2.99	0.00	0.00	0.00
REG1(17)	Bryncethin Depot	0.00	0.00	0.00	0.00	0.00
REG1(18)	Brynmenyn Industrial Estate	7.41	0.00	0.93	6.48	0.00
REG1(19)	Christie Tyler Site	2.00	0.00	2.00	0.00	0.00
REG1(20)	Enterprise Centre Tondu	0.00	0.00	0.00	0.00	0.00
REG1(21)	Land at west of Maesteg Road, Tondu	1.00	0.00	0.00	1.00	0.00
REG1(22)	Land adjacent to Sarn Park Services	2.73	0.00	0.00	2.73	0.00
	<b>TOTAL</b>	<b>16.13</b>				

<b>OTHER SITES</b>						
REG1(23)	Bocam Park, Pencoed	1.16	1.16	0.00	0.00	0.00
REG1(24)	Bridgend Science Park	1.00	1.00	0.00	0.00	0.00
REG1(26)?	Crosby Yard Bridgend	0.85	0.09	0.00	0.00	0.76
REG1(27)	Dunraven House, Pyle	0.00	0.00	0.00	0.00	0.00
REG1(28)	Ffaldau Industrial Estate	0.07	0.07	0.00	0.00	0.00
REG1(29)	Land at Gibbons Way, North Cornelly	0.03	0.00	0.03	0.00	0.00
REG1(30)	Georgia Pacific	2.10	2.10	0.00	0.00	0.00
REG1(31)	Green Meadow Llangeinor	0.00	0.00	0.00	0.00	0.00
REG1(32)	Isfryn Industrial Estate	0.40	0.40	0.00	0.00	0.00
REG1(33)	Land S.W.of Sony Technology Pk.	0.00	0.00	0.00	0.00	0.00
REG1(34)	Penllwyngwent Ogmores Vale	4.23	0.45	0.00	0.00	3.78
REG1(35)	South Cornelly Industrial Estate	0.00	0.00	0.00	0.00	0.00
REG1(36)	Trews Field Bridgend	0.00	0.00	0.00	0.00	0.00
REG1(37)	Village Farm Industrial Estate Pyle	5.15	5.15	0.00	0.00	0.00
REG1(38)	Wern Tarw	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL</b>	<b>14.99</b>				
	<b>COUNTY BOROUGH TOTAL</b>	<b>108.22</b>	<b>40.37</b>	<b>5.19</b>	<b>53.21</b>	<b>9.45</b>

**KEY**

**Immediate:** Available for development immediately

**Short:** Likely to be available for development within the next 12 months

**Medium:** Likely to be available for development within 1 - 3 years

**Long:** Not likely to be available until 3+ years

## **Annex 6**

### **New Appendix 4 – Local Housing Market Areas**

## Housing Sub Markets in Bridgend County Borough

Sub Market & Targets	Primary Key & Main Settlements	Local Service Settlements	Small Settlements	Post Codes
Porthcawl & Rural (30%)	Porthcawl		Cefn Cribbwr Coytrahen Laleston	CF36 3, CF36 5, CF32 0
Bridgend, Pencoed & Hinterland (20%)	Bridgend Pencoed Valleys Gateway (Aberkenfig/ Bryncethin/ Brynmenyn/ Sarn/ Tondu/ Ynysawdre)		Blackmill Coity Coychurch Glynogwr Heol y Cyw Pen y Fai	CF35 6, CF35 5, CF31 1, CF31 2, CF31 3, CF31 4, CF31 5, CF31 9, CF32 9
Western Settlements, Ogmore, Garw & Upper Llynfi Valley (15%)	Maesteg Pyle/ Kenfig Hill/ North Cornelly	Bettws Blaengarw Caerau Nantylffyllon Nantymoel Ogmore Vale Pont Rhyd y Cyff Pontycymmer	Cwmfelin Evanstown Kenfig Llangeinor Llangynwyd Mawdlam Pantyrwel Pontyrhyl South Cornelly	CF33 4, CF33 6, CF34 9, CF32 7, CF32 8, CF39 8, CF34 0

## **Annex 7**

**New Appendix 5 relating to Site Delivery Information  
(Previously contained in Chapter 9 of the Deposit LDP)**

LDP Policy Number	Site Reference	Settlement	Total Area (Ha)	Use	Phasing of Development			Implementation & Funding Source
					2006-2011	2011-2016	2016-2021	
PLA3(1)	Parc Derwen, Bridgend	Bridgend	79.01	Mixed - Use including:				Implemented and funded through the private sector (including Section 106)
				COM1(1) Residential (1515 units)				
				COM9(2) Community Building				
				COM10(3) Education Facility				
				COM12(5) Playing Fields				
				COM13(8) Provision of Accessible Natural Greenspace (including public open space)				
				REG5 (1) Local retailing				
PLA3(2)	North-East Brackla Regeneration Area	Bridgend	66.84	Mixed - Use including:				Public (Social Housing Grant) & private sector (including Section 106)
				REG1(1) Brackla Industrial Estate - Employment Site				
				REG1(5) Litchard Industrial Estate - Employment Site				
				COM1(2) Residential (550 units)				
				REG11(2) New Bulky Comparison Goods				
				REG5 (2) Local retailing				

				PLA8(1) Improvements to the Transportation Network			
				COM12(1) Playing Field			
				SP7(4) Waste Treatment Facility	Will be implemented and funded by the private sector in response to demand from within South West Wales.		
PLA3(3)	Coity Road Sidings	Bridgend	6.47	Mixed - Use including:			Implemented and funded through the private sector
				COM1(4) Residential (140 units)			
				REG1(3) Employment Site	Developed to capacity		Developed to capacity
				PLA7(21) Wildmill Park and Ride Facility			This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding.
PLA3(4)	Parc Afon Ewenni, Bridgend	Bridgend	26.82	Mixed - Use including:			Implemented and funded through the private sector (including Section 106)
				COM1(3) Residential (650 units)			
				REG1(6) Employment Site			Partnership approach including private investors, S.106 monies and the Council.
				REG5(3) Local retailing			Implemented and funded through the private sector (including Section 106)
				COM9(9) Community Building			
				COM13(7) Provision of Accessible Natural Greenspace (including public open space)			
				PLA8(4) Development Led Improvements to the Transportation Network			
PLA3(5)	The former Maesteg Washery	Maesteg	37.39	Mixed - Use including:			Western Valleys Regeneration Fund and the

	Site, Maesteg;			COM1(15) Residential (135 units)				Private Sector (including Section S.106)
				COM13(11) Accessible Natural Green Space (including public open space)				
PLA3(6)	The Coegnant Reclamation Site,	Caerau/Nantyyfyllon	15.26	Mixed - Use including:				Western Valleys Regeneration Fund and the Private Sector (including Section S.106)
				COM1(17) Residential (100 units)				
				COM12(2) Playing Field				
				REG1(9) - Employment Site				
PLA3(7)	Ewenny Road	Maesteg	7.69	Mixed - Use including:				Western Valleys Regeneration Fund and the Private Sector (including Section S.106)
				COM1(16) Residential (125 units)				
				REG1(10) Employment Site				
				REG5(4) Local retailing				
				REG11(1) New Bulky Comparison Goods				
PLA3(8)	Porthcawl Waterfront Regeneration	Porthcawl	47.77	Mixed - Use including:				Implemented and funded through the private sector (including Section 106)
				COM1(24) Residential (1,050 units)				
				COM10(11) Educational Facility (Extension)				
				COM8(4) Health and Social Service Facility				
				COM9(3) Community Building				
				REG9(6) Retail and Commercial development				

PLA3(9)	Pwll-Y-Waun, Porthcawl;	Porthcawl	4.59	Mixed - Use including:			Implemented and funded through the private sector (including Section 106)
				COM1(26) Residential (40 units)			
				REG1(15) Employment Site			
				COM13(4) Provision of Accessible Natural Greenspace (including public open space)			
PLA3(10)	Land West of Maesteg Road	Tondu	43.07	Mixed - Use including:			Implemented and funded through the Public/Private sector (including Section 106)
				COM1(30) Residential (538 units)			
				REG1(21) Employment Site			
				PLA8(3) Development-led Improvements to the Transportation Network			
PLA3(11)	Former Christie Tyler Site	Brynmenyn	5.49	Mixed - Use including:			Implemented and funded through the Public/Private sectors (including Section 106)
				COM1(34) Residential (75 units)			
				REG1 (19) Employment Site			
PLA3(12)	Ogmore Comprehensive School	Bryncethin	7.11	Mixed - Use including:			Implemented and funded through the Private
				COM1(32) Residential (130 units)			
				PLA8(6) Improvements to the Transportation Network			
				REG5(5) Local retailing			

				COM10(9) Education Facility			sector (including Section 106)
PLA3(13)	Gateway to the Valleys	Tondu	18.65	Mixed - Use including:			Implemented and funded through the Public/Private sector (including Section 106)
				COM1(33) Residential (100 units)			
				REG5(6) Local retailing			
				COM9(7) Community Building			
				COM12(6) Playing Fields			
				COM10(7) Education Facility			
PLA3(14)	Bryncethin Depot	Bryncethin	2.96	Mixed - Use including:			Implemented and funded through the private sector (including Section 106)
				COM1(35) Residential (50 units)			
				REG5(7) Local retailing			
				REG1(17) Employment Site			
PLA3(15)	Glanyrafon	Tondu	0.58	Mixed - Use including:			Implemented and funded through the Public/Private sectors/Registered Social Landlord (including Section 106)

				COM1(37) Residential (30 units)				
				COM8(6) Health and Well Being Facility				
PLA3 (16)	Land South West of City Road	Bettws	4.95	Mixed-Use including:				Implemented and funded through the Public/Private sectors (including Section 106)
				COM 2 (1) Residential (80 units)				
				COM13(10) Accessible Natural Green Space (including public open space)				
PLA3 (17)	Land adjoining Cwm Ogwr Fach	Blackmill	1.22	Mixed-Use including				Implemented and funded through the Public/Private sectors (including Section 106)
				COM9(1) Community Building				
				REG1(32) Employment Site				
				COM2(4) Residential (43 units)				
PLA3(18)	Land at Gibbons Way	North Cornelly	1.70	Mixed-Use including:				Implemented and funded through the Public/Private sectors (including Section 106)
				COM 2 (21) Residential (45 units)				
				REG1(29) Employment Site				
				COM8(3) Health and Well Being Facility				
PLA3(19)	Former Surgery Site, Coychurch Road	Pencoed	0.20	Mixed-use including:				Implemented and funded through the private sector (including Section 106)
				COM 2 (26) Residential (13 units)				

				REG9(7) Retail and Commercial Development Site			
PLA3(20)	Ty Draw Farm	North Cornelly	6.04	Mixed-Use including:			Implemented and funded through the private sector (including Section 106)
				COM2 (??) Residential (94 units)			
				SP9(4) Employment Site			
PLA7(1)	Llynfi Valley Community Route	Cross-settlement	N/A	Walking and Cycling Proposal			This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding.
PLA7(2)	Vale of Glamorgan National Cycle network	Cross-settlement	N/A	Walking and Cycling Proposal			This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding.
PLA7(3)	Bridgend and Porthcawl	Cross-settlement	N/A	Walking and Cycling Proposal			This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding.
PLA7(4)	Bridgend and Pencoed	Cross-settlement	N/A	Walking and Cycling Proposal			This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding.
PLA7(5)	Porthcawl and Pyle	Cross-settlement	N/A	Walking and Cycling Proposal			This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding.
PLA7(6)	Bryngarw Country Park and Brynmenyn	Cross-settlement	N/A	Walking and Cycling Proposal			This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding.
PLA7(7)	Bridgend and Bridgend Designer Outlet	Cross-settlement	N/A	Walking and Cycling Proposal			This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding.
PLA7(8)	Brynmenyn and Pencoed	Cross-settlement	N/A	Walking and Cycling Proposal			Implemented and funded through the Public/Private sector (including Section 106)
PLA7(9)	Porthcawl and Rest Bay	Cross-settlement	N/A	Walking and Cycling Proposal			Implemented and funded through the Public/Private sector (including Section 106)

PLA7(10)	Llangynwyd and Llangeinor	Cross-settlement	N/A	Walking and Cycling Proposal				Implemented and funded through the Public/Private sector (including Section 106)
PLA7(11)	Caerau and Pontyrhyl	Cross-settlement	N/A	Walking and Cycling Proposal				Implemented and funded through the Public/Private sectors (including Section 106)
PLA7(12)	Bridgend Industrial Estate and Wildmill	Cross-settlement	N/A	Walking and Cycling Proposal				Implemented and funded through the Public/Private sectors (including Section 106)
PLA7(13)	National Cycle Network 855 to Bridgend	Cross-settlement	N/A	Walking and Cycling Proposal				Implemented and funded through the Public/Private sectors (including Section 106)
PLA7(14)	Wales Coastal Path	Cross-settlement	N/A	Wales Coastal Path				Implemented and funded through the Public sector (including Section 106)
PLA7(15)	Maesteg to Bridgend Railway Line	Cross-settlement	N/A	Rail and Bus Proposal				This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding.
PLA7(16)	Blaengarw to Bridgend, Maesteg to Bridgend and Bridgend to Cowbridge strategic road corridors	Cross-settlement	N/A	Rail and Bus Proposal				This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding.
PLA7(17)	New Railway Station at Brackla, Bridgend	Bridgend	TBC	Rail and Bus Proposal				This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding.
PLA7(18)	Bridgend transportation interchange	Bridgend	TBC	Bridgend Transport Interchange				This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding.
PLA7(19)	Maesteg rail/bus interchange	Maesteg	TBC	Maesteg Transport Interchange				This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding/VARP Funding

PLA7(20)	Park and Ride, Brackla	Bridgend	TBC	Park and Ride Facility				This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding.
PLA7(24)	Park and Share, M4 Junction 35 and 36	Sarn / Pencoed	N/A	Park and Share Proposal				This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding. Convergence Grant with match funding provided by Transport Grant.
PLA7(25)	Roundabouts at Ewenny and Broadlands	Bridgend	N/A	Highway Proposal				This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding.
PLA7(26)	A48/A473 Between Waterton and Laleston	Cross-settlement	N/A	Highway Proposal				This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding.
PLA7(27)	A4063 Between Sarn and Maesteg	Cross-settlement	N/A	Highway Proposal				This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding. Convergence Grant with match funding provided by Transport Grant.
PLA8(2)	M4, Junction 35	Pencoed	N/A	Improvements to the Transportation Network				This scheme is in the RTP 5-year programme and is included in a Sewta bid for funding. Convergence Grant with match funding provided by Transport Grant.
SP7(1)	Land at Heol Y Splott	South Cornelly	TBC	Waste Treatment Facility	Will be implemented and funded by the private sector in response to demand from within South West Wales.			
ENV17(1)	Former Llynfi Power Station	N/A	N/A	Renewable Energy and Low/Zero Carbon Technology				Implemented and funded through the Private sector (including Section 106)
SP9(1)	Brocastle, Waterton	Bridgend	46.24	Strategic Employment Site				1 of 3 sites on Welsh Government's priority list for convergence funding. Funding also available from Welsh Government and likely private sector investment.

SP9(2)	Island Farm, Bridgend;	Bridgend	26.04	Strategic Employment Site			Implemented and funded through the private sector (including Section 106)
				PLA8(5) Improvements to the Transportation Network			
SP9(3)	Pencoed Technology Park;	Pencoed	30.62	Strategic Employment Site			Implemented and funded through the private sector (including Section 106)
REG1(2)	Bridgend Industrial Estate	Bridgend	128.19	Employment Site			Implemented and funded through the private sector (including Section 106)
REG1(4)	Coychurch Yard, Bridgend	Bridgend	2.74	Employment Site			Implemented and funded through the private sector (including Section 106)
REG1(7)	Penybont Industrial Estate	Bridgend	0.65	Employment Site	Developed to capacity		Developed to capacity
REG1(8)	Waterton Industrial Estate	Bridgend	127.24	Employment Site			Welsh Government to bring forward sites within their ownership with private sector investment.

				SP7(5) - Waste Treatment Facility	Will be implemented and funded by the private sector in response to demand from within South West Wales.			
REG1(11)	Forge Industrial Estate	Maesteg	4.99	Employment Site	Developed to capacity			Developed to capacity
REG1(12)	Heol Ty Gwyn	Maesteg	7.84	Employment Site				Implemented and funded through the private sector (including Section 106)
REG1(13)	Spelter Industrial Estate	Maesteg	2.51	Employment Site	Developed to capacity			Developed to capacity
REG1(14)	Glan Road	Porthcawl	0.26	Employment Site	Developed to capacity			Developed to capacity
REG1(16)	Abergarw Industrial Estate	Abergarw	9.28	Employment Site				Implemented and funded through the private sector (including Section 106)

REG1(18)	Brynmenyn Industrial Estate	Brynmenyn	29.32	Employment Site				Implemented and funded through the private sector (including Section 106)
				SP7(2) - Waste Treatment Facility	Will be implemented and funded by the private sector in response to demand from within South West Wales.			
REG1(20)	Enterprise Centre, Tondu	Tondu	1.97	Employment Site	Developed to capacity			Developed to capacity
REG1(22)	Land adjacent to Sarn Park Services	Sarn	2.73	Employment Site				Implemented and funded through the private sector (including Section 106)
REG1(23)	Bocam Park, Pencoed	Pencoed	9.90	Employment Site				Implemented and funded through the private sector (including Section 106)
REG1(24)	Bridgend Science Park	Bridgend	11.86	Employment Site				Implemented and funded through the private sector (including Section 106)
REG1(26)	Crosby Yard	Bridgend	1.89	Employment Site				Implemented and funded through the private sector (including Section 106)

REG1(27)	Dunraven House, near Pyle	Pyle	1.70	Employment Site	Developed to capacity			Developed to capacity
REG1(28)	Ffaldau Industrial Estate	Pontycymmer	2.35	Employment Site				Implemented and funded through the private sector (including Section 106)
REG1(30)	Georgia Pacific	Maesteg	21.05	Employment Site	Developed to capacity			Developed to capacity
REG1(31)	Green Meadow, Llangeinor	Llangeinor	3.86	Employment Site	Developed to capacity			Developed to capacity
REG1(32)	Isfryn Industrial Estate	Blackmill	2.93	Employment Site	Developed to capacity			Developed to capacity
REG1 (33)	Land SW of Pencoed Technology Park	Pencoed	3.65	Employment Site	Developed to capacity			Developed to capacity
REG1(34)	Penllwyngwent, Ogmore Vale	Ogmore Vale	10.56	Employment Site				Western Valleys Regeneration Fund/Private

REG1(35)	South Cornelly Industrial Estate	South Cornelly	4.20	Employment Site	Developed to capacity			Developed to capacity
REG1(36)	Trews Field	Bridgend	4.86	Employment Site	Developed to capacity			Developed to capacity
REG1(37)	Village Farm Industrial Estate	Pyle	44.65	Employment Site	<div style="display: flex; justify-content: space-between;"> <div style="width: 20px; height: 20px; background-color: #cccccc;"></div> <div style="width: 20px; height: 20px; background-color: #cccccc;"></div> <div style="width: 20px; height: 20px; background-color: #cccccc;"></div> </div>			Implemented and funded through the private sector (including Section 106)
				SP7(3) Waste Treatment Facility				Will be implemented and funded by the private sector in response to demand from within South West Wales.
REG1(38)	Wern Tarw	Wern Tarw	20.94	Employment Site	Developed to Capacity			Implemented and funded through the private sector (including Section 106)
REG9(1)	'Southside' – Land At The Brackla Centre, Cheapside, Police Station And Surface Car Park	Bridgend	2.31	Retail and Commercial Development Site		<div style="display: flex; justify-content: space-between;"> <div style="width: 20px; height: 20px; background-color: #cccccc;"></div> <div style="width: 20px; height: 20px; background-color: #cccccc;"></div> </div>		Implemented and funded through the private sector (including Section 106)
REG9(2)	'Riverside' – Land Rhiw Car Park And Adjacent Land	Bridgend	0.81	Retail and Commercial Development Site				

REG9(3)	The Embassy Cinema Site And Adjacent Land At Brewery Lane And Tondu Road	Bridgend	0.67	Retail and Commercial Development Site				Implemented and funded through the private sector (including Section 106)
REG9(4)	Elder Yard	Bridgend	0.31	Retail and Commercial Development Site				Implemented and funded through the private sector (including Section 106)
REG9(5)	Land North Of Market Street	Bridgend	0.41	Retail and Commercial Development Site				Implemented and funded through the private sector (including Section 106)
REG9(8)	Outdoor Market, Bus Station and Riverside	Maesteg	TBC	Retail and Commercial development				VARP
REG11(4)	Brewery Field, Bridgend	Bridgend	2.67	New Bulky Comparison Goods				Implemented and funded through the private sector (including Section 106)
REG12(1)	Fun Farm, Ton Philip Farm	Cefn Cribbwr	TBC	Tourist accommodation/facilities/ attractions - Fun Farm, Museum & Soft Play Visitor Attraction				Implemented and funded through the private sector (including Section 106)
REG12(2)	Lakeside Farm Park, Hendre Ifan Coch Farm	Glynogwr	TBC	Tourist accommodation/facilities/ attractions -Lakeside Farm Park				Implemented and funded through the private sector (including Section 106)

REG12(3)	Mountain Biking Hub	Blackmill	TBC	Tourist accommodation/facilities/ attractions -Mountain Biking Hub / Pump Site				Implemented and funded through the public/private sector (including Section 106)
REG 12(4)	Mountain Biking Hub, Calon Lan	Blaengarw	TBC	Tourist accommodation/facilities/ attractions -Mountain Biking Hub / Pump Site				Implemented and funded through the private sector (including Section 106)
REG 12(5)	Events Area, Bryncethin Clay Pits	Bryncethin	TBC	Tourist accommodation/facilities/ attractions -Events Area				Implemented and funded through the Public sector (including Section 106)
REG12(6)	Campervan Site, Bryngarw Country Park	Brynmenyn	TBC	Tourist accommodation/facilities/ attractions -Campervan Site				Implemented and funded through the Public sector (including Section 106)
COM 1 (5)	South Wales Police, Cowbridge Road	Bridgend	4.00	Residential - 138 units				Implemented and funded through the private sector (including Section 106)
COM 1 (6)	Land East of Masonic Hall, Coychurch Road	Bridgend	7.27	Residential - 95 units				Implemented and funded through the private sector/Registered Social Landlord (including Section 106)
COM1 (??)	Land at Waterton Lane	Bridgend	1.20	Residential – 42 units				Implemented and funded through the private sector (including Section 106)
COM 1 (7)	Jubilee Crescent	Bridgend	1.31	Residential - 40 units				Implemented and funded through the private sector (including Section 106)
COM 1 (8)	South of Joslin Road	Bridgend	1.24	Residential - 34 units				Implemented and funded through the private sector (including Section 106)
COM 1 (09)	Brocastle Estate	Bridgend	1.17	Residential - 30 units				Implemented and funded through the private sector (including Section 106)

COM1(10)	Waterton Manor	Bridgend	0.37	Residential - 36 units				Implemented and funded through the private sector (including Section 106)
COM1(11)	Brackla Street	Bridgend	0.65	Residential - 19 units				Implemented and funded through the private sector (including Section 106)
COM 1 (12)	Parc Farm, North East of Parc Derwen	Bridgend	0.77	Residential - 14 units				Implemented and funded through the private sector (including Section 106)
COM1(13)	Waterton Lane	Bridgend	0.85	Residential - 11 units				Implemented and funded through the private sector (including Section 106)
COM1(14)	6-10 Queen Street	Bridgend	0.04	Residential - 10 units				Implemented and funded through the private sector (including Section 106)
COM1 (18)	Crown Road	Maesteg	1.38	Residential 40 units				Implemented and funded through the private sector (including Section 106)
COM1(19)	Former Blaencaerau Junior School	Caerau	0.55	Residential 35 units				Implemented and funded through the public/private sector (including Section 106)
COM1 (20)	Y Parc	Maesteg	1.6	Residential 51 units				Implemented and funded through the private sector (including Section 106)
COM1(21)	Land South of Cwmfelin Primary School	Cwmfelin	0.56	Residential 20 units				Implemented and funded through the private sector (including Section 106)
COM1 (22)	Llynfi Lodge	Maesteg	0.26	Residential 13 units				Implemented and funded through the private sector (including Section 106)
COM1 (23)	Land Adj to 50 Heol Tywith	Nantyyffyllon	0.44	Residential 13 units				Implemented and funded through the private sector (including Section 106)
COM1 (25)	Former Sea Bank Hotel Car Park,	Porthcawl	0.33	Residential - 60 units				Implemented and funded through the private sector (including Section 106)

COM1 (27)	Albert Edward Prince of Wales Court	Porthcawl	1.00	Residential - 35 units				Implemented and funded through the private sector (including Section 106)
COM1 (28)	MOT Centre Station Hill,	Porthcawl	0.08	Residential - 11 units				Implemented and funded through the private sector (including Section 106)
COM1 (29)	The Nurseries, New Road,	Porthcawl	0.29	Residential - 10 units				Implemented and funded through the private sector/Registered Social Landlord (including Section 106)
COM1 (31)	Parc Tyn Y Coed	Bryncethin	14.01	Residential - 323 units including;				Implemented and funded through the private sector (including Section 106)
				COM13(6) Accessible Natural Green Space				
COM1 (36)	Land at Abergarw Farm	Brynmenyn	1.67	Residential - 50 units				Implemented and funded through the private sector (including Section 106)
COM 2 (2)	City Farm	Bettws	1.02	Residential - 40 units				Implemented and funded through the private sector (including Section 106)
COM 2 (3)	R/O Heol Dewi Sant	Bettws	1.30	Residential - 11 units				Implemented and funded through the private sector (including Section 106)

COM 2 (5)	Cae Gleison, Broadlands	Bridgend	13.67	Residential - 284 units				Implemented and funded through the private sector (including Section 106)
COM 2 (??)	Land at Llangewydd Road	Bridgend	6.50	Residential - 228				Implemented and funded through the private sector (including Section 106)
COM 2 (6)	Ysgol Bryn Castell	Bridgend	5.49	Residential - 150 units				Implemented and funded through the private sector (including Section 106)
COM 2 (7)	Chelsea Avenue	Bridgend	3.17	Residential - 110 units				Implemented and funded through the private sector (including Section 106)
COM 2 (8)	Llys Fitzhamon, Bridgend	Bridgend	3.26	Residential - 41 units				Implemented and funded through the private sector (including Section 106)
COM2(9)	Cefn Glas Road	Bridgend	0.30	Residential - 10 units				Implemented and funded through the private sector (including Section 106)

COM2(10)	Coed Parc	Bridgend	1.43	Residential - 20 units				Implemented and funded through the private sector (including Section 106)
COM2(11)	Former Wildmill Boiler House	Bridgend	0.26	Residential - 10 units				Implemented and funded through the private sector (including Section 106)
COM 2 (12)	Former Abercerdin School	Evanstown	0.66	Residential - 11 units				Implemented and funded through the private sector (including Section 106)
COM 2 (??)	Coronation Works	Evanstown	0.32	Residential – 11 units				Implemented and funded through the private sector (including Section 106)
COM 2 (13)	Former Goricon Site	Kenfig Hill	0.68	Residential - 29 units				Implemented and funded through the private sector/Registered Social Landlord (including Section 106)
COM 2 (14)	Troed Y Ton	Kenfig Hill	0.52	Residential - 39 units				Implemented and funded through the private sector/Registered Social Landlord (including Section 106)
COM 2 (15)	Pantyrwel Court	Pantyrwel	1.18	Residential - 19 Units				Implemented and funded through the private sector (including Section 106)
COM 2 (16)	Ty Nant, Heol Llangeinor	Llangeinor	0.59	Residential - 10 units				Implemented and funded through the private sector (including Section 106)
COM 2 (17)	Waunwen	Nantymoel	0.97	Residential - 35 units				Implemented and funded through the private sector (including Section 106)
COM 2 (18)	Cwrt Colman Street	Nantymoel	1.49	Residential - 21 units				Implemented and funded through the private sector (including Section 106)

COM 2 (19)	Heol Y Fedwen / Haul Bryn	Nantymoel	0.89	Residential - 11 units				Implemented and funded through the private sector (including Section 106)
COM 2 (20)	Marlas Farm	North Cornelly	1.95	Residential - 48 units				Implemented and funded through the private sector/Registered Social Landlord (including Section 106)
COM 2 (22)	Ffordd yr Eglwys (land off),	North Cornelly	0.67	Residential - 22 units				Implemented and funded through the private sector (including Section 106)
COM 2 (23)	Thomas Crescent (land adjacent)	North Cornelly,	0.35	Residential - 14 units				Implemented and funded through the private sector (including Section 106)
COM 2 (24)	South of Hendre Road	Pencoed,	5.99	Residential - 35 units				Implemented and funded through the private sector (including Section 106)
COM 2 (25)	2 Penprysg Road	Pencoed	0.09	Residential - 12 units				Implemented and funded through the private sector/Registered Social Landlord (including Section 106)
COM 2 (27)	Pencoed Primary School	Pencoed	0.73	Residential - 10 units				Implemented and funded through the private sector (including Section 106)
COM2(28)	Land Rear of Ty Draw Close	Tondu	0.76	Residential - 30 units				Implemented and funded through the private sector (including Section 106)
COM9(6)	Land North Of Brackla Infants School	Bridgend	0.23	Community Building				Implemented and funded through the private sector (including Section 106)

COM9(10)	Llangeinor Sports Ground	Llangeinor	TBC	Community Building				Implemented and funded through the public and private sector
COM10(1)	Blaengarw	Blaengarw	TBC	Education				Implemented and funded through the Public sector – Welsh Government. Forms part of school modernisation programme
COM10(4)	Heol Eglwys	Penyfai	2.14	Education				Implemented and funded through the Public sector – Welsh Government. Forms part of school modernisation programme
COM10(5)	Penprysg Road	Pencoed	TBC	Education				Implemented and funded through the public sector. Forms part of school modernisation programme
COM12 (3)	West Of Grassholm Way, Nottage	Porthcawl	4.43	Playing Field				Implemented and funded through the public and private sector (including Section 106)
COM12(4)	Newbridge Fields Extension	Bridgend	8.82	Playing Fields				Implemented and funded through the private sector (including Section 106)
COM12(7)	East of Crown Road - Waun Cimla	Kenfig Hill and Pyle	TBC	Playing Fields				Implemented and funded through the private sector (including Section 106)
COM12(8)	Pandy Park Extension	Ynysawdre	TBC	Playing Fields				Implemented and funded through the Public/Private sector (including Section 106)
COM13(1)	Blaengarw and Pontcymmer Linear Park	Pontcymmer	13.98	Accessible Natural Green Space				Implemented and funded through the Public sector (including Section 106)

COM13(2)	Part Of Former Central Washery Site	Ogmore Vale	12.20	Accessible Natural Green Space				Implemented and funded through the public/private sector (including Section 106)
COM13(3)	Heol Wastad Waun	Pencoed	2.78	Accessible Natural Green Space				Implemented and funded through the public sector (including Section 106)
COM13(5)	Brackla Ridge And Associated Areas	Bridgend	27.33	Provision of Accessible Natural Greenspace (including public open space)				Implemented and funded through the public sector (including Section 106)
COM13(9)	Land off Waunscil Avenue	Bridgend	2.71	Accessible Natural Green Space				Implemented and funded through the public sector (including Section 106)
COM14(1)	Caerau And Brynglas Market Garden	Caerau	TBC	Allotment and Community Food				VARP
COM14(2)	Land To South Of Llangeinor Football Club	Llangeinor	0.35	Allotments and Community Food				VARP
COM15(1)	Porthcawl Cemetery	Porthcawl	TBC	Cemetery				Implemented and funded through the public sector (including Section 106)
COM15(2)	Cornelly Cemetery	North Cornelly	TBC	Cemetery				Implemented and funded through the public sector (including Section 106)
COM15(3)	Gelliron Cemetery	Pontycymmer	TBC	Cemetery				Implemented and funded through the public sector (including Section 106)
COM15(4)	Pencoed Cemetery	Pencoed	TBC	Cemetery				Implemented and funded through the public sector (including Section 106)
COM15(5)	Sarn Cemetery	Sarn	TBC	Cemetery				Implemented and funded through the public sector (including Section 106)



## **Annex 8**

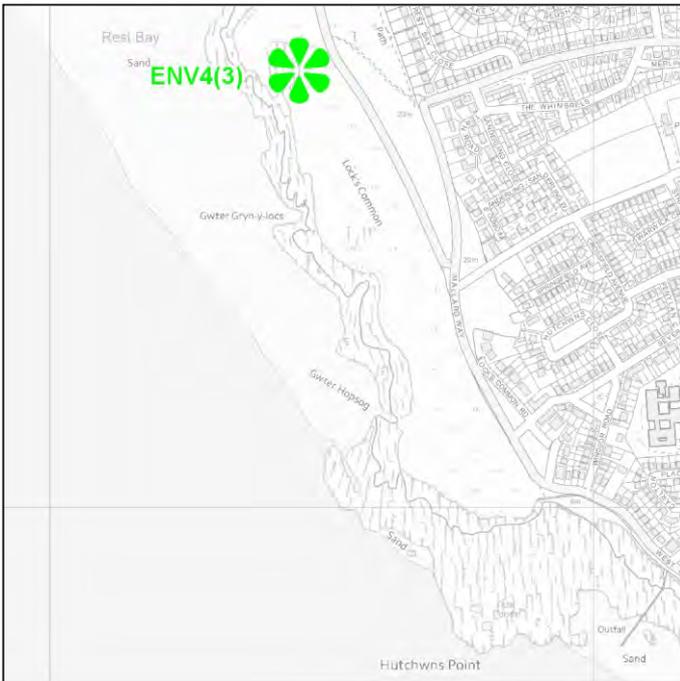
### **Proposals Map Changes**

PMMAC 1	Delete PLA7(22): New Park and Ride Facility at Pencoed Railway Station, Pencoed
PMMAC 2	Delete PLA7(23): Improvements to Park and Ride Facility at Sarn Railway Station
PMMAC 3	Delete ENV17(2): Tythegston Landfill
PMMAC 4	Delete ENV17(3): Penybont Waste Treatment Works
PMMAC 5	Delete COM8(1): Land off Min y Nant, Pencoed
PMMAC 6	Delete COM8(2): Bridgend Road Aberkenfig
PMMAC 7	Delete COM8(5): The Resource Centre, Bridgend
PMMAC 8	Delete COM8(7): Oak Tree Surgery, Brackla
PMMAC 9	Delete COM8(8): Glan Rhyd Hospital, Penyfai
PMMAC 10	Delete COM8(9): Princess of Wales Hospital
PMMAC 11	Delete COM9(4): Lower Comprehensive School Site, Maesteg
PMMAC 12	Delete COM9(5): Archbishop McGrath, Brackla
PMMAC 13	Delete COM9(8): Former Blaenllynfi School Site, Caerau
PMMAC 14	Delete COM9(11): Ty'r Ardd Day Centre, Bridgend
PMMAC 15	Delete COM9(12): Sarn
PMMAC 16	Delete COM9(13): Wildmill
PMMAC 17	Delete COM9(14): Noddfa Chapel, Caerau
PMMAC 18	Delete COM10(2) Lower Comprehensive School Site, Maesteg
PMMAC 19	Delete COM10(6) Archbishop McGrath, Brackla
PMMAC 20	Delete COM10(8) Land West Maesteg Road, Tondu
PMMAC 21	Delete COM10(10) The Coegnant Reclamation Site, Caerau/Nantyllyllon
PMMAC 22	Delete COM10(12) Bryncethin Primary School
PMMAC 23	Amend Proposals Maps Key: Primary Shopping <b>Areas Frontages</b> (REG6)
PMMAC 24	Amend Proposals Map 33: REG9( <del>89</del> ) Outdoor Market, Bus Station and Riverside, Maesteg
PMMAC 25	Amend Proposals Maps Key: Employment Sites

	(SP <del>9</del> <sup>G</sup> , REG1...)
PMMAC 26	Amend Proposals Map 27 - Replace PLA7(8) with PLA7(21)

## Proposals Map Matters Arising Changes (PMMAC) 27

### ENV4(3) Lock's Common, Porthcawl



Deposit Bridgend LDP Extract (1:12,000)



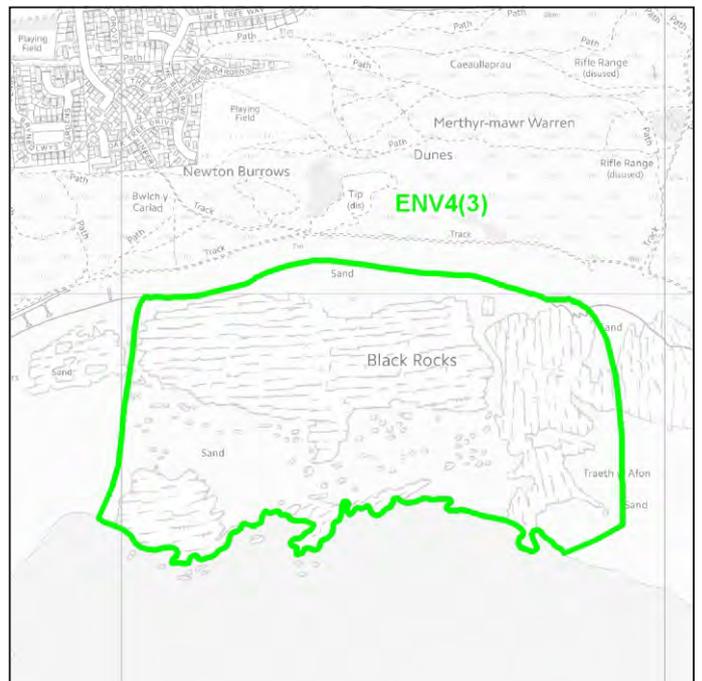
Proposed Policy Outline (1:12,000)

## Proposals Map Matters Arising Changes (PMMAC) 28

### ENV4(3) Black Rocks, Newton, Porthcawl



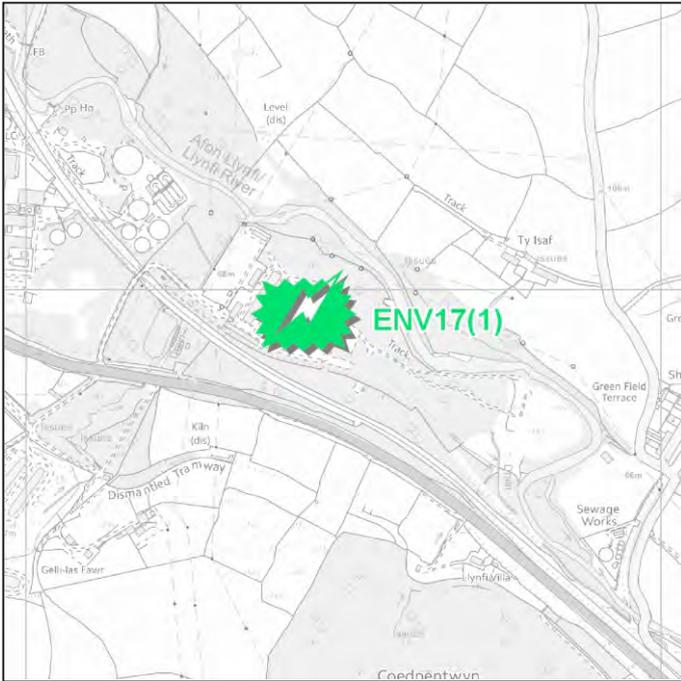
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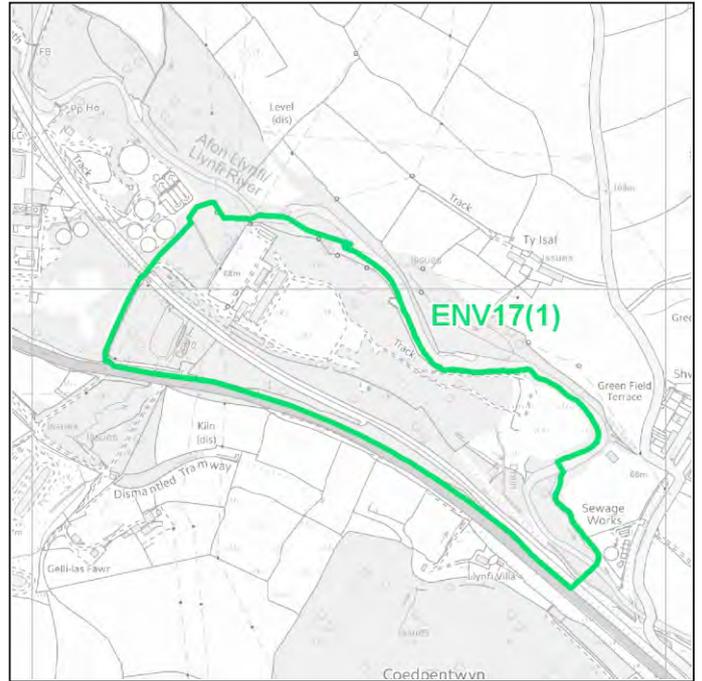
Proposed Policy Outline (1:12,000)

## Proposals Map Matters Arising Changes (PMMAC) 29

### ENV17(1) Former Lynfi Power Station



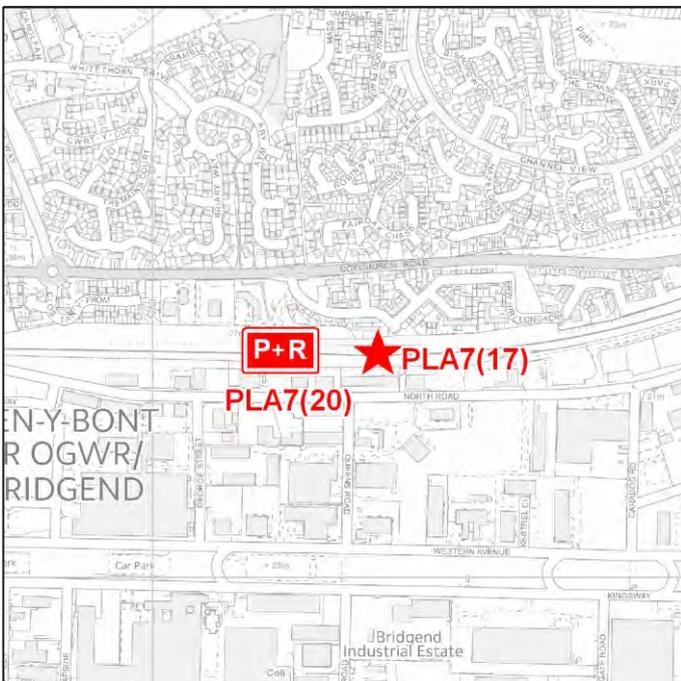
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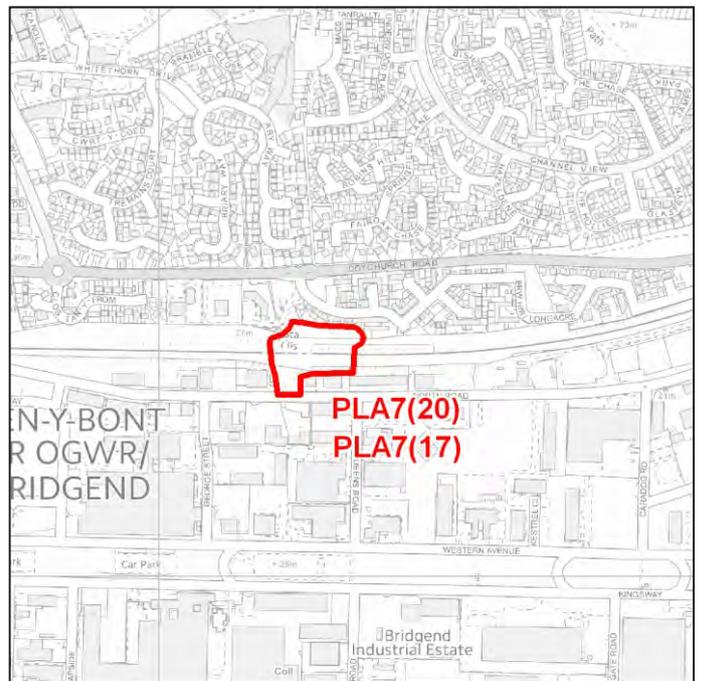
Proposed Policy Outline (1:12,000)

## Proposals Map Matters Arising Changes (PMMAC) 30

### PLA7(17) Brackla Railway Station, PLA7(20) Brackla Park and Ride



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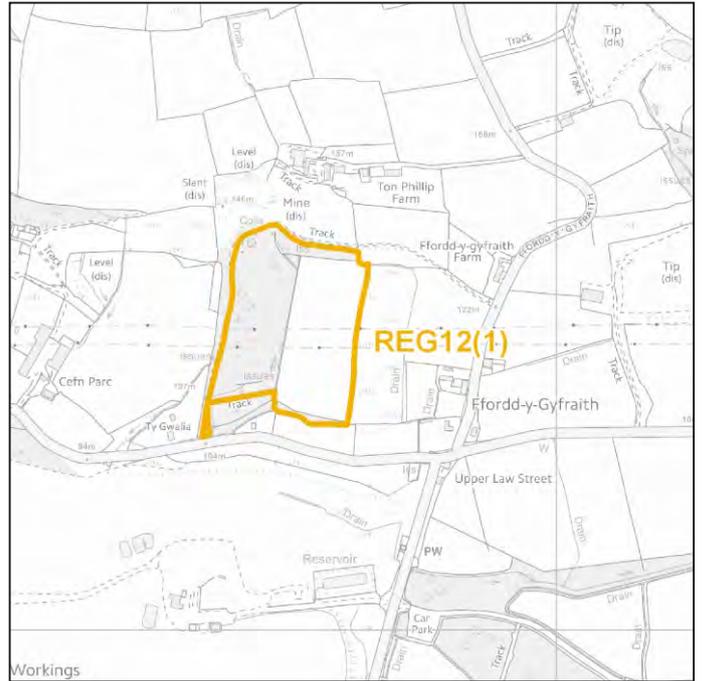
Proposed Policy Outline (1:12,000)

## Proposals Map Matters Arising Changes (PMMAC) 31

### REG12(1) Fun Farm, Ton Philip Farm, Cefn Cribwr



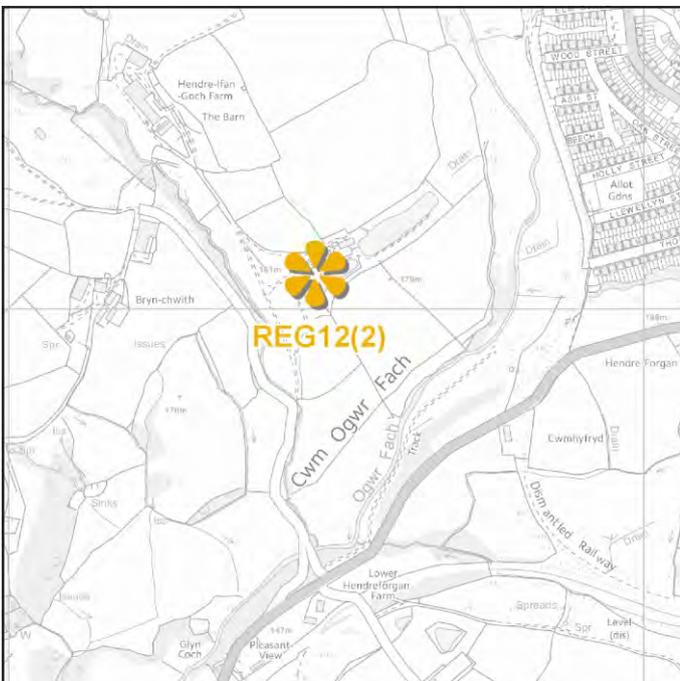
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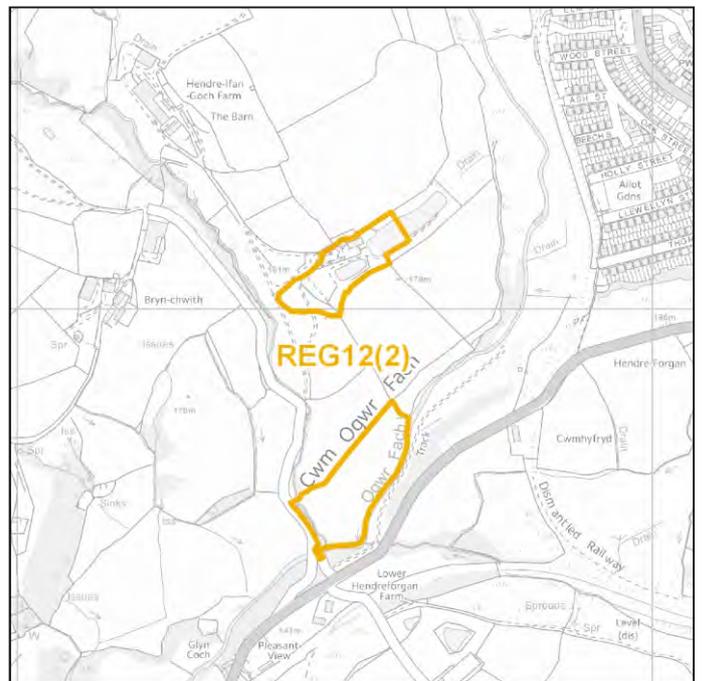
Proposed Policy Outline (1:12,000)

## Proposals Map Matters Arising Changes (PMMAC) 32

### REG12(2) Lakeside Park, Hendre, Ifan Coch Farm, Glynogwr



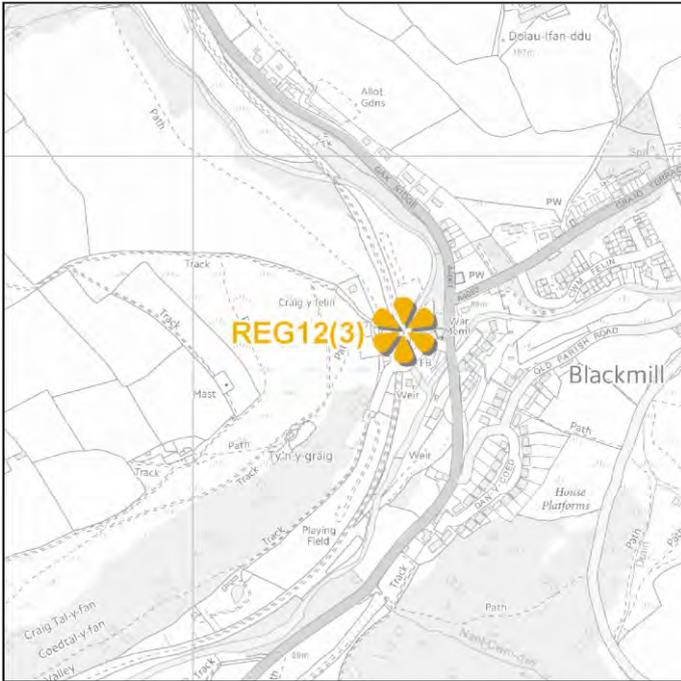
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Proposed Policy Outline (1:12,000)

## Proposals Map Matters Arising Changes (PMMAC) 33

### REG12(3) Mountain Biking Hub, Blackmill



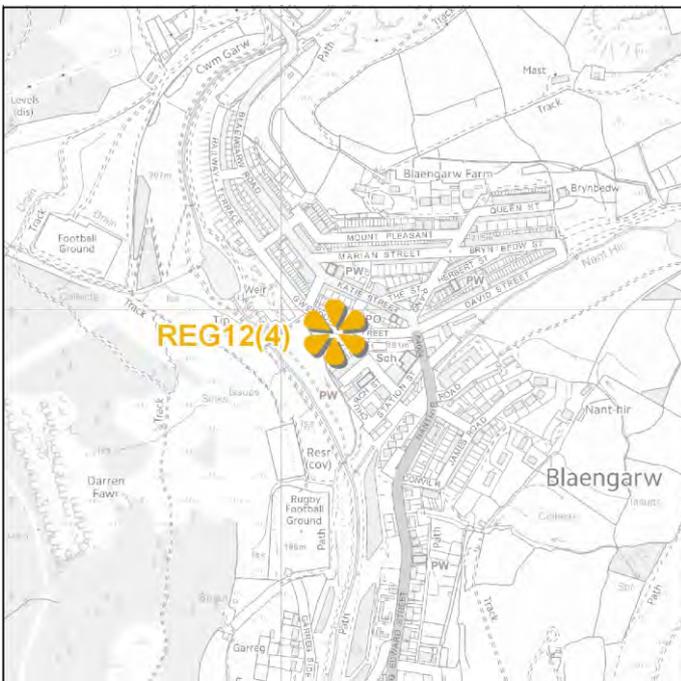
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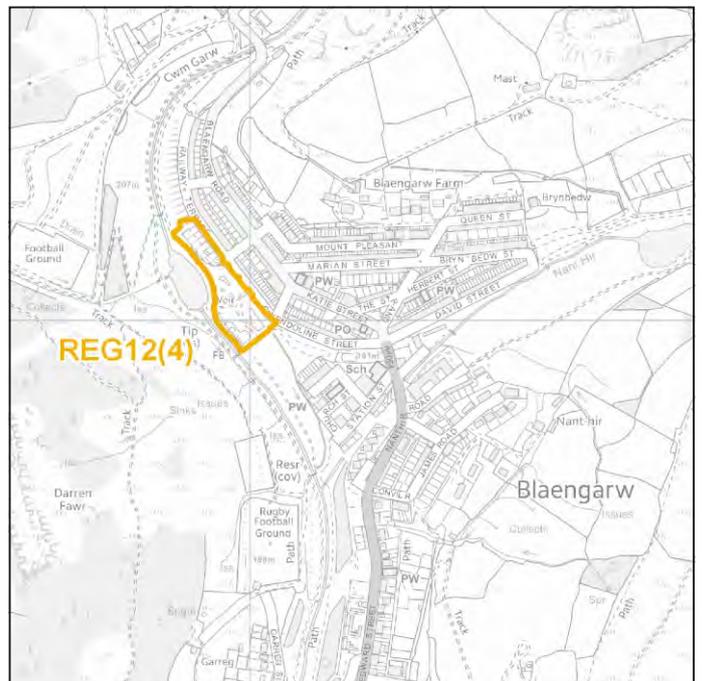
Proposed Policy Outline (1:12,000)

## Proposals Map Matters Arising Changes (PMMAC) 34

### REG12(4) Mountain Biking Hub, Calon Lan, Blaengarw



Deposit Bridgend LDP Extract (1:12,000)



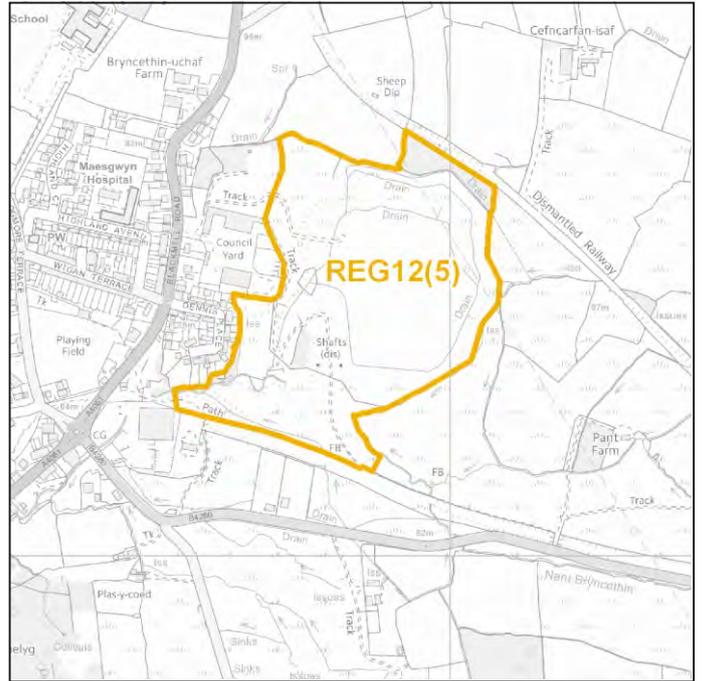
Proposed Policy Outline (1:12,000)

## Proposals Map Matters Arising Changes (PMMAC) 35

### REG12(5) Events Area, Bryncethin Clay Pits



Deposit Bridgend LDP Extract (1:12,000)



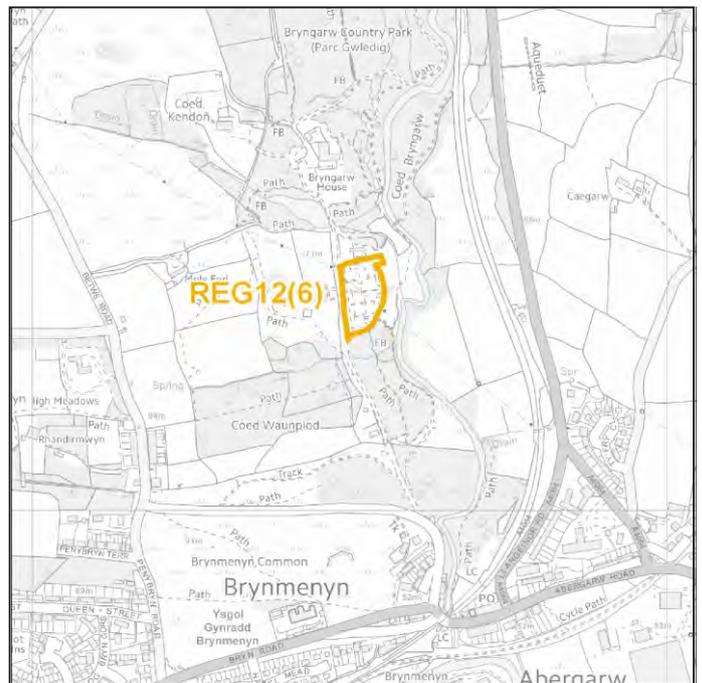
Proposed Policy Outline (1:12,000)

## Proposals Map Matters Arising Changes (PMMAC) 36

### REG12(6) Camper Van Site, Bryngarw Country Park



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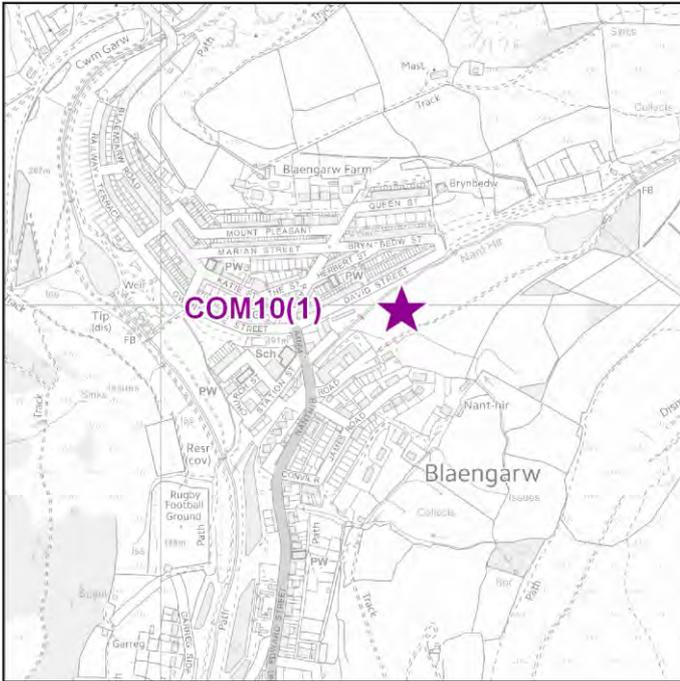


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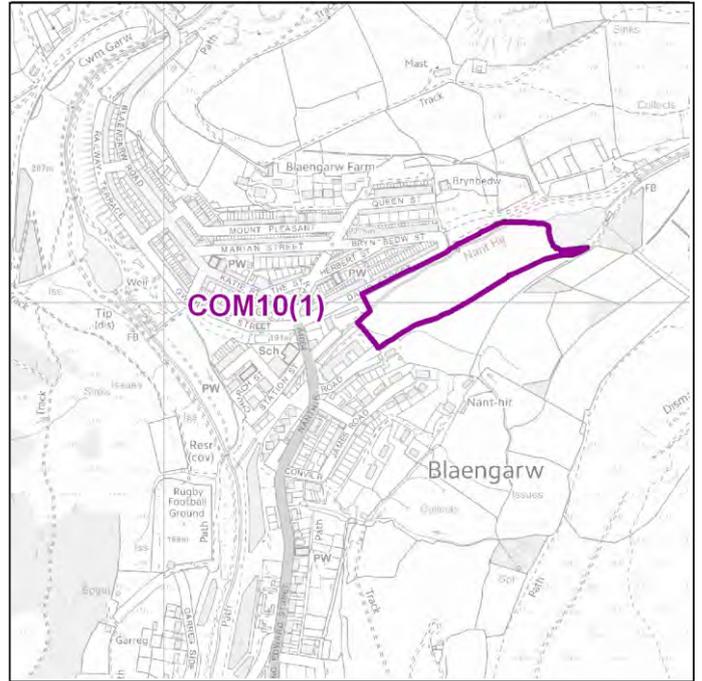


## Proposals Map Matters Arising Changes (PMMAC) 39

### COM10(1) Blaengarw



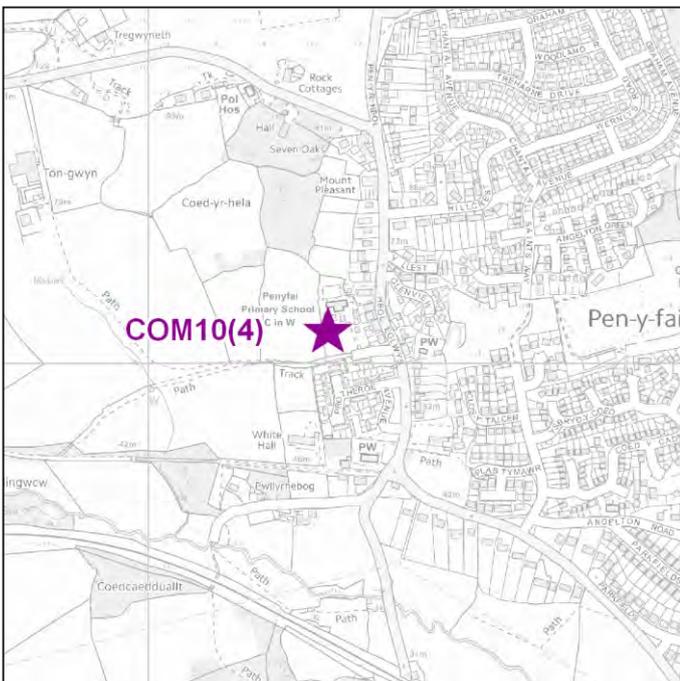
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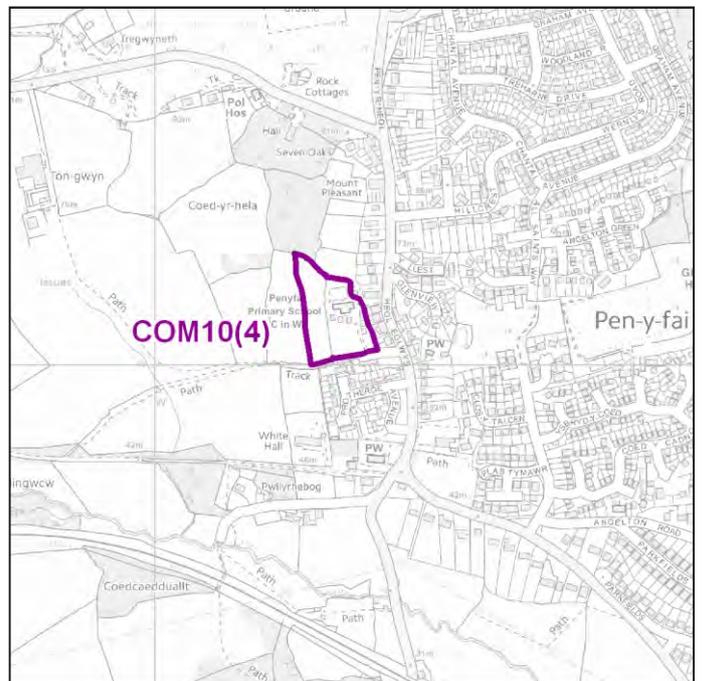
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## Proposals Map Matters Arising Changes (PMMAC) 40

### COM10(4) Heol Eglwys, Peny-fai



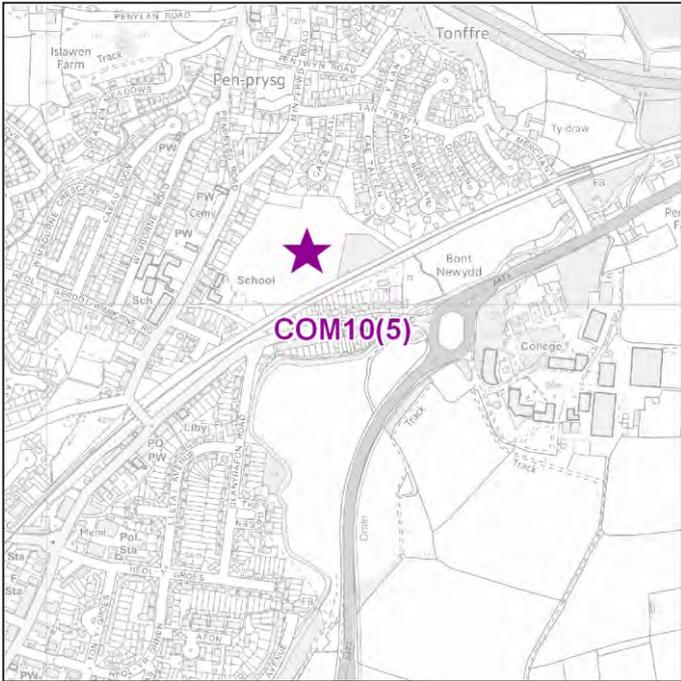
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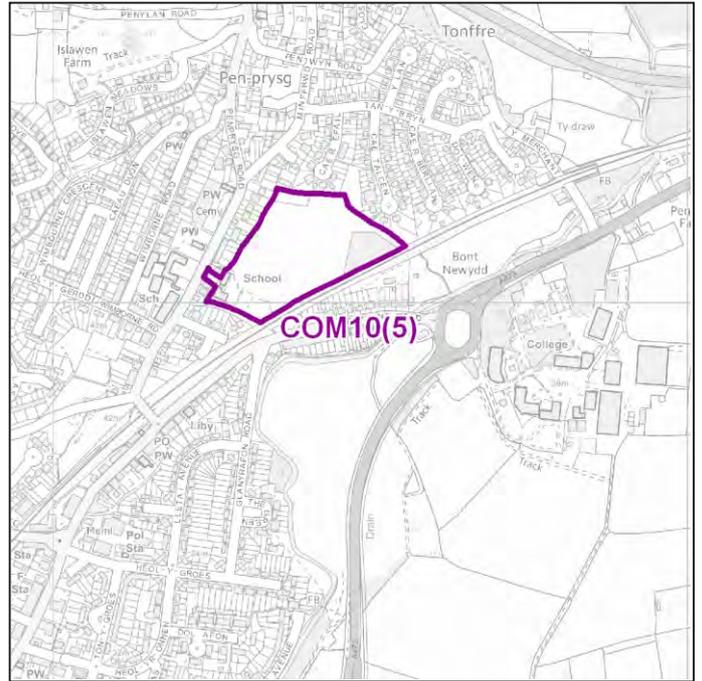
Proposed Policy Outline (1:12,000)

# Proposals Map Matters Arising Changes (PMMAC) 41

## COM10(5) Penprysg Road, Pencoed



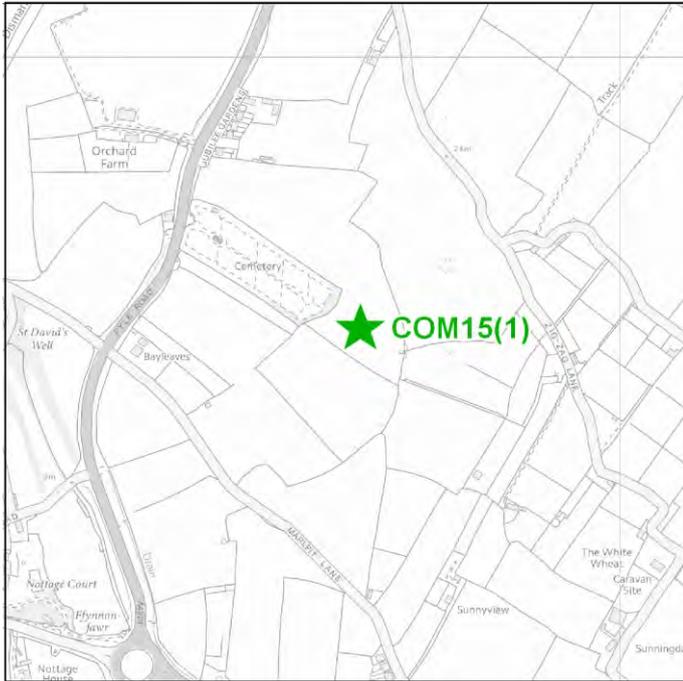
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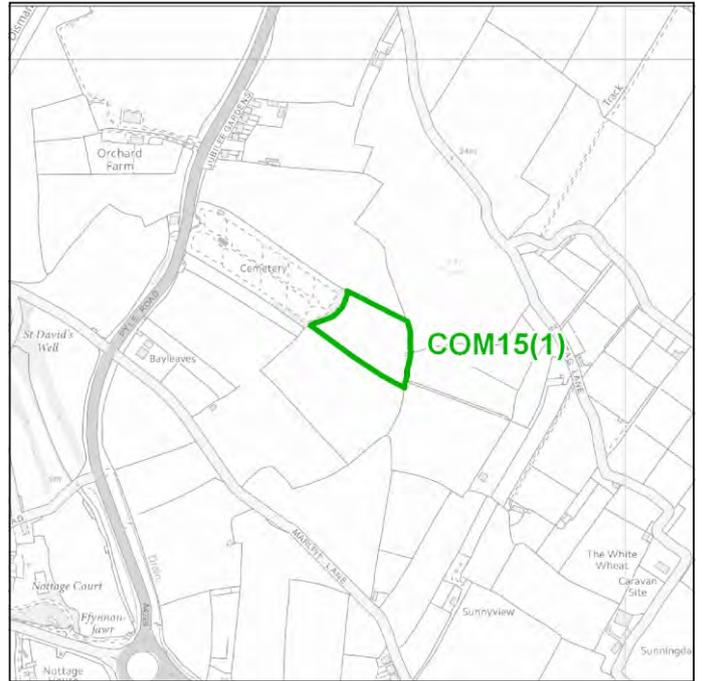
Proposed Policy Outline (1:12,000)

## Proposals Map Matters Arising Changes (PMMAC) 42

### COM15(1) Porthcawl Cemetery



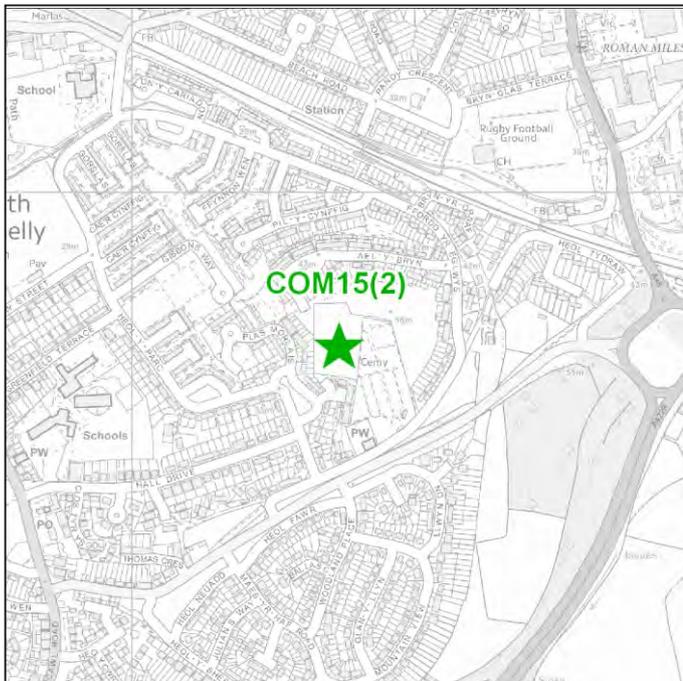
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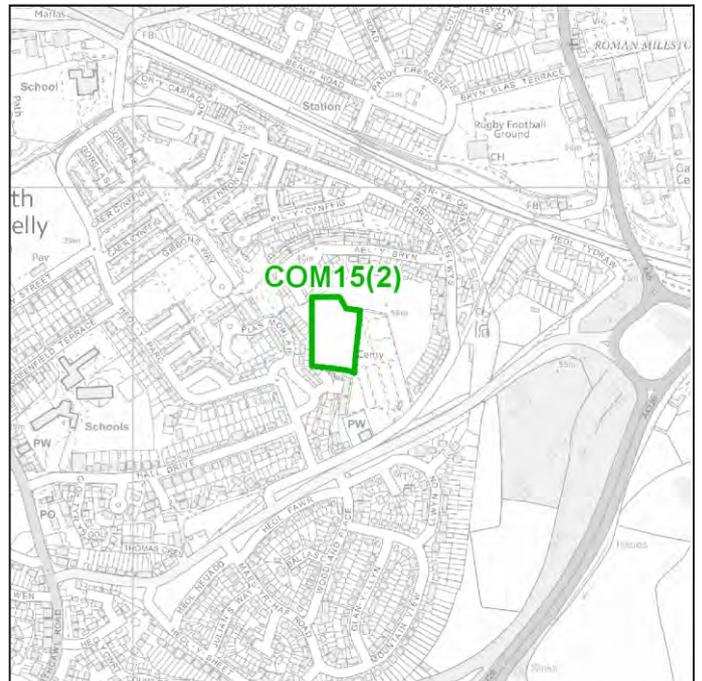
Proposed Policy Outline (1:12,000)

## Proposals Map Matters Arising Changes (PMMAC) 43

### COM15(2) Cornelli Cemetery



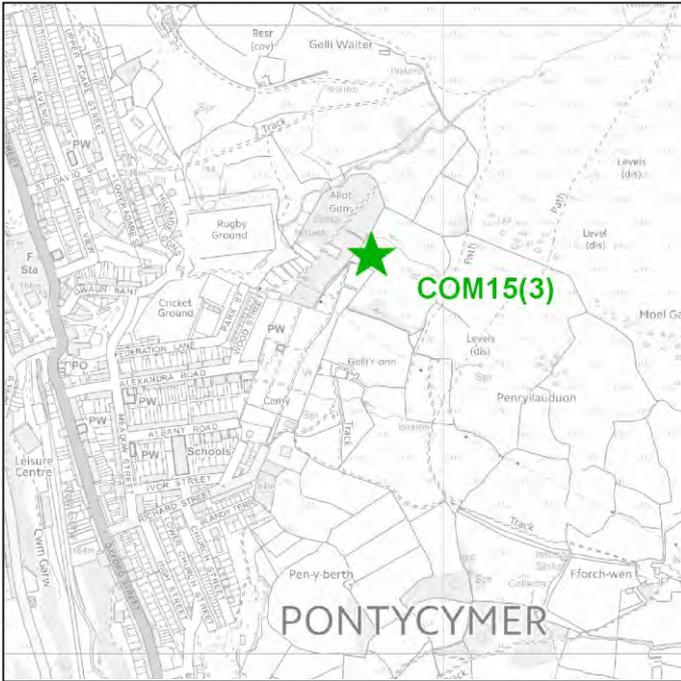
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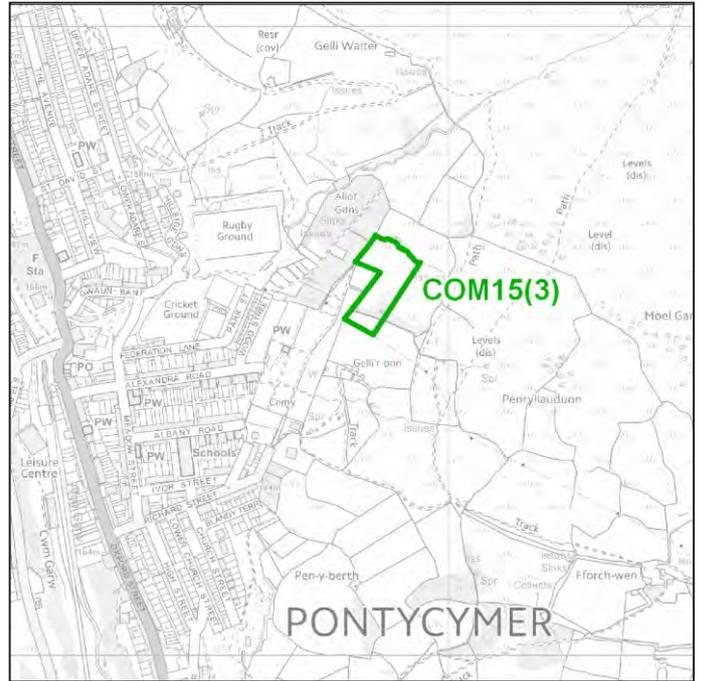
Proposed Policy Outline (1:12,000)

## Proposals Map Matters Arising Changes (PMMAC) 44

### COM15(3) Gelliron Cemetery, Pontycymer



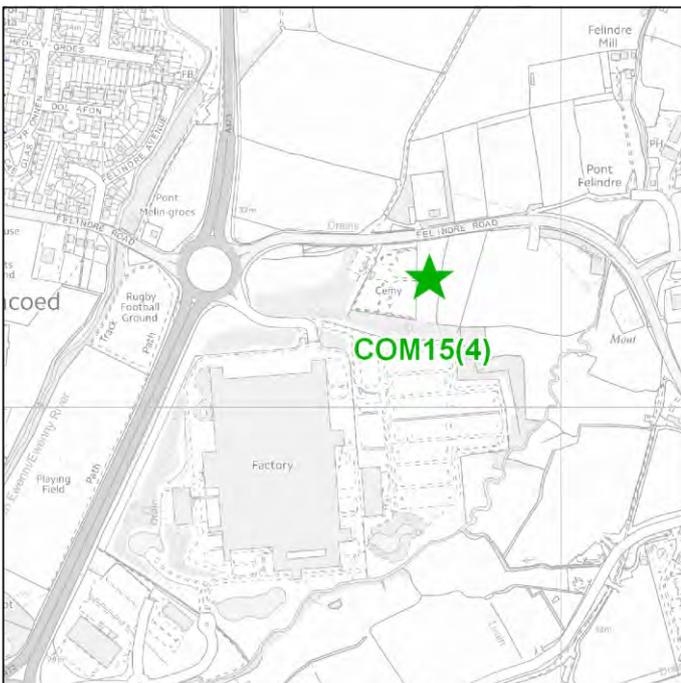
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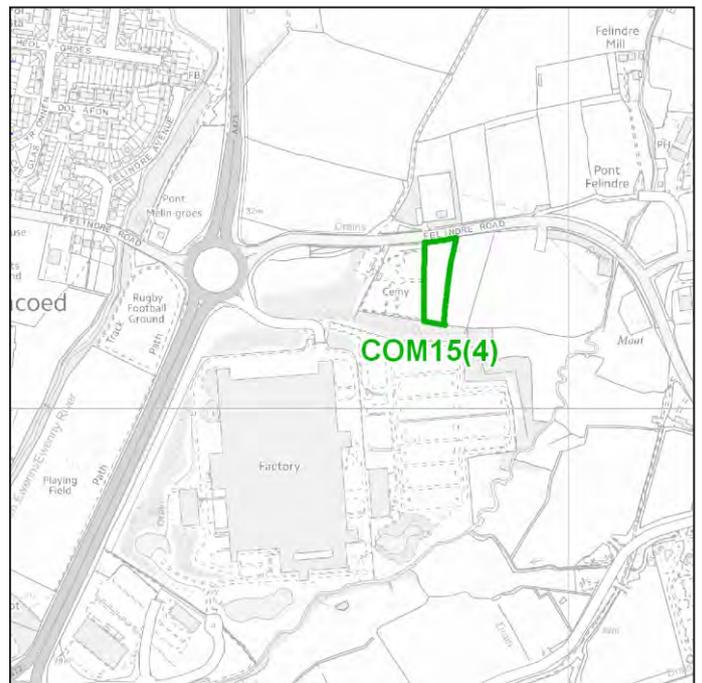
Proposed Policy Outline (1:12,000)

## Proposals Map Matters Arising Changes (PMMAC) 45

### COM15(4) Pencoed Cemetery



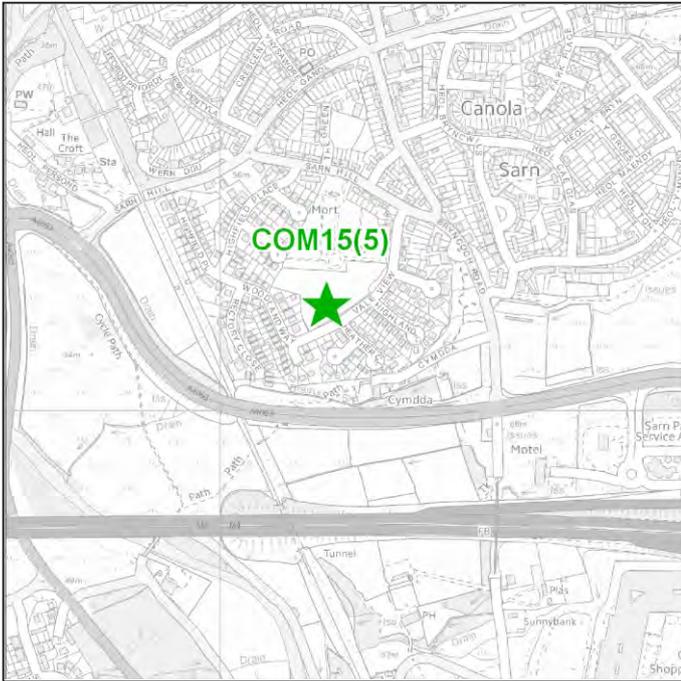
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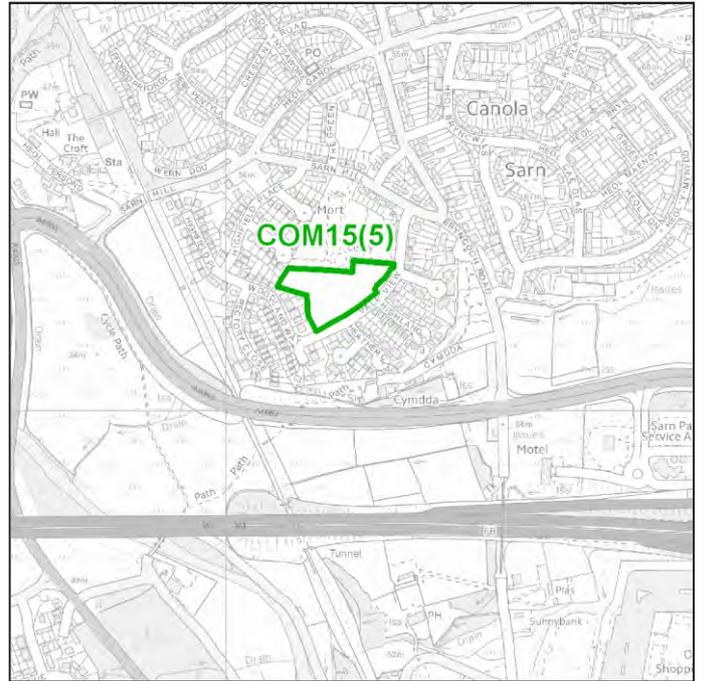
Proposed Policy Outline (1:12,000)

# Proposals Map Matters Arising Changes (PMMAC) 46

## COM15(5) Sarn Cemetery



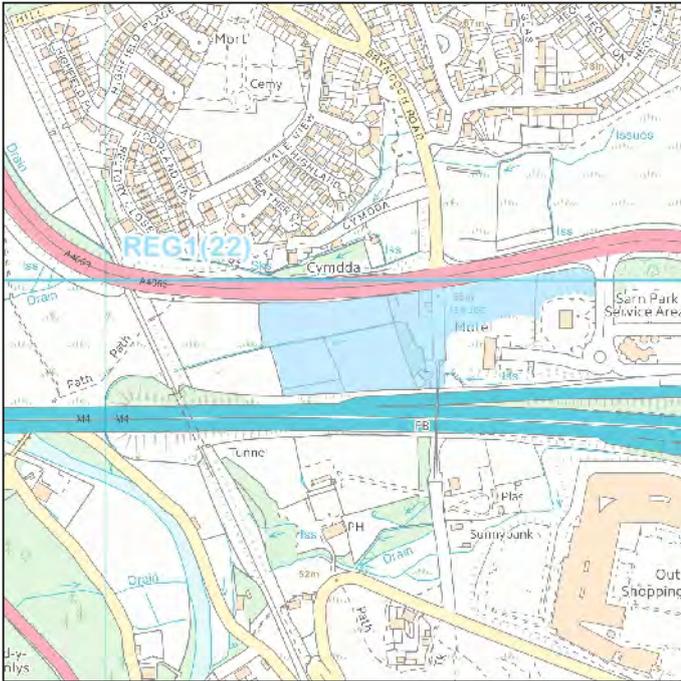
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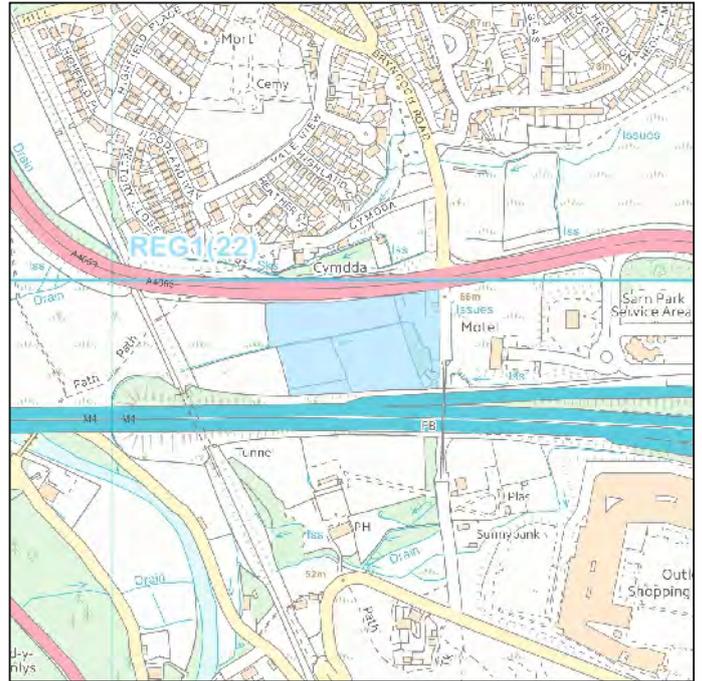
Proposed Policy Outline (1:12,000)

## Proposals Map Matters Arising Changes (PMMAC) 47

### REG1(22) Sarn Services



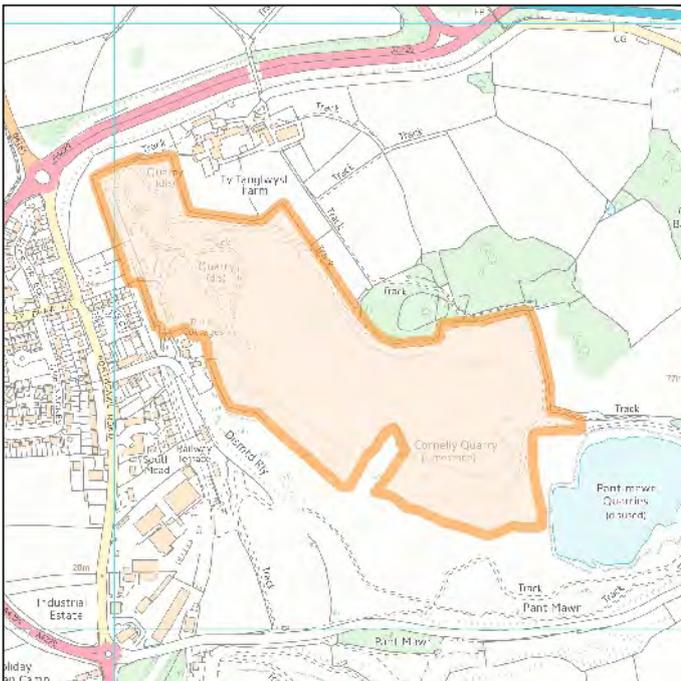
Deposit Bridgend LDP Extract (1:10,000)



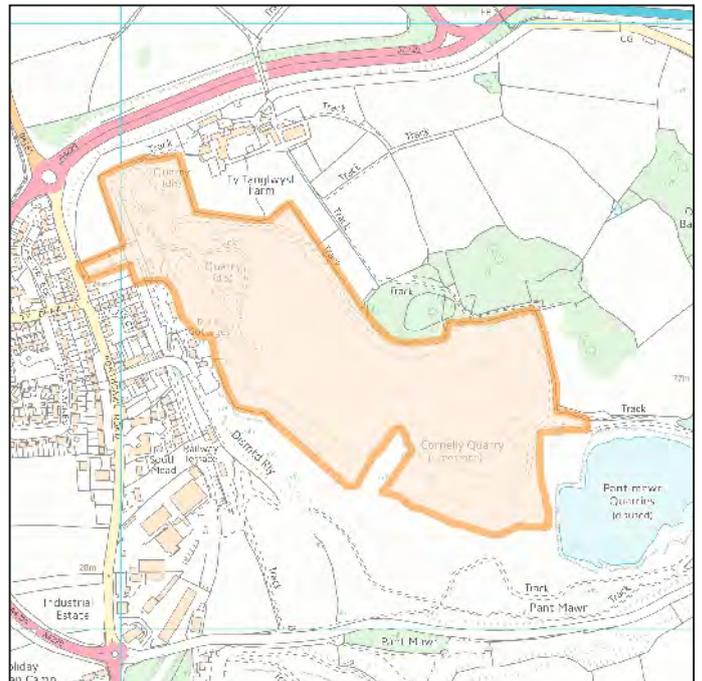
Proposed Policy Outline (1:10,000)

## Proposals Map Matters Arising Changes (PMMAC) 48

### Gaens Quarry



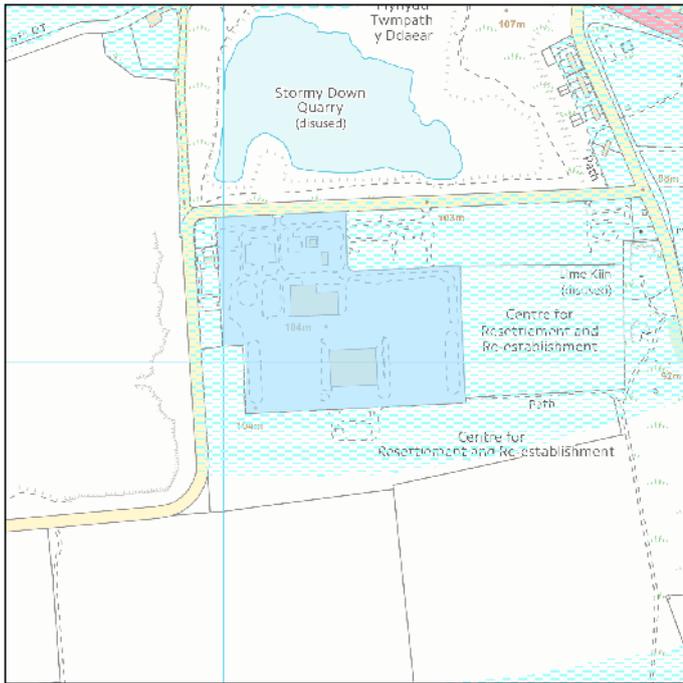
Deposit Bridgend LDP Extract (1:12,500)



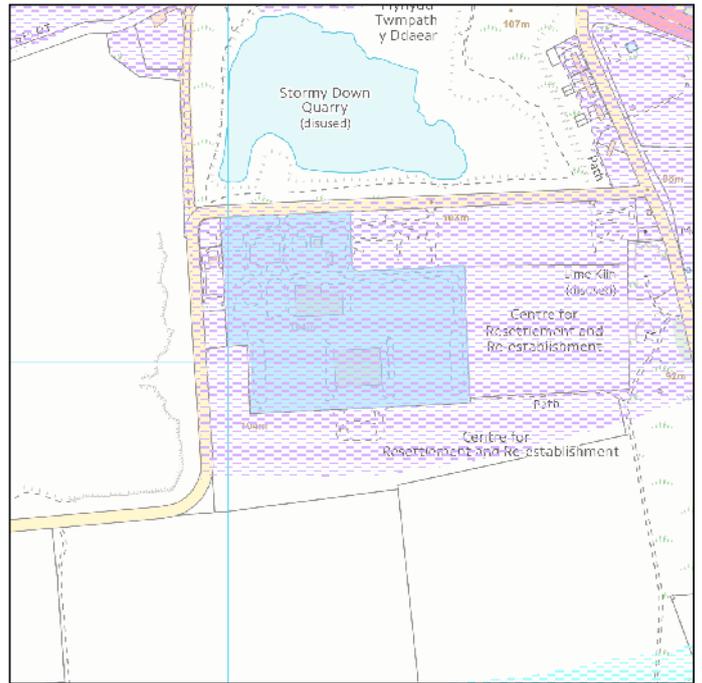
Proposed Policy Outline (1:12,500)

## Proposals Map Matters Arising Changes (PMMAC) 49

### Stormy Down



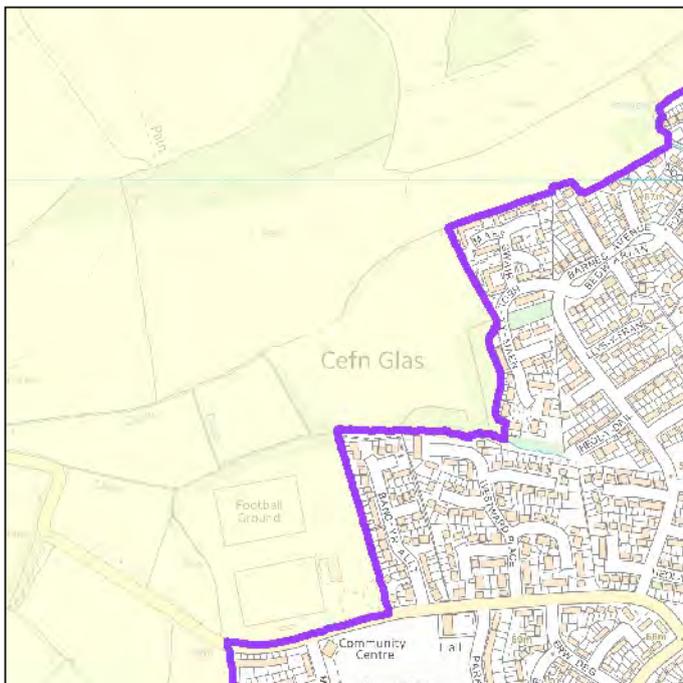
Deposit Bridgend LDP Extract (1:10,000)



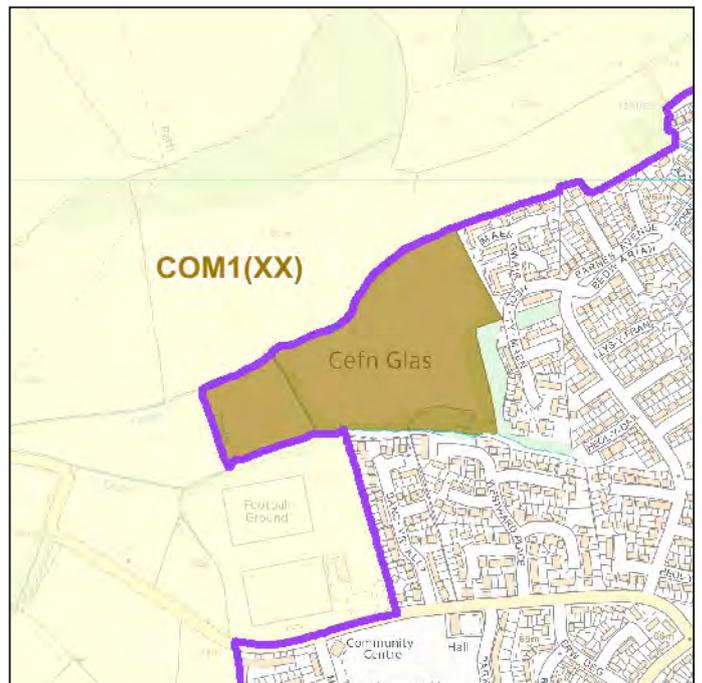
Proposed Policy Outline (1:10,000)

## Proposals Map Matters Arising Changes (PMMAC) 50

### Land at Llangwydd Road, Cefn Glas



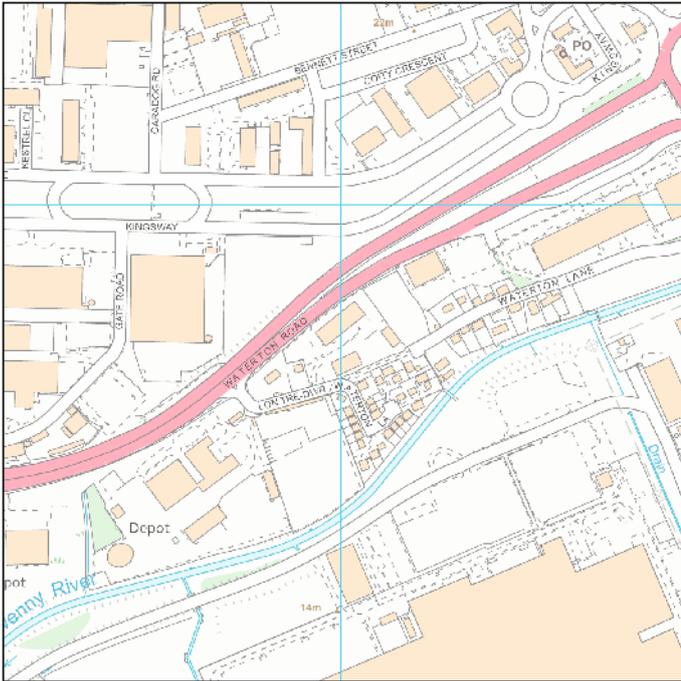
Deposit Bridgend LDP Extract (1:10,000)



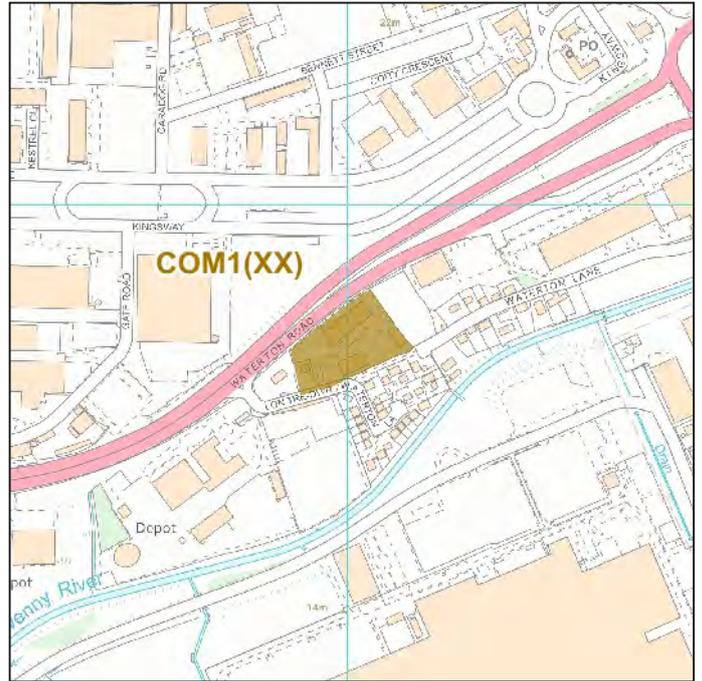
Proposed Policy Outline (1:10,000)

## Proposals Map Matters Arising Changes (PMMAC) 51

### Land at Waterton Lane, Bridgend



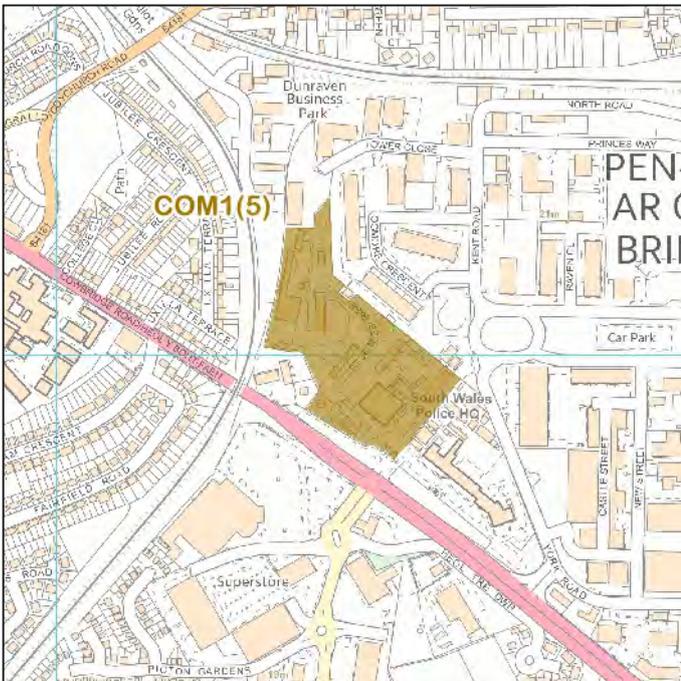
Deposit Bridgend LDP Extract (1:10,000)



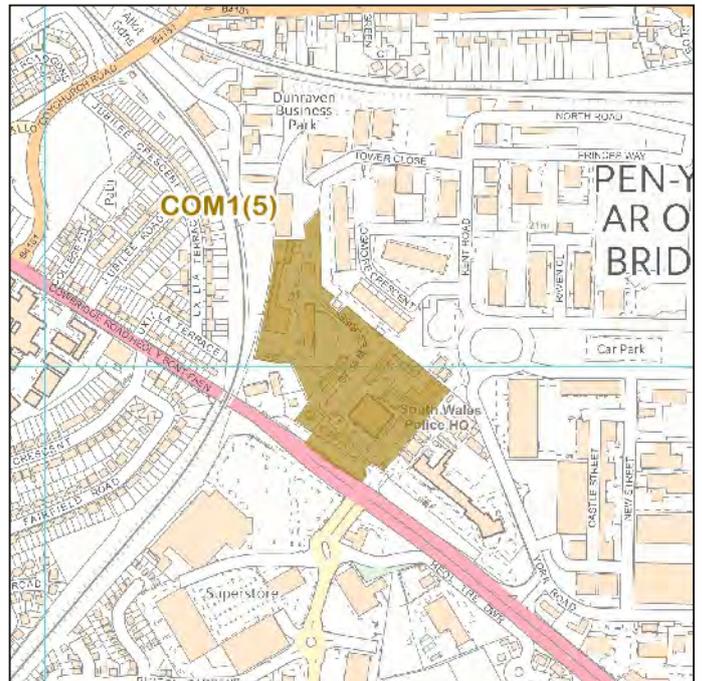
Proposed Policy Outline (1:10,000)

## Proposals Map Matters Arising Changes (PMMAC) 52

### COM1(15) Land at Cowbridge Road



Deposit Bridgend LDP Extract (1:10,000)



Proposed Policy Outline (1:10,000)

## Proposals Map Matters Arising Changes (PMMAC) 53

### COM1(20) Y Parc, Maesteg



Deposit Bridgend LDP Extract (1:10,000)



Proposed Policy Outline (1:10,000)

## Proposals Map Matters Arising Changes (PMMAC) 54

### PLA3(20) Coronation Works, Evanstown

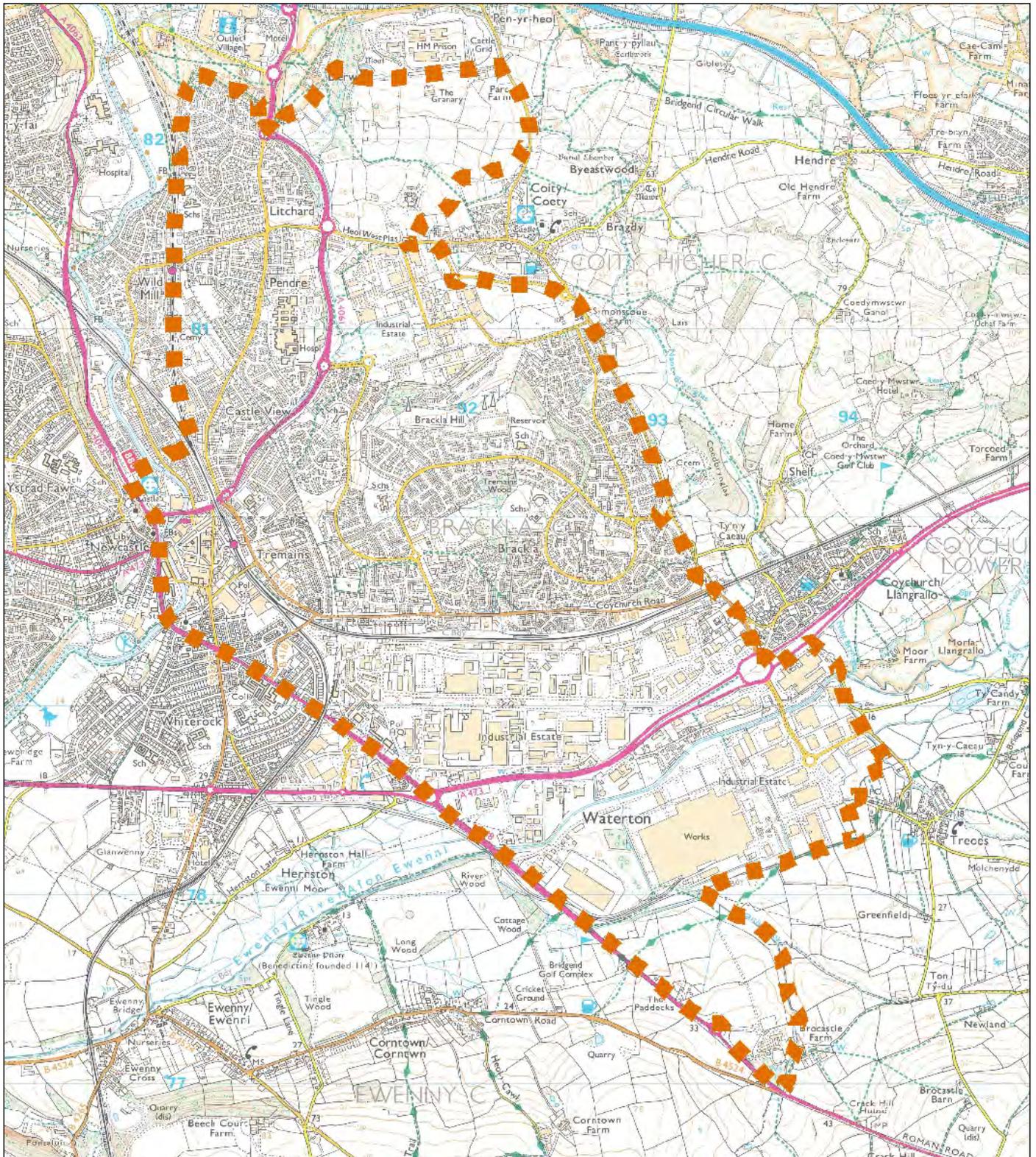


Deposit Bridgend LDP Extract (1:7,500)



Proposed Policy Outline (1:7,500)

Strategic Regeneration Growth Area (SRGA) Bridgend



Deposit Bridgend LDP Extract (1:30,000)

# Proposals Map Matters Arising Changes (PMMAC) 56

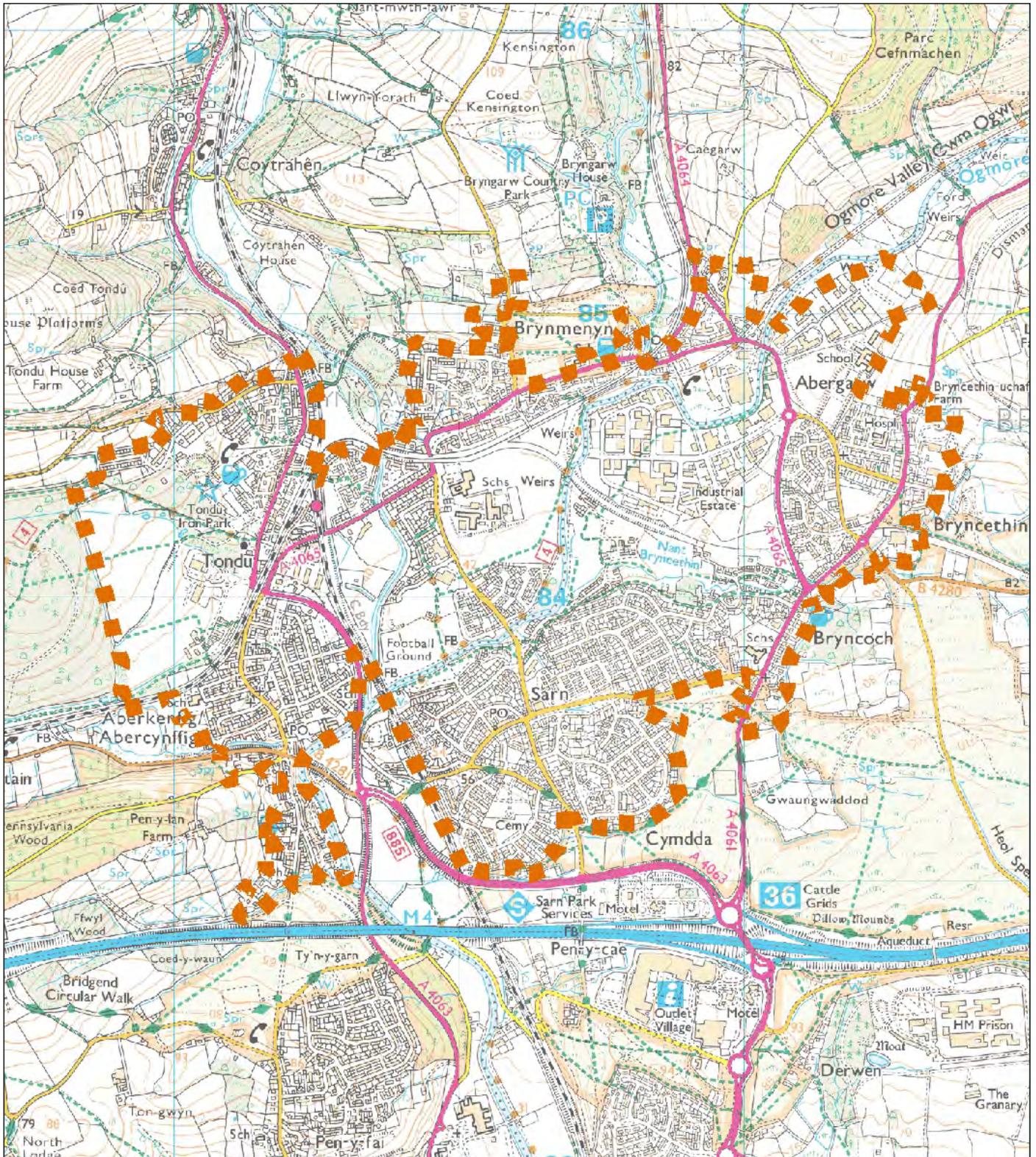
## Strategic Regeneration Growth Area (SRGA) Porthcawl



Deposit Bridgend LDP Extract (1:25,000)

# Proposals Map Matters Arising Changes (PMMAC) 57

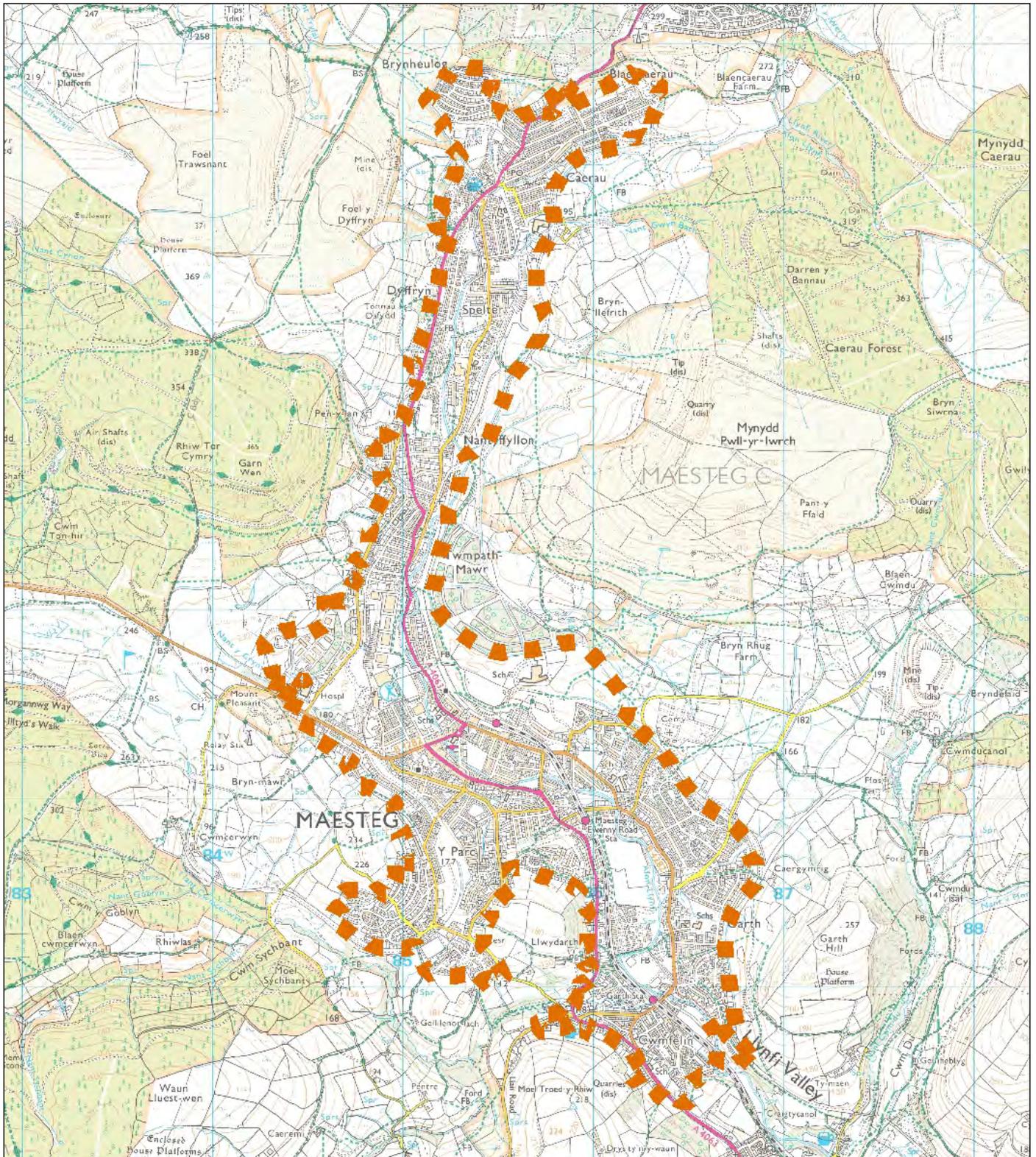
## Strategic Regeneration Growth Area (SRGA) Valleys Gateway



Deposit Bridgend LDP Extract (1:20,000)

# Proposals Map Matters Arising Changes (PMMAC) 58

## Strategic Regeneration Growth Area (SRGA) Maesteg



Deposit Bridgend LDP Extract (1:30,000)