

# Bridgend Local Development Plan

2006-2021

Cyngor Bwrdeistref Sirol



**Consultation Report Volume 2 - Appendix I  
Deposit LDP Representations and Councils Response**

May 2012

# Deposit Plan - Report

<b>Representor</b>	61 D 6	<b>Chapter No</b>	Chapter 1 - Introduction & Background	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	1.1 - Introduction		
		<b>PolicyNo/Paragraph</b>	1.1		
<b>Summary of Comments</b>	Overall we consider the introduction and background framework gives a good insight into the Bridgend area and context upon which the LDP is developed.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	54 D 1	<b>Chapter No</b>	Chapter 1 - Introduction & Background	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	1.1 - Introduction		
		<b>PolicyNo/Paragraph</b>	1.1.1		
<b>Summary of Comments</b>	To ensure that subsequent policies in the plan flow logically from the objectives, we recommend that a clear statement is included early in the Plan which states that development proposals will be considered in the context of the Plan as a whole, and that applications for development will not simply be assessed against individual LDP policies. This approach should avoid the need for repetition within some of the policies.				
<b>Councils Response</b>	It is intrinsic that the LDP in its totality will be used by the Council to guide and manage development, providing a basis for consistent development. As part of the Plan-led system, the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications for development must be in accordance with the Development Plan unless material considerations indicate otherwise. It is therefore implicit, within what a development plan is and its purpose in accordance with the Act, that regard should be made to the whole Plan, including all its Policies. The statement is therefore superfluous.				
<b>Representor</b>	54 D 2	<b>Chapter No</b>	Chapter 1 - Introduction & Background	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	1.1 - Introduction		
		<b>PolicyNo/Paragraph</b>	1.1.2		
<b>Summary of Comments</b>	The Planning and Compulsory Purchase Act 2004 requires local authorities to have regard to the Wales Spatial Plan. There is no requirement for them to build upon and add value to the Wales Spatial Plan. Bullet point 2 should therefore be amended to more accurately reflect the provisions of the Act and National policy.				
<b>Councils Response</b>	Welsh Government Guidance, specifically in the Local Development Plan (LDP) Manual, states that Policy integration is essential if LDPs are to build on and add value to other plans and strategies, which includes the Wales Spatial Plan.				
<b>Representor</b>	61 D 2	<b>Chapter No</b>	Chapter 1 - Introduction & Background	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	1.5 - The National, Regional and Local Policy Context		
		<b>PolicyNo/Paragraph</b>	1.5.3		
<b>Summary of Comments</b>	The list of documents does not contain reference to the River Basin Management Plan (RBMP); the Catchment Flood Management Plan (CFMP) and Water Framework Directive (WFD).				
<b>Councils Response</b>	The list of documents set out in paragraph 1.5.3 of the Deposit Plan are a summary of the national, regional and local policy framework that has helped inform the Plan and is not exhaustive. It should also be read in conjunction with Background Paper1: The National, Regional and Local Context which provides a more comprehensive review which includes the reference to the River Basin Management Plan (RBMP); the Catchment Flood Management Plan (CFMP) and Water Framework Directive (WFD).				
<b>Representor</b>	64 D 18	<b>Chapter No</b>	Chapter 1 - Introduction & Background	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	1.6 - Key Issues in Bridgend County Borough		
		<b>PolicyNo/Paragraph</b>	1.6		
<b>Summary of Comments</b>	Welsh Language should form part of the overall assessment when preparing the plan, ensuring that the principle of development is not decanted to the planning application stage. We note that the plan is silent on this matter and seek clarification that in this instance the matter has not been overlooked.				
<b>Councils Response</b>	Consideration of the Welsh Language is now detailed in Background Paper 1: The National, Regional and Local Context which 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. It is therefore considered that this issue will 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.				
<b>Representor</b>	851 D 14	<b>Chapter No</b>	Chapter 1 - Introduction & Background	<b>Response</b>	Objection
<b>Organisation</b>	Redrow Homes	<b>Section No</b>	1.6 - Key Issues in Bridgend County Borough		
		<b>PolicyNo/Paragraph</b>	1.6.3		
<b>Summary of Comments</b>	The representor considers that an additional NR should be included to read as follows: NR8 Pencoed should maintain and enhance its role as a strategic employment hub, complimented with an appropriate level of housing growth.				
<b>Councils Response</b>	All the key national and regional needs and issues have been identified through LDP preparation including the review of baseline social, economic and environmental information, the results of consultation and Sustainability Appraisal / Strategic Environmental Assessment.  The NR identified needs and issues have taken account of the relevant national and regional policy context, including the Wales Spatial Plan which does not specifically identify Pencoed as a Key Settlement.				
<b>Representor</b>	851 D 13	<b>Chapter No</b>	Chapter 1 - Introduction & Background	<b>Response</b>	Objection
<b>Organisation</b>	Redrow Homes	<b>Section No</b>	1.6 - Key Issues in Bridgend County Borough		
		<b>PolicyNo/Paragraph</b>	NR 1		
<b>Summary of Comments</b>	Given its strategic importance, it is considered that Pencoed should be recognised alongside Bridgend, Porthcawl and Maesteg as a hub for services, employment, housing and retail developments in NR1 as well as recognised as a settlement for growth throughout the Plan.  The representor considers that NR1 should be amended to read:  NR1 Recognition that Bridgend, Maesteg, Pencoed and Porthcawl-Pyle act as hubs for services, employment, housing and retail development, whose success will spread prosperity to their surrounding communities.  The representor considers that this would reflect the recognition of Pencoed alongside Bridgend, Maesteg and Porthcawl in terms of employment, retail and community role, self containment and sustainable travel and included within a list of settlements they considered should be 'the focus of future development in the County Borough'.				
<b>Councils Response</b>	All the Key issues have been identified through LDP preparation including the review of baseline social, economic and environmental information, the results of consultation and Sustainability Appraisal / Strategic Environmental Assessment.  In this respect NR1 has taken account of the relevant national and regional policy context and is reflective of the Wales Spatial Plan which has identified Bridgend, Maesteg and Porthcawl / Pyle as having a critical role to play in the success of the city region. The Wales Spatial Plan does not recognise Pencoed as one of these settlements.				

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<b>Representor</b>	61 D 3	<b>Chapter No</b>	Chapter 1 - Introduction & Background	<b>Response</b>	Comment
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	1.6 - Key Issues in Bridgend County Borough		
		<b>PolicyNo/Paragraph</b>	NR 5		
<b>Summary of Comments</b>	<p>• National and regional needs and Issues. Emphasis is on wind powered renewable energy and the possible use of "hydropower" is omitted. There will be a need to consider other sources of renewable energy e.g. hydropower - particularly with the large scale local river network.</p>				
<b>Councils Response</b>	<p>Comment is noted. Section 4.6 of the Deposit Plan applies to all sources of renewable energy including hydropower which is further considered as a source of renewable energy in the Council's emerging Energy Opportunities Plan.</p>				
<b>Representor</b>	64 D 22	<b>Chapter No</b>	Chapter 1 - Introduction & Background	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	1.6 - Key Issues in Bridgend County Borough		
		<b>PolicyNo/Paragraph</b>	NR 7		
<b>Summary of Comments</b>	<p>Change 'reserves' to 'resources' in Policy NR 7.</p>				
<b>Councils Response</b>	<p>Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan and therefore suggests no change. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.</p>				
<b>Representor</b>	145 D 1	<b>Chapter No</b>	Chapter 1 - Introduction & Background	<b>Response</b>	Support
<b>Organisation</b>	Coal Authority	<b>Section No</b>	1.6 - Key Issues in Bridgend County Borough		
		<b>PolicyNo/Paragraph</b>	NR 7		
<b>Summary of Comments</b>	<p>The representor supports key issue NR7 which looks to safeguard coal resources.</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				
<b>Representor</b>	61 D 4	<b>Chapter No</b>	Chapter 1 - Introduction & Background	<b>Response</b>	Comment
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	1.6 - Key Issues in Bridgend County Borough		
		<b>PolicyNo/Paragraph</b>	1.6.4		
<b>Summary of Comments</b>	<p>Good selection of environmental needs and issues (LS 3; 4; 5; 7; 8). However we stress the importance of LS 5 (Water) in relation to the issue of poor river quality and the requirements under RBMP and WFD.</p>				
<b>Councils Response</b>	<p>Comment is noted.</p>				
<b>Representor</b>	54 D 3	<b>Chapter No</b>	Chapter 1 - Introduction & Background	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	1.6 - Key Issues in Bridgend County Borough		
		<b>PolicyNo/Paragraph</b>	LS 1		
<b>Summary of Comments</b>	<p>CCW welcomes the recognition that the County Borough contains "nationally, regionally and locally important landscapes and coastal scenery" and "biodiversity and Nature Conservation interests", which require protection. However, those features or interests of regional, national, or international importance to be protected and enhanced should be identified under Key National and Regional Needs and Issues rather than under local needs and issues.</p> <p>Additionally, for both LS1 and LS2, as well as the requirement to protect the county's natural heritage interests, consideration should also be given to the issue of their enhancement.</p>				
<b>Councils Response</b>	<p>Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan and therefore suggests no change. In this respect the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.</p>				
<b>Representor</b>	61 D 5	<b>Chapter No</b>	Chapter 1 - Introduction & Background	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	1.7 - Translating the Issues: Strategy Development		
		<b>PolicyNo/Paragraph</b>	1.7.6		
<b>Summary of Comments</b>	<p>The written statement states; "The environment has also emerged as a strong theme..... However it also has been abused in past in terms of contamination and pollution". We echo this statement and anticipate a vigorous LDP stance to protect and improve any environmental concerns or opportunities.</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				
<b>Representor</b>	54 D 4	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Support
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	2.1 - Local Development Plan Vision		
		<b>PolicyNo/Paragraph</b>	2.1		
<b>Summary of Comments</b>	<p>CCW welcomes the amendment to the LDP Vision to include an objective to attain an improved environment. We consider that the Vision meets Tests of Soundness CE1 and C4.</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				
<b>Representor</b>	61 D 1	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	2.1 - Local Development Plan Vision		
		<b>PolicyNo/Paragraph</b>	2.1		
<b>Summary of Comments</b>	<p>We support the general vision and theme of a regeneration orientated redevelopment strategy within the LDP.</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				

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<b>Representor</b>	851 D 17	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Redrow Homes	<b>Section No</b>	2.1 - Local Development Plan Vision		
		<b>PolicyNo/Paragraph</b>	2.1		
<b>Summary of Comments</b>	<p>The representor states that given Pencoeds existing and future importance as a strategic employment centre it is considered that the settlement should be recognised within the LDP Vision alongside the equivalent towns of Bridgend, Maesteg and Porthcawl.</p> <p>The representor recommends that the following bullet point be included within the vision:</p> <p>- A realisation of the strategic potential of Pencoed as an employment and residential hub.</p>				
<b>Councils Response</b>	<p>Pencoed is seen as an important settlement and defined as a Main Settlement in the hierarchy with important retail, community service and employment provision that meets the needs of its population and the surrounding area.</p> <p>Building on Pencoed's direct access to the M4 at Junction 35, the LDP Strategy recognises this locational asset by continuing to identify Pencoed Technology Park (SP9(3)) as a Strategic Employment Site, where a significant redevelopment opportunity exists to create a high quality B1Business Park within part of the under-utilised former Sony factory site, complementing the adjacent employment development in Rhondda Cynon Taf.</p> <p>The recognition of this site as an existing strategic employment site does not translate to identifying the settlement of Pencoed for strategic growth - a decision which is based on the review of a much wider baseline of social, economic and environmental information.</p>				
<b>Representor</b>	772 D 2	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Support
<b>Organisation</b>	Merthyr Mawr Estates & Rhys Davies Properties Ltd	<b>Section No</b>	2.1 - Local Development Plan Vision		
		<b>PolicyNo/Paragraph</b>	2.1.4		
<b>Summary of Comments</b>	<p>Merthyr Mawr Estate (MME) supports the LDP Vision and agrees that two of the catalysts to achieving the transformation of the County Borough will be the realisation of the strategic potential of the Valleys Gateway; and thriving Valley communities.</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				
<b>Representor</b>	772 D 3	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Support
<b>Organisation</b>	Merthyr Mawr Estates & Rhys Davies Properties Ltd	<b>Section No</b>	2.2 - Local Development Plan Objectives		
		<b>PolicyNo/Paragraph</b>	2.2		
<b>Summary of Comments</b>	<p>MME supports the four strategic objectives that are central to the LDP and the specific objectives that are subsequently identified. In particular MME welcome the need to recognise the strategic potential of the Valleys Gateway to provide for future development and facilities serving the whole of the County Borough; to provide a realistic level and variety of employment land; and to bring the benefits of regeneration to the valley communities.</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				
<b>Representor</b>	61 D 7	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	2.2 - Local Development Plan Objectives		
		<b>PolicyNo/Paragraph</b>	2.2.1		
<b>Summary of Comments</b>	<p>We support the general 4 strategic LDP objectives and their related specific objectives.</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				
<b>Representor</b>	851 D 18	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Redrow Homes	<b>Section No</b>	2.2 - Local Development Plan Objectives		
		<b>PolicyNo/Paragraph</b>	2.2.2		
<b>Summary of Comments</b>	<p>The representor considers that there is a need to recognise Pencoed within the Local Development Plan Objectives. Strategic Objective 1 of the LDP (page 6) is 'To produce high quality sustainable places, with seven key objectives identified to achieving this goal.</p> <p>The representor recommends that a eighth objective be included as follows:</p> <p>OBJ 1h To realise the potential of Pencoed as a strategic employment centre generating high level, county-wide job opportunities, complemented by an appropriate level of residential growth.</p>				
<b>Councils Response</b>	<p>All the Key issues have been identified through LDP preparation including the review of baseline social, economic and environmental information, the results of consultation and Sustainability Appraisal / Strategic Environmental Assessment.</p> <p>In this respect NR1 has taken account of the relevant national and regional policy context and is reflective of the Wales Spatial Plan which has identified Bridgend, Maesteg and Porthcawl / Pyle as having a critical role to play in the success of the city region. The Wales Spatial Plan does not recognise Pencoed as one of these settlements.</p>				
<b>Representor</b>	54 D 5	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	2.2 - Local Development Plan Objectives		
		<b>PolicyNo/Paragraph</b>	OBJ 1a		
<b>Summary of Comments</b>	<p>Objectives 1a, 1b, 1d, 1e, 1f, 1g</p> <p>We consider that the objectives meet Test of Soundness CE1.</p>				
<b>Councils Response</b>	<p>Comment is noted.</p>				
<b>Representor</b>	54 D 6	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	2.2 - Local Development Plan Objectives		
		<b>PolicyNo/Paragraph</b>	OBJ 1c		
<b>Summary of Comments</b>	<p>Given the proximity of Porthcawl to Kenfig/Cynffig SAC, Merthyr Mawr SSSI and NNR, and the Glamorgan Heritage Coast and Merthyr Mawr, Kenfig and Margam Burrows Landscape of Outstanding Historic Interest, and the potential impact from development on the area's natural heritage (as highlighted in paragraph 9.21 of the Sustainability Appraisal of the Bridgend County Borough LDP (June 2011)), CCW recommends amending the objective by inserting "sustainable" after "capitalises on the" (in meeting Test of Soundness CE1).</p>				
<b>Councils Response</b>	<p>The overarching theme and a key element of the LDP Vision is sustainability therefore notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan and therefore suggests no change. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.</p>				



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<b>Representor</b>	54 D 7	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	2.2 - Local Development Plan Objectives		
		<b>PolicyNo/Paragraph</b>	OBJ 2a		
<b>Summary of Comments</b>	Objectives 2a – 2c We consider that the objectives meet Tests of Soundness CE1 and C2.				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	61 D 8	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	2.2 - Local Development Plan Objectives		
		<b>PolicyNo/Paragraph</b>	OBJ 2b		
<b>Summary of Comments</b>	We strongly support all the Environment objectives as outlined in the LDP. However OBJ 2b. refers to safeguarding the quality of water, air and soil and tackle all sources of pollution. You will be aware that we previously highlighted in our response to the pre deposit proposals 2008 that there are several local rivers which are currently of poor quality and their improvement is necessary to comply with WFD. Accordingly we suggest the inclusion of the word "enhance" in the text particularly in the context of WFD and the aim of improving water quality. Thus the objective would read; "To safeguard and enhance the..."				
<b>Councils Response</b>	The Council welcomes the general support given to the Environmental Objectives. However notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan / Policy and any subsequent outcome as a result of implementation.				
<b>Representor</b>	61 D 9	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	2.2 - Local Development Plan Objectives		
		<b>PolicyNo/Paragraph</b>	OBJ 2c		
<b>Summary of Comments</b>	We also support the objective OBJ 2c. to minimize flood risk – however there is no reference to third party effects. Yet Para 3.2.11 of the LDP specifically includes the additional phrase "may cause flooding elsewhere". To ensure consistency this phrase needs to be added to OBJ 2c.				
<b>Councils Response</b>	The Council welcomes the general support given to Objective 2c. With regards para 3.2.11, notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan and therefore suggests no change. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan / Policy and any subsequent outcome as a result of implementation.				
<b>Representor</b>	54 D 8	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	2.2 - Local Development Plan Objectives		
		<b>PolicyNo/Paragraph</b>	OBJ 2d		
<b>Summary of Comments</b>	Providing waste management includes waste reduction, we consider that the objective meets Test of soundness CE1.				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	145 D 2	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Coal Authority	<b>Section No</b>	2.2 - Local Development Plan Objectives		
		<b>PolicyNo/Paragraph</b>	OBJ 2d		
<b>Summary of Comments</b>	The representor welcomes this objective which addresses mineral resources; however they consider that it could be improved by a further addition to make it more explicit. The representor suggests the following objective to be reworded to state:  "To meet the Council's regional and local commitments for mineral resources (including through minerals safeguarding and dealing with responding to mining legacy), waste management and waste disposal."				
<b>Councils Response</b>	Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan and therefore suggests no change. In this respect the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.				
<b>Representor</b>	54 D 9	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	2.2 - Local Development Plan Objectives		
		<b>PolicyNo/Paragraph</b>	OBJ 2e		
<b>Summary of Comments</b>	We suggest that the Objective should also reflect the Welsh Government's aim to reduce energy demand and improve energy efficiency as outlined in paragraphs 4.10.5, 12.8.6 and 12.8.11 of Planning Policy Wales (Edition 4, 2010) (To meet Tests of Soundness CE1 and C2).				
<b>Councils Response</b>	Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.				
<b>Representor</b>	54 D 10	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	2.2 - Local Development Plan Objectives		
		<b>PolicyNo/Paragraph</b>	OBJ 3a		
<b>Summary of Comments</b>	Objectives 3a, 3c, 3e, 3g We consider that the objectives meet Test of Soundness CE1.				
<b>Councils Response</b>	Comment is noted.				

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<b>Representor</b>	54 D 11	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	2.2 - Local Development Plan Objectives		
		<b>PolicyNo/Paragraph</b>	OBJ 3f		
<b>Summary of Comments</b>	Further to our comments made to the Bridgend LDP: Pre-Deposit Proposals (letter dated 31 March 2009), whilst we consider that supporting viable town and district centres meets Test of Soundness C2, it is not clear what is meant by 'realistic' in the context of town centres. To meet Test of Soundness CE1, we therefore suggest that the word is deleted.				
<b>Councils Response</b>	Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan and therefore suggests no change. In this respect the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.				
<b>Representor</b>	54 D 12	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	2.2 - Local Development Plan Objectives		
		<b>PolicyNo/Paragraph</b>	OBJ 4a		
<b>Summary of Comments</b>	Objectives 4a – 4d We consider that the objectives meet Test of Soundness CE1.				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	851 D 15	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Redrow Homes	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3		
<b>Summary of Comments</b>	The representor considers that any reference to 'no strategic growth' in Pencoed should be removed as it contradicts the recognition of the settlement providing a strategic employment function.				
<b>Councils Response</b>	Pencoed is seen as an important settlement and defined as a Main Settlement in the hierarchy with important retail, community service and employment provision that meets the needs of its population and the surrounding area.  Building on Pencoed's direct access to the M4 at Junction 35, the LDP Strategy recognises this locational asset by continuing to identify Pencoed Technology Park (SP9(3)) as a Strategic Employment Site, where a significant redevelopment opportunity exists to create a high quality B1Business Park within part of the under-utilised former Sony factory site, complementing the adjacent employment development in Rhondda Cynon Taf.  The recognition of this site as an existing strategic employment site does not translate to identifying the settlement of Pencoed for strategic growth - a decision which is based on the review of a much wider baseline of social, economic and environmental information.				
<b>Representor</b>	772 D 4	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Support
<b>Organisation</b>	Merthyr Mawr Estates & Rhys Davies Properties Ltd	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.9		
<b>Summary of Comments</b>	MME supports the identification of the Valleys Gateway as one of the four Strategic Regeneration Growth Areas. MME is a major owner of the land to the west of Maesteg Road, Tondy and supports allocation of the land as a Regeneration Site as shown in Diagram 2.3 in the Deposit LDP.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	61 D 10	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.10		
<b>Summary of Comments</b>	We support your statement advocating "the reuse of Brownfield sites" which naturally falls in line with both Planning Policy Wales (PPW) and Environment Agency Wales (EAW) advice. This positive policy is echoed in reference to the redevelopment of 2 key sites within the county i.e. Parc Afon Ewenni Bridgend PLA (4) (Page 11) and the Budelpack site in Maesteg (2.3.57) (Page 13).				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	772 D 5	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Support
<b>Organisation</b>	Merthyr Mawr Estates & Rhys Davies Properties Ltd	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.10		
<b>Summary of Comments</b>	MME supports the allocation and use of previously developed land before the development of Greenfield sites. The land to the west of Maesteg Road, of which MME is a major landowner, is previously developed land and considerable public and private investment has been already expended to remediate it and make it suitable for development. Development of the first phases has taken place and further development is underway. The development undertaken incorporates the construction of a section of spine road providing direct access to the northern part of the land owned by MME.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	54 D 13	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.11		
<b>Summary of Comments</b>	Whilst we welcome the broad principles of a regeneration strategy for the county borough, it is concerning to note that the environment (notably the environmental qualities and capacity) has not been taken into consideration when determining the level of development and growth to be allocated to individual settlements. This would appear to be contrary to the requirements of the SEA Directive (Directive 2001/42/EC of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment.) and to test of soundness C3.				
<b>Councils Response</b>	The representor has focussed in on one specific paragraph in the LDP. The Council considers that the LDP and supporting documentation, including the Sustainability Appraisal of the LDP, clearly shows that the environment (notably the environmental qualities and capacity) has been taken into consideration when determining the level of development and growth to be allocated to individual settlements.  When considered in a comprehensive manner it can be seen that the Regeneration-Led Spatial Strategy has been developed to provide a land use framework, which will help realise the regeneration aspirations and priorities of the Council, and will make the most meaningful contribution with respect to securing social, environmental and economic benefits for the communities of the County Borough.				

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<b>Representor</b>	851 D 16	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Redrow Homes	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.19		
<b>Summary of Comments</b>	The representor considers that references to the Pencoed Regeneration Strategy should be removed from the plan as the strategy itself is flawed. They consider that growth is needed in the area to meet social and economic issues. They consider that the recognition of Pencoed as an area for growth would attract investment which would have the added benefits of attracting investment which would benefit the wider area, including the Valleys communities.				
<b>Councils Response</b>	The Pencoed Regeneration Strategy and Action Plan, following a period of formal public consultation, is Supplementary Planning Guidance to the approved UDP and has informed the preparation of the LDP. The document is a material consideration in the determination of relevant planning applications, however it is not the role of the strategy to identify the future direction of strategic growth, which is the subject of wider consideration in the LDP. Notwithstanding this it is relevant in the context of local issues and reference should be retained.				
<b>Representor</b>	54 D 14	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.31		
<b>Summary of Comments</b>	Paragraphs 2.3.31 and 32 Whilst we welcome the proposal that the LDP strategy will ensure that any development outside the urban area fully respects landscape and biodiversity interests and gives proper protection to 'those highly sensitive areas of international importance', the text confuses landscape and the status of the Natural 2000 (N2K) and nationally protected sites in the area. To ensure that the requirements for the protection of the area are coherently set out in the LDP and that the plan meets test of soundness CE1, we recommend that this section of the plan is amended to more clearly identify the different status of the various protected sites in the area, and the legal protection afforded to them which the plan's strategy should seek to protect.				
<b>Councils Response</b>	This section of the plan provides a general description of the area and strategy. Chapter 3 Protecting and Enhancing the Environment clearly identifies the different status of the various protected sites in the area, and the legal protection afforded to them which the plan's strategy is seeking to protect.				
<b>Representor</b>	61 D 11	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.32		
<b>Summary of Comments</b>	Para. 2.3.32 refers to the 7 Bays project and confirms that it "fully respects the landscape and biodiversity interests" and "mitigates any adverse effects". We support this stance particularly as the Kenfig Pool and Burrows area is in close proximity.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	851 D 19	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Redrow Homes	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.42		
<b>Summary of Comments</b>	The representor states that, whilst the aspirations for regeneration in Maesteg and the valley communities are supported, it is not considered that this strategy should come at the expense of maintaining a strong core within the South East of the County Borough (e.g. Pencoed) which will be vital in attracting the necessary investment and development into Bridgend that would then establish spin-off benefits for the wider area.  Indeed, in the same way that the Wales Spatial Plan emphasises the interdependent relationships that exist between Cardiff and the wider Capital Region, the LDP must also recognise the interdependent relationships that exist between the South East of the County Borough and the wider County Borough by encouraging rather than impeding appropriate levels of growth in this important area.				
<b>Councils Response</b>	The Council welcomes the support for the regeneration of Maesteg. However the Council does not agree that this comes at the expense of maintaining a strong core within the South East of the County Borough, specifically in respect of Pencoed. Pencoed is seen as an important settlement and defined as a Main Settlement in the hierarchy with important retail, community service and employment provision that meets the needs of its population and the surrounding area.  It is considered that Pencoed will continue to benefit from its proximity along the A473 to the significant areas of growth and opportunity identified within Bridgend, especially in terms of access to jobs and higher level services, enabled by its rail access, the M4 and strategic highway improvements along the A473. Furthermore, building on Pencoed's direct access to the M4 at Junction 35, the LDP Strategy recognises this locational asset by continuing to identify Pencoed Technology Park (SP9(3)) as a Strategic Employment Site, where a significant redevelopment opportunity exists to create a high quality B1Business Park within part of the under-utilised former Sony factory site, complementing the adjacent employment development in Rhondda Cynon Taf.				
<b>Representor</b>	772 D 6	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Support
<b>Organisation</b>	Merthyr Mawr Estates & Rhys Davies Properties Ltd	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.62		
<b>Summary of Comments</b>	MME supports identification of the combined Valleys Gateway area as a Main Settlement (PLA1) and promotion of the area as a focus for future employment and housing and as a centre for local retail opportunities, community facilities and other service provision (paragraph 2.3.61).				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1227 D 1	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Representor N</b>	Ms Ruth Gray	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.65		
<b>Summary of Comments</b>	The representor would like to see regeneration works in Bettws to make it more attractive and capitalise on its heritage.				
<b>Councils Response</b>	Comment noted, Bettws is located within the Western Valleys Strategic Regeneration Area (WVSRA) designation and is included in the Garw Valley 'Valley Area Regeneration Plan' (VARP). The Garw VARP outlines the regeneration needs that have been identified within the Valley and how these can be met which include a number of social and physical regeneration projects located in Bettws. The LDP compliments where appropriate in land-use planning terms the objectives of the Garw valley VARP.				
<b>Representor</b>	772 D 7	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Comment
<b>Organisation</b>	Merthyr Mawr Estates & Rhys Davies Properties Ltd	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.79		
<b>Summary of Comments</b>	MME is a major owner of the land to the west of Maesteg Road, Tondu and agrees that there is scope to build on the existing mixed-use regeneration site. The area of land remaining for development (excluding that area already built on or with planning permission or forming part of the Heritage Centre) is wholly within the ownership of MME and it agrees that it represents a substantial development opportunity. The land is suitable for a mixed-use development of the form brought forward in the LDP, it is available for such development, and such development is capable of being delivered during the Plan period.				
<b>Councils Response</b>	Comment is noted.				

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<b>Representor</b>	54 D 15	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.80		
<b>Summary of Comments</b>	<p>Paras. 2.3.80, 2.3.81 &amp; 2.3.89 to 2.3.91</p> <p>Please see our comments below to SP9(2) in relation to the allocation at Island Farm (ref 54.D70).</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS044				
<b>Representor</b>	797 D 1	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Welcome Break	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.80		
<b>Summary of Comments</b>	<p>The representor considers that the uses permitted on the site should be widened to allow for greater flexibility and therefore enable the delivery of the employment allocation. The uses proposed include a range and choice of A3 uses, a crèche, a health club/gym, retail and a hotel and conference facilities.</p> <p>The representor considers that paragraph 2.3.80 is expanded to include the following text:</p> <p>'An opportunity also exists to deliver additional retail and commercial development on the site to compliment the necessary Motorway Service Area (MSA) facility and the proposed business park (REG9(x)). This may include facilities such as a hotel, conferencing facilities, A3 uses, leisure facility and retail use, in addition to the integration of the existing pedestrian connection across the M4 motorway to connect to adjacent facilities. These uses will be accessible to the communities of the Valley's Gateway and the Ogmre, Garw and Llynfi Valley's.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS024				
<b>Representor</b>	61 D 12	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Comment
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.83		
<b>Summary of Comments</b>	<p>Para.2.3.83 - 93</p> <p>We note that both the Brocastle, Waterton and Pencoed Technology Park, in Bridgend are owned by Welsh Government. Clearly we anticipate that this will expedite the satisfactory and sustainable development of these sites.</p>				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	46 D 9	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Comment
<b>Organisation</b>	Merthyr Mawr Community Council	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.89		
<b>Summary of Comments</b>	<p>The representor states that the Council has described the Grade 2 and 3a land at Island Farm as low grade and suitable only for the production of animal fodder. They state that this is factually incorrect and the error can be confirmed by the Agricultural Land Classification. The representor wishes to remind the Council that there is a presumption against development of Grade 2 agricultural land and that this is the only land of that grade in the area.</p>				
<b>Councils Response</b>	Comments are noted. However, the Council is unable to find the specified reference in the Deposit LDP, however there was reference made to the Agricultural Land Classification in the Development Control Committee Report for Planning Application P/08/1114/OUT for new mixed use-sport, leisure, commercial and office based development at Island Farm.				
<b>Representor</b>	64 D 2	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.95		
<b>Summary of Comments</b>	<p>The additional technical work carried out by Cambridge Econometrics, 'Examining Alternative Demographic and Labour Market Projections' (April 2010), summarised in background paper 2 'Population and Housing' (June 2011) complements the evidence base to support the plan. This assesses the various trend based models, highlighting areas where if different assumptions were made, different conclusions can be drawn.</p> <p>Reassuringly, a key conclusion drawn from the report is: "However, the differences between the three trend-based projections (this includes the 2006 based Welsh Government projections) are in our opinion within the margin of error of any method."</p> <p>The issue for the plan to address is not that the level of provision is wildly inappropriate, rather, if slightly different assumptions were considered, is there an opportunity to increase the level of housing provision, assisting the delivery of affordable housing.</p> <p>Cambridge Econometrics who carried out the further technical work concluded that a slightly higher level of provision (an additional 900 dwellings) would better reflect matters such as migration rates, household formation rates and economic circumstances. Theoretically, this would equate to a level of housing provision of approximately 9,900 dwellings (the difference between the CE (July 2009) projections and the BCBC 'trend based projections) as set out in Table 2, page 18, 'Background Paper 2'. Retaining the same degree of flexibility allowance would add approximately a further 1,100 dwellings, giving a total supply of approximately 11,000 dwellings.</p> <p>The Welsh Government are of the opinion that there is an opportunity to take a more positive approach, reflecting on the technical work commissioned by the local authority, thereby increasing the provision of housing overall, albeit not dramatically. The current strategy, sustainability benefits of settlements, regeneration strategy and delivery of affordable housing can accommodate such an approach. This is not considered to go to the heart of the plan, but something the plan can respond to.</p>				
<b>Councils Response</b>	<p>The Council is pleased to note that Welsh Government (WG) considers the technical work carried out by Cambridge Econometrics (CE) compliments the LDP evidence base that supports the Plan.</p> <p>The work undertaken by CE examines a range of different projections where different assumptions are considered and the Council is pleased to note that WG considers the level of provision is not wildly inappropriate. The conclusion however that CE reached was that the most appropriate level of housing provision equated to 9000 dwellings over the plan period.</p> <p>The Council is also pleased to note that WG considers the LDP Strategy is flexible enough to accommodate additional growth. The Council considers that this additional growth if required is encapsulated in the overprovision of dwellings. As detailed in the Deposit LDP, the plan provides for approximately 10000 additional dwellings over the plan period 1000 more than the dwelling requirement.</p> <p>It should be noted that over the remaining Plan period (2012 – 2021) there is scope for the delivery of 824 dwellings per annum within the context of the LDP Strategy (Please refer to updated Background Paper 2. Section 4.4).</p>				



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<b>Representor</b>	64 D 3	<b>Chapter No</b>	Chapter 2 - Local Development Plan Strategy	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	2.3 - The LDP Strategy		
		<b>PolicyNo/Paragraph</b>	2.3.95		
<b>Summary of Comments</b>	The Welsh Government acknowledge the conclusions from Cambridge Econometrics in that assumptions can be varied to accommodate local circumstances in the population/household modelling, and concur with their conclusions in this instance. It appears appropriate that the base assumptions for all models is consistent, i.e. a population of 132.6k (not 131.6k as assumed in the initial BCBC dwelling led modelling), as well as taking account of the current mid-year population estimates and stronger trends in natural population change which indicate a higher population level than in the deposit LDP projections. The ability to constrain population growth through assuming lower migration rates and differences in average household size assumptions (WG 2.14 by 2021 compared to 2.20 used in BCBC) have implications for the level of housing provision.				
<b>Councils Response</b>	The Council is pleased that WG concur with the conclusions from CE Paper which have been used in the Deposit LDP and note the comment that assuming lower migration rates and differences in average household size assumptions have implications on the level of housing provision.				
<b>Representor</b>	54 D 16	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	Although supporting the need for regeneration of areas of the County, regeneration should be undertaken in a sustainable manner that conforms to sustainability principles. As currently drafted this is not evident from the policy and its supporting text.  We therefore recommend that the final sentence of the first paragraph is amended to clarify that the scale of development should also reflect the environmental capacity of an area to accommodate growth (To meet Tests of Soundness CE1 and CE3).				
<b>Councils Response</b>	The Council welcomes the support. However in respect of the proposed change it is considered that the LDP sufficiently covers this issue in Policy SP2, PLA4, ENV4, ENV5 and ENV6. It is not considered necessary to formulate a policy and supporting text which replicates these provisions.				
<b>Representor</b>	142 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	South Wales Police	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	The Representor supports Policy SP1 in relation to the proposed site allocation (COM1(5) South Wales Police, Cowbridge Road) as the proposed regeneration-led strategy will facilitate regeneration. Receipts from this site will enable the police authority to invest in improved services and facilities.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	753 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr David H C Evans	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	The representor objects to Policy SP1 on the basis that the proposed Regeneration-Led Development Strategy, by concentrating a large proportion of housing development on Brownfield and mixed use regeneration sites, reduced necessary flexibility and ignores opportunities for residential development on Greenfield sites which are well related to existing settlement patterns.				
<b>Councils Response</b>	The broad spatial distribution of development was agreed during the Preferred Strategy stage of Plan preparation which subsequently informed the allocations contained in the Deposit LDP. Strategic Policy 1 therefore seeks to ensure that new developments in Bridgend County Borough is distributed according to the LDP Spatial Strategy, in particular, to the four Strategic Regeneration Growth Areas (SRGAs) at Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the settlements of the Valleys Gateway (some of which are greenfield sites). Directing development away from these areas would undermine the Regeneration Led Spatial Strategy.  However Strategic Policy SP1 does recognise that other settlements in the County Borough will be required to accommodate differing scales of future development and growth in order to maintain sustainable communities, in line with their role and function, to achieve the LDP's Vision and Objectives.				
<b>Representor</b>	772 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Merthyr Mawr Estates & Rhys Davies Properties Ltd	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	MME supports the policy of regeneration-led development and the plan to focus development in four Strategic Regeneration Growth Areas including the Valleys Gateway. MME is a major landowner in the Valleys Gateway including the regeneration site to the west of Maesteg Road, Tondu and supports proposals for a mixed-use development.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	784 D 3	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Persimmon Homes	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	The representor is concerned with the high expectation of delivery of development within the Strategic Regeneration Growth Areas. The lack of flexibility results in the LDP being unsound in terms of the CE2 and CE4 tests of soundness. The representor requests greater flexibility in policy SP1 to allow for modest expansion of settlements within the connections corridor; with particular attention to the role and opportunities at Broadlands.				
<b>Councils Response</b>	The broad spatial distribution of development was agreed during the Preferred Strategy stage of Plan preparation which subsequently informed the allocations contained in the Deposit LDP. Strategic Policy 1 therefore seeks to ensure that new developments in Bridgend County Borough are distributed according to the LDP Spatial Strategy, in particular, to the four Strategic Regeneration Growth Areas (SRGAs) at Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the settlements of the Valleys Gateway. Directing development away from these areas would undermine the Regeneration Led Spatial Strategy.  However Strategic Policy SP1 does recognise that other settlements in the County Borough will be required to accommodate differing scales of future development and growth in order to maintain sustainable communities, in line with their role and function, to achieve the LDP's Vision and Objectives.				
<b>Representor</b>	787 D 4	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Woodstock Homes	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	The representor considers that Policy SP1 should be amended to provide greater flexibility to allow for modest, appropriate expansion of settlements such as Bettws which will directly address housing need and deliver community regeneration opportunities within the settlement which is unlikely to be fully achievable through focussing growth on four strategic areas within the County Borough.				
<b>Councils Response</b>	The broad spatial distribution of development was agreed during the Preferred Strategy stage of Plan preparation which subsequently informed the allocations contained in the Deposit LDP. Strategic Policy 1 therefore seeks to ensure that new developments in Bridgend County Borough are distributed according to the LDP Spatial Strategy, in particular, to the four Strategic Regeneration Growth Areas (SRGAs) at Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the settlements of the Valleys Gateway. Directing development away from these areas would undermine the Regeneration Led Spatial Strategy.  However Strategic Policy SP1 does recognise that other settlements in the County Borough will be required to accommodate differing scales of future development and growth in order to maintain sustainable communities, in line with their role and function, to achieve the LDP's Vision and Objectives.				

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<b>Representor</b>	788 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Bellway Homes	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	The representor is concerned with the high expectation of delivery of development within the Strategic Regeneration Growth Areas. The lack of flexibility results in the LDP being unsound in terms of the CE2 and CE4 tests of soundness. The representor requests greater flexibility in policy SP1 to allow for modest expansion of settlements within the connections corridor; with particular attention to the role and opportunities at Pencoed.				
<b>Councils Response</b>	<p>The broad spatial distribution of development was agreed during the Preferred Strategy stage of Plan preparation which subsequently informed the allocations contained in the Deposit LDP. Strategic Policy 1 therefore seeks to ensure that new developments in Bridgend County Borough are distributed according to the LDP Spatial Strategy, in particular, to the four Strategic Regeneration Growth Areas (SRGAs) at Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the settlements of the Valleys Gateway. Directing development away from these areas would undermine the Regeneration Led Spatial Strategy.</p> <p>However Strategic Policy SP1 does recognise that other settlements in the County Borough will be required to accommodate differing scales of future development and growth in order to maintain sustainable communities, in line with their role and function, to achieve the LDP's Vision and Objectives.</p>				
<b>Representor</b>	788 D 10	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Bellway Homes	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	The representor considers that there should be greater flexibility within Strategic Policy SP1 to allow for modest expansion of the significant settlements that exist within the connections corridor. They draw specific attention to the role and opportunities at North Cornelly in this regard.				
<b>Councils Response</b>	<p>The broad spatial distribution of development was agreed during the Preferred Strategy stage of Plan preparation which subsequently informed the allocations contained in the Deposit LDP. Strategic Policy 1 therefore seeks to ensure that new developments in Bridgend County Borough are distributed according to the LDP Spatial Strategy, in particular, to the four Strategic Regeneration Growth Areas (SRGAs) at Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the settlements of the Valleys Gateway. Directing development away from these areas would undermine the Regeneration Led Spatial Strategy.</p> <p>However Strategic Policy SP1 does recognise that other settlements in the County Borough will be required to accommodate differing scales of future development and growth in order to maintain sustainable communities, in line with their role and function, to achieve the LDP's Vision and Objectives.</p>				
<b>Representor</b>	792 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Tyhegston Millennium Trust	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	The representor raises an objection to the plan strategy and Strategic Policy SP1 on the basis that the proposed Regeneration-led strategy reduces flexibility and ignores opportunities for residential development on the edge of settlements where there is potential for limited growth to be met via appropriate settlement boundary changes. Whilst the identification of the Waterfront Regeneration Area is accepted, there is also a need to examine other opportunities for residential development which will contribute to the provision of a range and choice of housing in the town, and which will allow for necessary growth whilst not impacting on the wider countryside qualities.				
<b>Councils Response</b>	<p>The broad spatial distribution of development was agreed during the Preferred Strategy stage of Plan preparation which subsequently informed the allocations contained in the Deposit LDP. Strategic Policy 1 therefore seeks to ensure that new developments in Bridgend County Borough are distributed according to the LDP Spatial Strategy, in particular, to the four Strategic Regeneration Growth Areas (SRGAs) at Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the settlements of the Valleys Gateway. Directing development away from these areas would undermine the Regeneration Led Spatial Strategy.</p> <p>However Strategic Policy SP1 does recognise that other settlements in the County Borough will be required to accommodate differing scales of future development and growth in order to maintain sustainable communities, in line with their role and function, to achieve the LDP's Vision and Objectives.</p>				
<b>Representor</b>	850 D 5	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr D L Thomas	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	The representor considers that settlements that are a natural adjunct to Bridgend such as Coity and Pencoed should form part of the Bridgend SRGA which they consider is too restrictive.				
<b>Councils Response</b>	<p>The broad spatial distribution of development was agreed during the Preferred Strategy stage of Plan preparation which subsequently informed the allocations contained in the Deposit LDP. Strategic Policy 1 therefore seeks to ensure that new developments in Bridgend County Borough are distributed according to the LDP Spatial Strategy, in particular, to the four Strategic Regeneration Growth Areas (SRGAs) at Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the settlements of the Valleys Gateway. Directing development away from these areas would undermine the Regeneration Led Spatial Strategy.</p> <p>However Strategic Policy SP1 does recognise that other settlements in the County Borough will be required to accommodate differing scales of future development and growth in order to maintain sustainable communities, in line with their role and function, to achieve the LDP's Vision and Objectives.</p> <p>In reaching the amount and location of land allocated for housing development in the Deposit Bridgend Local Development Plan (LDP) the Council has taken in to account numerous factors. The Council has therefore prepared Background Paper 12: Housing Distribution which outlines these factors and shows how the housing allocations and future windfall / small sites have and will be spatially managed.</p>				
<b>Representor</b>	1063 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	PJK Developments Ltd	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	The representor objects to Strategic Policy SP1 on the basis that the proposed Regeneration-led Development Strategy reduces necessary flexibility and ignores opportunities for residential and other forms of development on the edge of settlements where there is potential for limited growth to be met via appropriate settlement boundary changes. The representor considers that more flexibility should be afforded to settlement boundaries in the Pyle/Kenfig/Cornelly area to allow for mitigation against development which may not come forward in the plan period at Porthcawl waterfront and Pwll-Y-Waun.				
<b>Councils Response</b>	<p>The broad spatial distribution of development was agreed during the Preferred Strategy stage of Plan preparation which subsequently informed the allocations contained in the Deposit LDP. Strategic Policy 1 therefore seeks to ensure that new developments in Bridgend County Borough are distributed according to the LDP Spatial Strategy, in particular, to the four Strategic Regeneration Growth Areas (SRGAs) at Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the settlements of the Valleys Gateway. Directing development away from these areas would undermine the Regeneration Led Spatial Strategy.</p> <p>However Strategic Policy SP1 does recognise that other settlements in the County Borough will be required to accommodate differing scales of future development and growth in order to maintain sustainable communities, in line with their role and function, to achieve the LDP's Vision and Objectives.</p>				
<b>Representor</b>	1239 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr M & C Jones	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	The representor objects to Policy SP1 on the basis that the proposed Regeneration-led Development Strategy reduces necessary flexibility and ignores opportunities for residential development on Greenfield sites which are well related to proposed mixed-use regeneration sites which could fulfil a valuable role in providing a more balanced community.				
<b>Councils Response</b>	<p>The broad spatial distribution of development was agreed during the Preferred Strategy stage of Plan preparation which subsequently informed the allocations contained in the Deposit LDP. Strategic Policy 1 therefore seeks to ensure that new developments in Bridgend County Borough are distributed according to the LDP Spatial Strategy, in particular, to the four Strategic Regeneration Growth Areas (SRGAs) at Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the settlements of the Valleys Gateway. Directing development away from these areas would undermine the Regeneration Led Spatial Strategy.</p> <p>However Strategic Policy SP1 does recognise that other settlements in the County Borough will be required to accommodate differing scales of future development and growth in order to maintain sustainable communities, in line with their role and function, to achieve the LDP's Vision and Objectives.</p>				

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<b>Representor</b>	1245 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr K W Avrill	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	The representor considers that the concentration of a larger proportion of housing on mixed use regeneration sites reduces flexibility to include Greenfield sites well related to the settlement pattern in the Valleys Gateway SRGA. The representor considers site 779.B1 at Blackmill Road should be included within the settlement boundary of Bryncethin as it is partially Brownfield, contained in the landscape and adjacent to large residential plots.				
<b>Councils Response</b>	See consultation response to Alternative Site AS022.				
<b>Representor</b>	1255 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	Strategic Policy SP1 is objected to on the basis that the proposed Regeneration Led Development Strategy, by concentrating a large proportion of housing development on Brownfield and mixed use regeneration sites, reduces necessary flexibility and ignores opportunities for residential development on Greenfield sites which are well related to the existing settlement pattern.				
<b>Councils Response</b>	The broad spatial distribution of development was agreed during the Preferred Strategy stage of Plan preparation which subsequently informed the allocations contained in the Deposit LDP. Strategic Policy 1 therefore seeks to ensure that new developments in Bridgend County Borough are distributed according to the LDP Spatial Strategy, in particular, to the four Strategic Regeneration Growth Areas (SRGAs) at Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the settlements of the Valleys Gateway. Directing development away from these areas would undermine the Regeneration Led Spatial Strategy.  However Strategic Policy SP1 does recognise that other settlements in the County Borough will be required to accommodate differing scales of future development and growth in order to maintain sustainable communities, in line with their role and function, to achieve the LDP's Vision and Objectives.				
<b>Representor</b>	1255 D 8	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	The representor objects to Policy SP1 on the basis that focussing growth in the SRGA's reduces the necessary flexibility to allow development of Greenfield sites associated with the urban area.				
<b>Councils Response</b>	The broad spatial distribution of development was agreed during the Preferred Strategy stage of Plan preparation which subsequently informed the allocations contained in the Deposit LDP. Strategic Policy 1 therefore seeks to ensure that new developments in Bridgend County Borough are distributed according to the LDP Spatial Strategy, in particular, to the four Strategic Regeneration Growth Areas (SRGAs) at Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the settlements of the Valleys Gateway. Directing development away from these areas would undermine the Regeneration Led Spatial Strategy.  However Strategic Policy SP1 does recognise that other settlements in the County Borough will be required to accommodate differing scales of future development and growth in order to maintain sustainable communities, in line with their role and function, to achieve the LDP's Vision and Objectives.				
<b>Representor</b>	1255 D 14	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	The representor objects to Policy SP1 on the basis that focussing growth in the SRGA's reduces the necessary flexibility to allow an appropriate level and range of development in the County Borough.				
<b>Councils Response</b>	The broad spatial distribution of development was agreed during the Preferred Strategy stage of Plan preparation which subsequently informed the allocations contained in the Deposit LDP. Strategic Policy 1 therefore seeks to ensure that new developments in Bridgend County Borough are distributed according to the LDP Spatial Strategy, in particular, to the four Strategic Regeneration Growth Areas (SRGAs) at Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the settlements of the Valleys Gateway. Directing development away from these areas would undermine the Regeneration Led Spatial Strategy.  However Strategic Policy SP1 does recognise that other settlements in the County Borough will be required to accommodate differing scales of future development and growth in order to maintain sustainable communities, in line with their role and function, to achieve the LDP's Vision and Objectives.				
<b>Representor</b>	1255 D 19	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	SP1		
<b>Summary of Comments</b>	The representor objects to Policy SP1 on the basis that focussing growth in the SRGA's reduces the necessary flexibility to allow development of Greenfield sites associated with the urban area.				
<b>Councils Response</b>	The broad spatial distribution of development was agreed during the Preferred Strategy stage of Plan preparation which subsequently informed the allocations contained in the Deposit LDP. Strategic Policy 1 therefore seeks to ensure that new developments in Bridgend County Borough are distributed according to the LDP Spatial Strategy, in particular, to the four Strategic Regeneration Growth Areas (SRGAs) at Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the settlements of the Valleys Gateway. Directing development away from these areas would undermine the Regeneration Led Spatial Strategy.  However Strategic Policy SP1 does recognise that other settlements in the County Borough will be required to accommodate differing scales of future development and growth in order to maintain sustainable communities, in line with their role and function, to achieve the LDP's Vision and Objectives.				
<b>Representor</b>	64 D 15	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	Table 3.1		
<b>Summary of Comments</b>	As a general point, greater read across between housing tables and policies would clarify delivery of the strategy, i.e. Table 3.1, policies COM 1 & 2 (separating windfalls and commitments) paragraph 6.1.5 with regards to small site distribution and linking this to the settlement hierarchy as set out in policy PLA1.				
<b>Councils Response</b>	In reaching the amount and location of land allocated for housing development in the Deposit Bridgend Local Development Plan (LDP) the Council has taken in to account numerous factors. The Council has therefore prepared Background Paper 12: Housing Distribution which outlines these factors and shows how the housing allocations and future windfall / small sites have and will be spatially managed.  In respect of identifying the committed sites in COM1 and COM2, the Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status of a site or proposal allocated in the Plan.  However, it also recognises that the status of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.  To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.  The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.				

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<b>Representor</b>	1212 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr K Lock	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	3.1.7		
<b>Summary of Comments</b>	All the development should be in the vibrant area of Bridgend which would eventually link with Cardiff and Swansea as the only future hope for the borough.				
<b>Councils Response</b>	The broad spatial distribution of development was agreed during the Preferred Strategy stage of Plan preparation which subsequently informed the allocations contained in the Deposit LDP. Strategic Policy 1 therefore seeks to ensure that new developments in Bridgend County Borough are distributed according to the LDP Spatial Strategy, in particular, to the four Strategic Regeneration Growth Areas (SRGAs) at Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the settlements of the Valleys Gateway. Directing development away from these areas would undermine the Regeneration Led Spatial Strategy.				
<b>Representor</b>	54 D 17	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	3.1.14		
<b>Summary of Comments</b>	CCW welcomes the recognition that regeneration policies combined with enhancement and protection policies will ensure that regeneration-led growth is sustainable in nature. However such a statement should be made at the start of the plan with a clear statement that the plan should be read as a whole, and not as individual policies or paragraphs. Please see our comments above under the LDP's introductory section.				
<b>Councils Response</b>	It is intrinsic that the LDP in its totality will be used by the Council to guide and manage development, providing a basis for consistent development. As part of the Plan-led system, the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications for development must be in accordance with the Development Plan unless material considerations indicate otherwise. It is therefore implicit, within what a development plan is and its purpose in accordance with the Act, that regard should be made to the whole Plan, including all its Policies. The statement is therefore superfluous.				
<b>Representor</b>	46 D 10	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Merthyr Mawr Community Council	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The resresenter endorses the new settlement boundary shown to the south of Island Farm High Technology area.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	53 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Cornelly Community Council	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	Members fully support the officer's recommendation for the settlement boundary [around North Cornelly] as it is.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	54 D 18	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	As well as being at a scale commensurate with the role and function of settlements, development should also normally be compatible with the environmental capacity of the area. This should either be clearly stated in the policy or as we have already suggested above (Introduction and Background, and para 3.1.14), a clear statement provided near the start of the plan that the plan will need to be read as whole.				
<b>Councils Response</b>	It is intrinsic that the LDP in its totality will be used by the Council to guide and manage development, providing a basis for consistent development. As part of the Plan-led system, the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications for development must be in accordance with the Development Plan unless material considerations indicate otherwise. It is therefore implicit, within what a development plan is and its purpose in accordance with the Act, that regard should be made to the whole Plan, including all its Policies. The statement is therefore superfluous.				
<b>Representor</b>	142 D 5	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	South Wales Police	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The Representor supports the identification of Bridgend as a Primary Key Settlement.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	726 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr Barry Sage	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor wishes the settlement boundary of Pontycymmer amended to include a site at Cwm Gelli-Wern for housing and includes a supporting statement to justify this.				
<b>Councils Response</b>	See consultation response to Alternative Site AS008				
<b>Representor</b>	753 D 3	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr David H C Evans	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor objects to Policy PLA1 on the basis that the site at Ty Draw Farm, Pencoed was not included within the settlement boundary.				
<b>Councils Response</b>	See consultation response to Alternative Site AS029.				

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<b>Representor</b>	772 D 14	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Merthyr Mawr Estates & Rhys Davies Properties Ltd	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	MME supports the identification of the Valleys Gateway settlements as a Main Settlement in order to focus development and to achieve the maximum social, economic and environmental benefits.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	784 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Persimmon Homes	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor wishes to see land at Broadlands, Bridgend included within the settlement boundary of Bridgend. The omission of this land is contrary to the CE1, CE2 and CE4 tests of soundness.				
<b>Councils Response</b>	See consultation response to Alternative Site AS050.				
<b>Representor</b>	787 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Woodstock Homes	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that Candidate Site 787.B1 at City Farm, Bettws is included within the settlement boundary of Bettws.				
<b>Councils Response</b>	See consultation response to Alternative Site AS034.				
<b>Representor</b>	788 D 3	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Bellway Homes	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor wishes to see land at Ffoes-yr-Efail Farm, Pencoed included within the settlement boundary of Pencoed. The omission of this land is contrary to the CE1, CE2 and CE4 tests of soundness. There is clear evidence for the important role and function of the settlement of Pencoed and the capacity of Pencoed to accommodate some future growth.				
<b>Councils Response</b>	See consultation response to Alternative Site AS006.				
<b>Representor</b>	788 D 9	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Bellway Homes	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that the land at Heol Maendy, North Cornelly should be included as a residential allocation.				
<b>Councils Response</b>	See consultation response to Alternative Site AS049.				
<b>Representor</b>	792 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Tyhegston Millennium Trust	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor raises an objection to the to Policy PLA1 and the land at Cypress Gardens being excluded form the settlement boundary and the proposals map should be amended to reflect this change.				
<b>Councils Response</b>	See consultation response to Alternative Site AS007.				
<b>Representor</b>	798 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr M and Dr R Phipps	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that the settlement boundary should be extended to include the land up to Heol Spencer, Bridgend as outlined in the Candidate Site submission. The settlement boundary does not follow a logical boundary, it excludes the long established vehicular access to the site and runs through the middle of a former burial ground. The logical boundary is to bring the site square to Heol Spencer as has been done with the balance of the land to the south.				
<b>Councils Response</b>	See consultation response to Alternative Site AS046.				
<b>Representor</b>	823 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Representor N</b>	Mr & Mrs M Mordecai	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor supports the settlement boundary and Green Wedge allocations in Penyfai associated with Candidate Site 823.B1.				
<b>Councils Response</b>	Support is welcomed.				



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<b>Representor</b>	841 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr J Lacey	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor wishes to see the settlement boundary of Blaengarw amended to include land south of Garregside, Blaengarw. As well as providing a greater range of choice of market and affordable housing in the this northern valley settlement thus encouraging younger people to stay in the valley there are other community benefits to be derived from housing development. This would support the Council and its partners aims in meeting the economic, social and environmental objectives of the Western Valleys Regeneration Scheme.				
<b>Councils Response</b>	See consultation response to Alternative Site AS002.				
<b>Representor</b>	850 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr D L Thomas	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that Croesty Farm should be included within the designated settlement boundary of Coity.				
<b>Councils Response</b>	See consultation response to Alternative Site AS028.				
<b>Representor</b>	851 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Redrow Homes	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor states that overall they are supportive of the settlement hierarchy as set out in Policy PLA1. However they object to the designation of South Cornelly as a small settlement given the level of employment land in the settlement and its links to the larger settlement of North Cornelly.				
<b>Councils Response</b>	The settlement hierarchy set out in Policy PLA1 is based on the conclusions of the Bridgend County Settlement Role and Function Study(2009).				
<b>Representor</b>	851 D 3	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Redrow Homes	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that the Land at Porthcawl Road should be included within the settlement boundary of South Cornelly. The representor states that the land at Porthcawl Road, South Cornelly is suitable, available and viable for development and provides a clear logical extension, which will round-off the settlement, leaving the defensible boundaries of the A4229 and the quarry.				
<b>Councils Response</b>	See consultation response to Alternative Site AS023.				
<b>Representor</b>	851 D 5	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Redrow Homes	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that the settlement boundaries should be extended in Pencoed to allow for the release of Greenfield sites, specifically referencing the Land at Pencoed Farm and Broomfield Farm.				
<b>Councils Response</b>	See consultation response to Alternative Site AS031.				
<b>Representor</b>	851 D 10	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Redrow Homes	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that the Land at Llangewydd Road, Cefn Glas should be included within the settlement boundary of Bridgend. They state that land at Llangewydd Road, Cefn Glas is suitable, available and viable for development and represents a clear opportunity to provide sustainable development within the Primary Key settlement of Bridgend whilst helping to meet housing need requirements. It is therefore recommended that the proposed settlement boundary for Bridgend be amended in order to include Land at Llangewydd Road, Cefn Glas as an allocation for residential development.				
<b>Councils Response</b>	See consultation response to Alternative Site AS032.				
<b>Representor</b>	972 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Charnwood Group	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that their site adjacent to Sker Court, Nottage, Porthcawl should be included within the settlement boundary of Porthcawl. The site represents a logical extension to the settlement of Nottage, providing an opportunity to bring forward residential development on a small site, to meet the housing land requirement of the County Borough within the plan period (2006-2021), through its inclusion within the settlement boundary.				
<b>Councils Response</b>	See consultation response to Alternative Site AS035.				

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<b>Representor</b>	975 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr Keith Williams	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor would like their land at the rear of Penyfai Post Office to be included within the settlement boundary of Penyfai making it suitable for residential development.				
	The inclusion of the site within the settlement boundary for residential development would be sustainable in the sense that the site lies close to public transport links and local amenities.				
<b>Councils Response</b>	See consultation response to Alternative Site AS055.				
<b>Representor</b>	1063 D 3	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	PJK Developments Ltd	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that their site at Lamb Row / Devon View, South Cornelly should be included within the settlement boundary of South Cornelly.				
<b>Councils Response</b>	See consultation response to Alternative Site AS025.				
<b>Representor</b>	1239 D 3	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr M & C Jones	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor objects to the settlement boundary of Bettws and requests that the site at Glyn Teg / Bryn Siriol is included.				
<b>Councils Response</b>	See consultation response to Alternative Site AS001.				
<b>Representor</b>	1242 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr G Thomas	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that their site South of South Cornelly should be included within the designated settlement boundary of South Cornelly as it would comprise a logical extension to the settlement and ensure that the community will continue to have sufficient good quality housing in a safe neighbourhood.				
<b>Councils Response</b>	See consultation response to Alternative Site AS023.				
<b>Representor</b>	1245 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr K W Avrill	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor objects to Policy PLA1 on the grounds that their site at Blackmill Road, Bryncethin is excluded from the settlement boundary of Bryncethin.				
<b>Councils Response</b>	See consultation response to Alternative Site AS022.				
<b>Representor</b>	1248 D 3	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	H D Limited	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that the settlement boundary at Island Farm should be extended to reflect the current planning status of the site.				
<b>Councils Response</b>	See consultation response to Alternative Site AS044				
<b>Representor</b>	1248 D 5	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	H D Limited	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that their site at Craig-Y-Parcau, Bridgend should be included within the settlement boundary of Bridgend to bring it into beneficial use for residential development.				
<b>Councils Response</b>	See consultation response to Alternative Site AS045.				
<b>Representor</b>	1250 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr Mark Stephens	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that the curtilage of Orchard House, Vicarage Terrace, Maesteg should be included within the settlement boundary of Maesteg. The representor states that it is both logical and acceptable to include the area in question within the Maesteg settlement boundary as this will not cause any harm in planning terms but will facilitate associated provision of appropriate means of boundary enclosure and other residential garden paraphernalia.				
<b>Councils Response</b>	See consultation response to Alternative Site AS058.				

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<b>Representor</b>	1255 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that the Land at Llangewydd Road should be included with the settlement boundary of Bridgend.				
<b>Councils Response</b>	See consultation response to Alternative Site AS051.				
<b>Representor</b>	1255 D 9	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that their land to the North of Cefn Glas, Bridgend should be included within the settlement boundary of Bridgend.				
<b>Councils Response</b>	See consultation response to Alternative Site AS042.				
<b>Representor</b>	1255 D 16	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that their land at Wern Du, Aberkenfig should be included with the settlement boundary of Aberkenfig.				
<b>Councils Response</b>	See consultation response to Alternative Site AS041				
<b>Representor</b>	1255 D 20	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA1		
<b>Summary of Comments</b>	The representor considers that their site at Heol Penyfai, Penyfai should be included within the settlement boundary of Penyfai.				
<b>Councils Response</b>	See consultation response to Alternative Site AS040				
<b>Representor</b>	64 D 14	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	3.1.15		
<b>Summary of Comments</b>	<p>In respect of housing distribution , whilst it is acknowledged that background papers 1 &amp; 3, as well as 'Settlements Role and Function' provide information regarding service, facilities and constraints at the various settlements across the County; further clarity on how the level of growth for settlements has been influenced by such factors would be beneficial. In addition, the link between the information contained in the background papers and the final strategy appears unclear. This should not result in an alternative approach, rather confirm the current.</p> <p>In addition, clarity on the levels of growth envisaged at the smaller settlements to demonstrate that the strategy is being delivered would be beneficial, including how they will be controlled. This could be best achieved through specific examples citing opportunities and how policies would be applied to influence the outcome.</p>				
<b>Councils Response</b>	In reaching the amount and location of land allocated for housing development in the Deposit Bridgend Local Development Plan (LDP) the Council has taken in to account numerous factors. The Council has prepared Background Paper 12: Housing Distribution which outlines these factors and shows how the housing allocations and future windfall / small sites have and will be spatially managed.				
<b>Representor</b>	54 D 19	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	3.1.18		
<b>Summary of Comments</b>	Whilst we welcome the aim to protect the countryside from inappropriate development through the identification of settlement boundaries, to meet tests of soundness CE1 and CE3, recognition should be made that within defined settlement boundaries, many urban areas also contain important greenspaces (important for the setting of areas and as important places for recreation and health and well being, as well as for biodiversity), that will also need to be protected from inappropriate development.				
<b>Councils Response</b>	<p>The LDP acknowledges that important green spaces within settlement boundaries also need to be protected from inappropriate development. In this respect the Council considers that Policies ENV5 Green Infrastructure and COM 7 Protection of Social and Community Facilities provides adequate protection.</p> <p>Furthermore Policy ENV5: Green Infrastructure also provides for the protection and enhancement of existing natural assets and the creation of new multi-functional areas of green space. Green infrastructure corridors will connect locations of natural heritage, green space, biodiversity or other environmental interest. By adopting the green infrastructure approach, development schemes may be adapted or designed to provide: improved connectivity through footpaths and cycle routes; space for nature that contributes to the local or sub-regional pattern of connected habitat, and imaginative recreational facilities that give educational and physical health benefits to local people. The Green Infrastructure Approach will therefore be used in the context of providing new outdoor recreation facilities, as required by Policy COM11 and the implementation of various recreation proposals for new playing fields, public open space, accessible natural greenspace, allotments etc. detailed in Policies COM12, COM13 and COM14. Further guidance on this will be issued in the form of a Green Infrastructure Plan as Supplementary Planning Guidance (SPG).</p>				
<b>Representor</b>	54 D 20	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA2		
<b>Summary of Comments</b>	We consider that the policy meets Test of Soundness CE1.				
<b>Councils Response</b>	Comment is noted.				

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<b>Representor</b>	160 D 12	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Home Builders Federation	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA2		
<b>Summary of Comments</b>	<p>It is not appropriate for LDP policies to enforce the requirements of programmes and strategies that have not been subject to independent scrutiny. It is also not appropriate for policies to be linked to programmes and strategies that can be altered independently to the LDP, therefore completely changing the nature and requirements of the relevant policy.</p> <p>It is clear that Policy PLA2 sets out a requirement for the provisions of the various programmes and strategies to be adhered to and also delegates the criteria for decision making to these separate programmes and strategies. As such, this is contrary to the requirements of National Guidance on the appropriate creation of Local planning Policy and therefore Policy PLA2 is contrary to Soundness Test C2.</p>				
<b>Councils Response</b>	<p>The LDP Strategy has been developed to provide a land use framework, which will help realise the regeneration aspirations and priorities of the Council, and will make the most meaningful contribution with respect to securing social, environmental and economic benefits for the communities of the County Borough.</p> <p>In recognition of the regeneration needs and priorities of the County Borough, the Council already has in place and is developing a range of site-specific and area based Strategies, Programmes and initiatives. As one of the main functions of the LDP Regeneration-Led Strategy is to help deliver these identified priorities and needs, where they have land-use implications and requirements, Policy PLA2 provides appropriate policy framework to prevent any proposals which would have an unacceptable or detrimental impact upon them.</p>				
<b>Representor</b>	1239 D 4	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr M & C Jones	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA2		
<b>Summary of Comments</b>	<p>The representor objects to Policy PLA2 on the grounds that it fails to recognise that a wider choice of sites for housing development in areas in need of regeneration may also bring benefits.</p>				
<b>Councils Response</b>	<p>The LDP Strategy has been developed to provide a land use framework, which will help realise the regeneration aspirations and priorities of the Council. In recognition of the regeneration needs and priorities of the County Borough, the Council already has in place and is developing a range of site-specific and area based Strategies, Programmes and initiatives.</p> <p>As one of the main functions of the LDP Regeneration-Led Strategy is to help deliver these identified priorities and needs, where they have land-use implications and requirements, Policy PLA2 provides appropriate Policy framework to prevent any proposals which would have an unacceptable or detrimental impact upon them. However, it is not the intent of the Policy to prevent development in other areas of the County Borough if the proposal satisfies all other relevant Policies in the Plan and does support rather than undermine the broader LDP Strategy.</p>				
<b>Representor</b>	1245 D 3	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr K W Avrill	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA2		
<b>Summary of Comments</b>	<p>The representor raises an objection to Policy PLA2 on the grounds that it fails to recognise the wider choice of sites for housing development in areas in need of regeneration may also bring widespread benefit.</p>				
<b>Councils Response</b>	<p>The LDP Strategy has been developed to provide a land use framework, which will help realise the regeneration aspirations and priorities of the Council. In recognition of the regeneration needs and priorities of the County Borough, the Council already has in place and is developing a range of site-specific and area based Strategies, Programmes and initiatives.</p> <p>As one of the main functions of the LDP Regeneration-Led Strategy is to help deliver these identified priorities and needs, where they have land-use implications and requirements, Policy PLA2 provides appropriate Policy framework to prevent any proposals which would have an unacceptable or detrimental impact upon them. However, it is not the intent of the Policy to prevent development in other areas of the County Borough if the proposal satisfies all other relevant Policies in the Plan and supports rather than undermines the broader LDP Strategy.</p>				
<b>Representor</b>	1255 D 3	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA2		
<b>Summary of Comments</b>	<p>The representor considers that Policy PLA2 implies that Greenfield housing releases will undermine the regeneration led strategy restricting the choice of developable sites and directing developers towards urban sites.</p>				
<b>Councils Response</b>	<p>The LDP Strategy has been developed to provide a land use framework, which will help realise the regeneration aspirations and priorities of the Council. In recognition of the regeneration needs and priorities of the County Borough, the Council already has in place and is developing a range of site-specific and area based Strategies, Programmes and initiatives.</p> <p>As one of the main functions of the LDP Regeneration-Led Strategy is to help deliver these identified priorities and needs, where they have land-use implications and requirements, Policy PLA2 provides appropriate Policy framework to prevent any proposals which would have an unacceptable or detrimental impact upon them. However, it is not the intent of the Policy to prevent development in other areas of the County Borough if the proposal satisfies all other relevant Policies in the Plan and supports rather than undermines the broader LDP Strategy.</p>				
<b>Representor</b>	1255 D 10	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA2		
<b>Summary of Comments</b>	<p>The representor objects to Policy PLA2 as it suggest that development of Greenfield sites would undermine the regeneration led strategy which they consider it would not.</p>				
<b>Councils Response</b>	<p>The LDP Strategy has been developed to provide a land use framework, which will help realise the regeneration aspirations and priorities of the Council. In recognition of the regeneration needs and priorities of the County Borough, the Council already has in place and is developing a range of site-specific and area based Strategies, Programmes and initiatives.</p> <p>As one of the main functions of the LDP Regeneration-Led Strategy is to help deliver these identified priorities and needs, where they have land-use implications and requirements, Policy PLA2 provides appropriate Policy framework to prevent any proposals which would have an unacceptable or detrimental impact upon them. However, it is not the intent of the Policy to prevent development in other areas of the County Borough if the proposal satisfies all other relevant Policies in the Plan and supports rather than undermines the broader LDP Strategy.</p>				
<b>Representor</b>	1255 D 21	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA2		
<b>Summary of Comments</b>	<p>The representor objects to Policy PLA2 as it suggests that development of Greenfield sites would undermine the regeneration led strategy which they consider it would not.</p>				
<b>Councils Response</b>	<p>The LDP Strategy has been developed to provide a land use framework, which will help realise the regeneration aspirations and priorities of the Council. In recognition of the regeneration needs and priorities of the County Borough, the Council already has in place and is developing a range of site-specific and area based Strategies, Programmes and initiatives.</p> <p>As one of the main functions of the LDP Regeneration-Led Strategy is to help deliver these identified priorities and needs, where they have land-use implications and requirements, Policy PLA2 provides appropriate Policy framework to prevent any proposals which would have an unacceptable or detrimental impact upon them. However, it is not the intent of the Policy to prevent development in other areas of the County Borough if the proposal satisfies all other relevant Policies in the Plan and supports rather than undermines the broader LDP Strategy.</p>				

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<b>Representor</b>	61 D 13	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3		
<b>Summary of Comments</b>	Policy PLA3.Regeneration and mixed use development schemes. We support this policy in its efforts to undertake the regeneration of Brownfield and under utilised sites.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	142 D 6	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	South Wales Police	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3		
<b>Summary of Comments</b>	The Representor supports Policy PLA3.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	793 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Ashtenne Industrial Fund Ltd Partnership	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3		
<b>Summary of Comments</b>	The representor considers that steps should be taken to make mixed use regeneration sites which have employment allocations within them more flexible by allowing for the employment element to be available for alternative uses as they allow very little opportunity for alternative types of employment other than B1, B2 and B8. They suggest that one, or a combination of the following will achieve this:  a) Colour the PLA regen sites differently excluding them from REG1 and REG2 b) Add extra text to PLA3 which guides an appropriate mix and emphasises that the targets in COM1 are not limits. c) Add test to REG2 which would control but allow the release of employment land for other purposes.				
<b>Councils Response</b>	The Council considers that the approach it has taken in allocating its PLA3 sites is sensible and allows for sufficient flexibility in enabling economic development whilst providing for the needs of the County Borough as a whole over the lifetime of the Plan.  The Council, in allocating sites under Policy PLA3 has also sought to include in the plan, additional policy allocations which relate to the different amount and types of uses expected by the Council on each site. Primarily these are related to residential development under policy COM1 and employment development under REG1.  In order to coordinate the strategic planning of the whole of the County Borough, the Council has needed to attribute specific amounts of development to these individual land uses within the wider mixed use sites. These have been included in the plan and collectively total the strategic requirements over the Plan period.  All employment allocations have been assessed prior to their inclusion in the Plan which has resulted in a reduction in the amount of employment land from the adopted UDP position. To not state its policy requirements in the LDP, or to state in policy that the Council's policies will always be relaxed, would not be in the best interests of the County Borough as a whole, and could lead to unbalanced development occurring. The release of employment land for other uses should be undertaken on a holistic basis considering the whole of the County Borough and not on a site-by-site basis.  However, it is anticipated that the exact distribution, amount and type of each land use will be subject to more detailed negotiation at the development control stage. The LDP acts as a starting point and outlines the Council's policy requirements which will then be discussed with developers. If developers have evidence to suggest that a particular policy requirement will affect the deliverability of a scheme, then the Council may accept this as a material consideration in the determination of a planning application. In this respect the Council considers that there is an inherent flexibility built into the plan.				
<b>Representor</b>	851 D 8	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Redrow Homes	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3		
<b>Summary of Comments</b>	The representor considers that the Land at Pencoed Farm and Broomfield Farm should be included as a mixed-use development site in PLA3 of the LDP including residential, B1 employment and local retail development, including public open space.				
<b>Councils Response</b>	See consultation response to Alternative Site AS031				
<b>Representor</b>	911 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Persimmon Homes (Wales)	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3		
<b>Summary of Comments</b>	The representor is generally supportive of the Ewenny Road, Maesteg's inclusion within the proposed allocation in Policy PLA3 for Regeneration and Mixed Use Development.  The representor agrees that the wider site could provide an appropriate mix of land uses. However, they consider the text of the Plan places a significant and unclear responsibility on the site and may raise aspirations which may be difficult to achieve.  The representor considers that either Policy PLA3 is amended to read 'Provision of a comprehensive residential, employment and commercial development to meet the identified need for such uses, whilst providing new transportation, community, education or recreation facilities to serve the respective sites and existing communities subject to viability'.  They also recommend that Para 3.1.21 could be amended as an alternative to amending Policy PLA3				
<b>Councils Response</b>	The Council considers that the approach it has taken in allocating its PLA3 sites is sensible and allows for sufficient flexibility in enabling economic development whilst providing for the needs of the County Borough as a whole over the lifetime of the Plan.  The Council, in allocating sites under Policy PLA3 has also sought to include in the plan, additional policy allocations which relate to the different amount and types of uses expected by the Council on each site. Primarily these are related to residential development under policy COM1 and employment development under REG1.				
<b>Representor</b>	1063 D 4	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	PJK Developments Ltd	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3		
<b>Summary of Comments</b>	The representor considers that their site at Lamb Row/Devon View, South Cornelly should be included as a mixed use development in PLA3 to provide a range of choice of housing and employment opportunities in settlements surrounding Porthcawl SRGA.				
<b>Councils Response</b>	See consultation response to Alternative Site AS025.				



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<b>Representor</b>	1248 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	H D Limited	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3		
<b>Summary of Comments</b>	The representor considers that Island Farm should be allocated as a Mixed Use Regeneration Site in Policy PLA3 of the LDP to reflect the current planning status of the site.				
<b>Councils Response</b>	See consultation response to Alternative Site AS044				
<b>Representor</b>	1248 D 4	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	H D Limited	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3		
<b>Summary of Comments</b>	The representor considers that PLA3 should include an element of supporting text to encourage early engagement with the owners of allocated sites, especially those sites which are allocated for Regeneration and Mixed Use Development Schemes. This they consider would enable the identification of the most suitable and viable options for their delivery, especially when there are multiple land owners – as is the case in the instance where Bridgend CBC are also a land owner.				
<b>Councils Response</b>	The Council has been proactive in their engagement with land-owners with respect to demonstrating delivery of sites in the LDP. The Council welcomes early engagement on proposed development however it is not considered that such approach needs to be expressed in the text of the LDP.				
<b>Representor</b>	1207 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Regeneration Investment Fund for Wales	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(2) North-East Brackla Regeneration Area, Bridgend		
<b>Summary of Comments</b>	The representor supports the regeneration-led mixed use allocation PLA3(2) North East Brackla Regeneration Area as it will bring greater flexibility to the existing UDP policy context and will deliver more co-ordinated and far wider reaching regeneration benefits for the locality and wider County than continuing an employment only allocation.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1238 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr T Jones	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(2) North-East Brackla Regeneration Area, Bridgend		
<b>Summary of Comments</b>	The representor has concerns that there is a disproportional emphasis on housing rather than infrastructure. Brackla properties along Heol Simonston have seen large increases in traffic and noise over the years. The traffic is likely to further increase with the major housing development at Parc Derwen along a road never constructed to take such a volume.				
<b>Councils Response</b>	The North East Brackla Development Brief details key elements of infrastructure and facilities that will need to be provided and establishes key principles and parameters for the development of the site. Development proposals and planning applications will need to demonstrate compliance with this document in whole or in part.  Further details of the highway improvements will be provided with the submission of detailed planning applications in association with the North East Brackla Regeneration Area designated under Policy PLA3(2) of the LDP.				
<b>Representor</b>	35 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Bridgend Town Council	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(3) Coity Road Sidings		
<b>Summary of Comments</b>	Coity Sidings should be considered for new allotment site to address under-provision in the town. The consequential changes associated with this proposal would result in the deletion of Policies COM1(4), REG1(3) and PLA7(8).				
<b>Councils Response</b>	See consultation response to Alternative Site AS030  All allocations in the LDP have to be realistic and deliverable within the plan period. The Council does not have sufficient evidence to demonstrate that the development of Allotments at this location is realistic and deliverable within the plan period. However, if opportunities arose within the plan period to support the delivery of an allotment facility as part of the comprehensive development of the area, there are policies within the plan to support such a proposal.				
<b>Representor</b>	1059 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	BRB (Residuary) Ltd	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(3) Coity Road Sidings		
<b>Summary of Comments</b>	The representor supports the allocation PLA3 (3): Coity Road Sidings, Bridgend and has submitted a Development Brief and Masterplan for the residential led mixed use scheme.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	806 D 5	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Comment
<b>Organisation</b>	National Grid Property	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(4) Parc Afon Ewenni, Bridgend		
<b>Summary of Comments</b>	The representor would like to make the Council and potential developers aware that overhead electricity lines are situated over this site and this should be taken into account during planning / development of this site.				
<b>Councils Response</b>	Comment is noted.  The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.  However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.  To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.  The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.				

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<b>Representor</b>	857 D 5	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Property Department - Bridgend County Borough Council	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(4) Parc Afon Ewenni, Bridgend		
<b>Summary of Comments</b>	The representor supports the allocation for mixed use at Parc Afon Ewenni, Bridgend. PLA3(4), COM1(3), REG1(6), REG5(3), REG11(3), COM9(9), COM13(7)				
	This property is currently being reviewed for disposal/ development and a master plan is currently in draft form. BCBC have joined forces with the two other key land owners (SW Police & Dovey Group) to produce this master plan and next steps are being planned to consider the timing and deliverability of the scheme. It is intended that intrusive site investigations will be carried out together with consultation to enter into a land collaboration agreement				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	857 D 6	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Property Department - Bridgend County Borough Council	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(5) The former Maesteg Washery Site, Maesteg		
<b>Summary of Comments</b>	The representor supports the allocation for mixed use at The Former Maesteg Washery, Maesteg. PLA3(5), COM1(15), COM13(11)				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	857 D 7	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Property Department - Bridgend County Borough Council	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(6) The Coegnant Reclamation Site, Caerau/Nantyyfyllon		
<b>Summary of Comments</b>	The representor supports the allocation for mixed use at Coegnant Reclamation Site, Caerau/ Nantyyfyllon. PLA3(6), REG1(9), COM1(17), COM12(2), COM10(10)				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1215 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr Ian Jones	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(6) The Coegnant Reclamation Site, Caerau/Nantyyfyllon		
<b>Summary of Comments</b>	The representor considers that the BMX track on Coegnant should be the hub of Tourism in the Llynfi Valley and that it should be properly policed once developed.				
<b>Councils Response</b>	The BMX track is an existing recreation facility the management of which is not a matter for the LDP. Policy PLA3(6) and the LDP strategy acknowledges the links of this facility to other leisure and recreation proposals within the upper Llynfi Valley and links to tourism.				
<b>Representor</b>	857 D 8	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Property Department - Bridgend County Borough Council	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(7) Ewenny Road, Maesteg		
<b>Summary of Comments</b>	The representor supports the allocation for mixed use at Ewenny Road, Maesteg. PLA3(7), COM1(16), REG1(10), REG5(4), REG11(1).				
	This property is currently being reviewed for disposal/ development and a master plan is currently in draft form. BCBC own a part of the site and the other part is owned by a private investor, however we understand that they wish to sell their interest. We hope to enter into a joint venture with the new purchasers of the adjacent site to deliver a comprehensive development. BCBC have carried out intrusive site investigations and a flood consequence assessment and these studies are available upon request				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1064 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr John Jenkins	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(8) Porthcawl Waterfront Regeneration, Porthcawl		
<b>Summary of Comments</b>	It is essential that a parcel of land is earmarked for a swimming pool and sports / leisure centre are part of the regeneration plans. Otherwise in the future no land will be available for this. At present, holiday makers see Porthcawl as a 2nd class resort with no facilities.				
	Reconnect the roads between New Road and South Road.				
	Extend Fenton Place Road to connect up with the Portway. This would remove dangerous bottlenecks in the area. This would give motorists a direct route to Nottage.				
<b>Councils Response</b>	Comments are noted. The area of Salt Lake is included in the Porthcawl Regeneration Area under Policy PLA3(8) of the LDP. This Policy promotes a regeneration and mixed use development in line with the adopted Seven Bays Project - Porthcawl Waterfront Supplementary Planning Guidance (SPG). In this respect the new leisure building, north of the harbour, is intended to act as major "attractor". Investigations are continuing regarding the most sustainable and feasible leisure operation on this site. It is not intended that this building would become a Council run leisure centre or swimming pool, although these uses are appropriate if they were brought forward by the private sector.				
	In respect of the highway network the LDP does not detail the local highway network proposals associated with the site, which are detailed in the Porthcawl Waterfront SPG which seeks to ensure that transport infrastructure in and around the waterfront area is developed in a way that will not only accommodate traffic demands, but also ensure a good quality environment for pedestrians, cyclists and public transport.				
<b>Representor</b>	1230 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr Andrew Collier	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(8) Porthcawl Waterfront Regeneration, Porthcawl		
<b>Summary of Comments</b>	The representor is not satisfied with the detail of the development brief associated with the regeneration area in Porthcawl. He considers that the strategy should attract both tourism and income to the Borough as well as a good day out for everyone in the Borough.				
	The representor considers that the regeneration strategy, and the Tesco proposal in particular, fails to do this, and issues such as the lack of a swimming pool, those of the Jennings buildings and the caravan park coastline have been unrecognised and forgotten. Additionally, the car parking facilities do not meet the summer needs				
<b>Councils Response</b>	The Porthcawl Waterfront – Planning Guidance has been adopted by Planning and Development Committee as Supplementary Planning Guidance (SPG) to the Bridgend Unitary Development Plan (UDP) on the 1st November 2007. The SPG document will be afforded 'substantial weight' in future planning decisions of the Local Planning Authority, the National Assembly and Inquiry Inspectors.				
	The LDP has reflected the requirements of the SPG for the redevelopment of The 7 Bays Project – Porthcawl Waterfront area under Policy PLA3(8).				

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<b>Representor</b>	54 D 21	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(9) Pwll-Y-Waun, Porthcawl		
<b>Summary of Comments</b>	A significant area of this allocation consists of the Pwll-y-Waun SINC, which is designated for its lake and broadleaved woodland. We consider that any development at this allocation should make provision for the protection of the integrity of the SINC, and should be identified as a site requirement in 'Chapter 9: Delivery and Implementation' of the LDP. (To meet Test of Soundness CE1 and CE3).				
<b>Councils Response</b>	<p>Detailed consideration of this issue will take place at the planning application stage. However it is anticipated that the mixed-use nature of the allocation, incorporating informal open space, recognises and will maintain those important biodiversity elements of the site.</p> <p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	800 D 3	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr R H Knight	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(9) Pwll-Y-Waun, Porthcawl		
<b>Summary of Comments</b>	<p>The representor considers that the proposal should be deleted from PLA3(9) and allocated solely for residential use.</p> <p>It is considered that it would be more logical for the 0.7Ha of this site, which is currently allocated for employment, to be allocated for residential development under the provisions of policy COM1(26). It is likely that there would be a demand for additional housing in this location and the increased site area could accommodate a total of 65 units, of which 19 units would be affordable.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS018.				
<b>Representor</b>	54 D 22	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(10) Land West of Maesteg Road, Tondu		
<b>Summary of Comments</b>	We recommend that any development at this site should protect the integrity of the Tyncoed Farm, Bryncethin SINC which supports wet grassland and woodland. This requirement for the site should be identified in 'Chapter 9: Delivery and Implementation' of the LDP. (To meet Tests of Soundness CE1 and CE3).				
<b>Councils Response</b>	<p>It should be noted that the site west of Maesteg Road does not relate to the Tyncoed Farm SINC. However, it does relate to a SINC and to this end the Council considers that Section 9 (Delivery and Implementation) of the Deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The issue raised by the Representor will be considered in this.</p>				
<b>Representor</b>	772 D 11	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Merthyr Mawr Estates & Rhys Davies Properties Ltd	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(10) Land West of Maesteg Road, Tondu		
<b>Summary of Comments</b>	MME supports the allocation and use of previously developed land before the development of Greenfield sites. The land to the west of Maesteg Road, of which MME is a major landowner, is a previously developed land and under-utilised site within a defined Main Settlement.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	846 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Llanmoor Development Company Ltd	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(10) Land West of Maesteg Road, Tondu		
<b>Summary of Comments</b>	The representor supports the allocations PLA3(10)				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	857 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Property Department - Bridgend County Borough Council	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(12) Ogmores Comprehensive School, Bryncethin		
<b>Summary of Comments</b>	<p>The representor supports the allocation mixed use at Ogmores Comprehensive School. (PLA3(12), COM1(32), PLA8(6), REG5(5), COM10(9))</p> <p>This property is available for development in part as a result of the school modernization programme and the new school being built at the Gateways to the Valleys, Ynyswadre. Preparation for the disposal of part of this site is anticipated in 2012/2013. A marketing and technical pack will be prepared, this is likely to include site investigations, topographical survey, highways assessment, ecology survey and planning statement. These studies can be submitted to further support the delivery of this site in due course.</p>				
<b>Councils Response</b>	Support is welcomed.				

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<b>Representor</b>	857 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Property Department - Bridgend County Borough Council	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(13) Gateway to the Valleys, Tondy		
<b>Summary of Comments</b>	<p>The representor supports the allocation of this site for mixed use at Gateways to the Valleys. PLA3(13),COM1(33),COM9(7),COM10(7),REG5(6), COM12(6)</p> <p>This property is available for development in part as a result of the school modernization programme and the new school being built on the site, the building works are due to commence imminently. Preparation for the disposal of part of this site is anticipated in 2012/2013. A marketing and technical pack will be prepared, this is likely to include site investigations, topographical survey, highways assessment, ecology survey and planning statement. These studies can be submitted to further support the delivery of this site in due course.</p>				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	857 D 9	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Property Department - Bridgend County Borough Council	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(14) Bryncethin Depot, Bryncethin		
<b>Summary of Comments</b>	<p>The representor supports the allocation for mixed use at Bryncethin Depot. PLA3(14), COM1(35), REG1(17), REG5(7)</p> <p>This property is currently being reviewed for disposal/ development. The site is let in part and part occupied by BCBC depots, a review is currently underway to provide vacant possession of the site. Site investigations are being carried out over the next few months and that will be followed by a master plan. These studies can be submitted to further support the delivery of this site in due course</p>				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	787 D 5	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Woodstock Homes	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(16) Land South West of City Road, Bettws		
<b>Summary of Comments</b>	The representor considers that Policy PLA3(16) should be extended to include Candidate Site 787.B1 Land at City Farm Bettws.				
<b>Councils Response</b>	See consultation response to Alternative Site AS034.				
<b>Representor</b>	857 D 4	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Property Department - Bridgend County Borough Council	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(16) Land South West of City Road, Bettws		
<b>Summary of Comments</b>	<p>The representor supports the allocation for mixed use at Land South West of City Road, Bettws PLA3(16), COM2(1), COM13(10).</p> <p>This property is currently being reviewed for disposal/ development. The site is located adjacent to a Valleys to Coast (V2C) housing development and meetings have taken place with V2C to discuss the opportunity of a joint venture to deliver this development.</p>				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	660 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Blackmill & Glynogwr Tenants & Residents Association	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(17) Land adjoining Cwm Ogwr Fach, Blackmill		
<b>Summary of Comments</b>	The representors would like clarification that a community facility is included in the allocation at land adjoining Cwm Ogwr Fach, Blackmill and that it will be delivered as part of the mixed use development.				
<b>Councils Response</b>	A Community Building is included within allocation PLA3(17) under Policy COM9(1).				
<b>Representor</b>	661 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Blackmill Youth & Commuity Centre	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(17) Land adjoining Cwm Ogwr Fach, Blackmill		
<b>Summary of Comments</b>	The representor would like confirmation that the community building (as proposed in the UDP) is included within the allocation at land adjoining Cwm Ogwr Fach, Blackmill.				
<b>Councils Response</b>	A Community Building is included within allocation PLA3(17) under Policy COM9(1).				
<b>Representor</b>	928 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Blackmill Over 60s Club	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA3(17) Land adjoining Cwm Ogwr Fach, Blackmill		
<b>Summary of Comments</b>	The representor would like confirmation that the community building (as proposed in the UDP) is included within the allocation at land adjoining Cwm Ogwr Fach, Blackmill.				
<b>Councils Response</b>	A Community Building is included within allocation PLA3(17) under Policy COM9(1).				

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<b>Representor</b>	61 D 14	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	3.2 - Design and Sustainable Place Making		
		<b>PolicyNo/Paragraph</b>	SP2		
<b>Summary of Comments</b>	Strategic Policy SP2. Design and sustainable place making. We support this policy as it advocates protecting various environmental and natural features. In particular bullet point 4.ii which clearly indicates "a preference for previously developed land over Greenfield land".				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	61 D 15	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	3.2 - Design and Sustainable Place Making		
		<b>PolicyNo/Paragraph</b>	SP2		
<b>Summary of Comments</b>	SP2 – Sustainable Place Making Principles The 8th bullet point should be split into two separate issues. The first should read 'Avoiding or minimising the risk of flooding', and the second 'Promote the use of sustainable drainage systems (SUDS) in order to reduce surface water flooding and infiltration of the sewerage system'.				
<b>Councils Response</b>	This appears to be a representation to the Bridgend LDP Pre Deposit Proposals and is therefore not relevant to the consideration of the deposit Bridgend LDP.				
<b>Representor</b>	72 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	3.2 - Design and Sustainable Place Making		
		<b>PolicyNo/Paragraph</b>	SP2		
<b>Summary of Comments</b>	The representor supports Policy SP2(13)				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	142 D 3	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	South Wales Police	<b>Section No</b>	3.2 - Design and Sustainable Place Making		
		<b>PolicyNo/Paragraph</b>	SP2		
<b>Summary of Comments</b>	The Representor supports policy SP2 as it provides for the development of high quality, attractive, sustainable places which enhance the community in which they are located.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1113 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr David Griffiths	<b>Section No</b>	3.2 - Design and Sustainable Place Making		
		<b>PolicyNo/Paragraph</b>	SP2		
<b>Summary of Comments</b>	The representor considers that Strategic Policy SP2 should be amended to state that SUDS should be incorporated into new developments as the preferred option. This will reduce flood risk, enhance biodiversity, improve water quality and help mitigate the effects of climate change.				
<b>Councils Response</b>	The Council considers that the use of SUDS will not always be the preferred option for all development sites, hence the wording 'appropriate' in criterion 13 of Policy SP2.				
<b>Representor</b>	1212 D 5	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr K Lock	<b>Section No</b>	3.2 - Design and Sustainable Place Making		
		<b>PolicyNo/Paragraph</b>	SP2		
<b>Summary of Comments</b>	In the past centuries developments of towns and villages have had to expand into agricultural land. People do not wish to live on Brownfield sites. This is your contention and not what is desired.				
<b>Councils Response</b>	The Council acknowledge that a number of the sites identified in the LDP are brownfield in character or under-utilised in their present capacity. The reuse of brownfield and under-utilised land in this way is viewed by the Welsh Government as a key to creating a more sustainable pattern of development. Paragraph 4.8.1of Planning Policy Wales (February 2011) states that previously developed (or brownfield) land should, wherever possible, be used in preference to greenfield sites. Therefore the overall preference of the LDP Strategy is for the development of land within urban areas, especially on previously developed 'brownfield' sites, before considering the development of greenfield sites.				
<b>Representor</b>	54 D 23	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	3.2 - Design and Sustainable Place Making		
		<b>PolicyNo/Paragraph</b>	PLA4		
<b>Summary of Comments</b>	Whilst we welcome the inclusion of a policy which makes provision for development to address climate change mitigation and adaptation, it will not be appropriate for all development proposals to encourage the development of renewable energy. Additionally, it is unclear how the requirement to 'encourage' renewable energy generation as part of development schemes will be assessed when determining applications for planning permission.  We therefore suggest that:  (1) the introductory paragraph of the policy is amended by inserting at the start of it, 'Where appropriate....', and (2) Criterion 3 of the policy is amended by requiring development to demonstrate how the provision of renewable energy (RE) technologies has been considered, with a requirement that schemes above a certain scale and type provide renewable energy proposals as part of their scheme. Proposals should ensure that the type, scale, layout, and design of any proposed RE technology is sympathetic to its location. (To meet Test of Soundness CE1).				
<b>Councils Response</b>	The Council welcomes the general support for this policy.  The policy is positively worded to express the Council's desire for all development within the County Borough to make a positive contribution towards tackling climate change. It therefore considers that it is not appropriate to add the words "where appropriate" to the start of the policy as all developments could contribute in some way.  Policy ENV17 of the plan provides information on the Council's expectations regarding renewable energy delivery on individual development sites.				



# Deposit Plan - Report

<b>Representor</b>	61 D 16	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	3.2 - Design and Sustainable Place Making		
		<b>PolicyNo/Paragraph</b>	PLA4		
<b>Summary of Comments</b>	<p>PLA4. Climate change and peak oil.</p> <p>Overall we support this policy and in particular bullet point 6 (efficient water use). However we would suggest a minor text change in point 8 – “Promoting sustainable building methods and drainage systems wherever they will be feasible”. (As per TAN 15. Para. 8.2).</p>				
<b>Councils Response</b>	<p>The Council welcomes the general support given to this policy.</p> <p>Notwithstanding the appropriateness or otherwise of the suggested minor change to the text relating to building methods, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan / Policy and any subsequent outcome as a result of implementation.</p> <p>With respect to SUDS, this will not always be the preferred option for all development sites, hence the wording 'where appropriate' in criterion 8 of Policy PLA4.</p>				
<b>Representor</b>	72 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	3.2 - Design and Sustainable Place Making		
		<b>PolicyNo/Paragraph</b>	PLA4		
<b>Summary of Comments</b>	<p>The representor supports Policy PLA4(8)</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				
<b>Representor</b>	1113 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr David Griffiths	<b>Section No</b>	3.2 - Design and Sustainable Place Making		
		<b>PolicyNo/Paragraph</b>	PLA4		
<b>Summary of Comments</b>	<p>The representor considers that Policy PLA4 should be amended to state that SUDS should be incorporated into new developments as the preferred option. This will reduce flood risk, enhance biodiversity, improve water quality and help mitigate the effects of climate change.</p>				
<b>Councils Response</b>	<p>The Council considers that Policy PLA4 as drafted is sufficiently strong enough to require development proposals to make a positive contribution towards tackling climate change. This will be expanded upon in revised Supplementary Planning Guidance (chapter 8 of the deposit LDP refers).</p> <p>It is not considered that the use of SUDS will always be the preferred option for all development sites, hence the wording 'where appropriate' in criterion 8 of Policy PLA4.</p>				
<b>Representor</b>	1113 D 5	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr David Griffiths	<b>Section No</b>	3.2 - Design and Sustainable Place Making		
		<b>PolicyNo/Paragraph</b>	PLA4		
<b>Summary of Comments</b>	<p>Representor considers that the general wording of PLA4 needs to be strengthened. Recommended changes to Policy PLA4 are:</p> <ul style="list-style-type: none"> <li>- The policy should carry reference to the use of sustainable drainage systems.</li> <li>- Clause 8 should separate sustainable building methods from sustainable drainage systems as they are different things.</li> <li>- The presumption should be for sustainable drainage systems (SUDS) to be the preferred option for any new development.</li> <li>- In clause 8 the words 'where appropriate' and 'promote' should be removed as it is not about promoting them but is about putting them in place to save the environment.</li> <li>- The term 'peak oil' should be clarified and defined or else removed.</li> </ul>				
<b>Councils Response</b>	<p>The Council considers that Policy PLA4 as drafted is sufficiently strong enough to require development proposals to make a positive contribution towards tackling climate change. This will be expanded upon in revised Supplementary Planning Guidance (chapter 8 of the deposit LDP refers).</p> <p>It is not considered that the use of SUDS will always be the preferred option for all development sites, hence the wording 'where appropriate' in criterion 8 of Policy PLA4.</p> <p>The term Peak Oil is clearly defined in paragraph 3.2.13 of the Deposit Plan.</p>				
<b>Representor</b>	61 D 17	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	3.2 - Design and Sustainable Place Making		
		<b>PolicyNo/Paragraph</b>	3.2.11		
<b>Summary of Comments</b>	<p>Strongly support the LDP statements in relation to flood risk and pleased to note that "The Council will resist inappropriate development within flood plains where such development would itself be at risk from flooding or may cause flooding elsewhere". Clearly the interest of third parties has now been addressed following our pre-deposit plan comments.</p>				
<b>Councils Response</b>	<p>Support is welcomed</p>				
<b>Representor</b>	61 D 18	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Comment
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	3.2 - Design and Sustainable Place Making		
		<b>PolicyNo/Paragraph</b>	3.2.12		
<b>Summary of Comments</b>	<p>Clearly our pre-deposit advice to undertake a SFCA has been actioned and we reiterate the comments that it is a broad based assessment of flood risk within the County aimed at a strategic level. Any site specific proposals must be subject to a detailed flood Consequence Assessment.</p>				
<b>Councils Response</b>	<p>Comments are noted.</p>				
<b>Representor</b>	1236 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Bridgend Valleys Railway Co. Ltd (BVRC)	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	3.3		
<b>Summary of Comments</b>	<p>The representor considers that the railway line from Tondu Junction to the Garw Valley should be recognised as an operational railway line in the LDP.</p>				
<b>Councils Response</b>	<p>See consultation response to Alternative Site AS019.</p>				

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<b>Representor</b>	54 D 24	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	SP3		
<b>Summary of Comments</b>	Although CCW support the principle of this policy, as not all development proposals will have transport implications, we recommend that the first sentence of the policy is amended by replacing "All development proposals with "Where appropriate, development proposals" (to meet Test of Soundness CE1).				
<b>Councils Response</b>	Support is welcomed. However, notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Policy and any subsequent outcome as a result of implementation.				
<b>Representor</b>	61 D 19	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	SP3		
<b>Summary of Comments</b>	Strategic Policy SP3.Strategic transport Planning principles. We support this policy as it advocates sustainable transport with an aim to improve air quality within the County Borough.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	54 D 25	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA5		
<b>Summary of Comments</b>	We consider that the policy meets Test of Soundness CE1.				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	772 D 13	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Comment
<b>Organisation</b>	Merthyr Mawr Estates & Rhys Davies Properties Ltd	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA5		
<b>Summary of Comments</b>	MME notes that the A4063 is identified as part of the Strategic Roads Network. At paragraph A2.2.2 the LDP notes that the nature of the A4063 varies as it travels down the Llynfi Corridor and along sections of it, due to its specification, alignment and other constraints, the capacity of the highway is limited. Paragraph A2.2.3 notes that there are opportunities for management and improvement of the corridor but it recognises that some capacity issues cannot be overcome and will remain, and will therefore act as a constraint. However the LDP records that one major site which is not affected by such a constraint, but which does require highway works, is the land to the west of Maesteg Road, Tondy.				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	660 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Blackmill & Glynogwr Tenants & Residents Association	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA5(4)		
<b>Summary of Comments</b>	The representor is concerned that there are no proposed upgrades to the A4061 from Bryncethin to Nantymoel and query the proposed road link around Bryncethin which was in the UDP.				
<b>Councils Response</b>	The A4061 forms part of the Strategic Roads Network identified in the LDP. The route is not identified in the RTP for strategic improvements, however the upgrades proposed, such as improved drainage, hedge and grass cutting form part of the highway management plans. There is no proposed road link around Bryncethin in the adopted Bridgend UDP.				
<b>Representor</b>	661 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Blackmill Youth & Community Centre	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA5(4)		
<b>Summary of Comments</b>	The representor would like to see a proposal to upgrade the A4061 in the LDP.				
<b>Councils Response</b>	The A4061 forms part of the Strategic Roads Network identified in the LDP. The route is not identified in the RTP for strategic improvements, however the upgrades proposed, such as improved drainage, hedge and grass cutting form part of the highway management plans.				
<b>Representor</b>	928 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Blackmill Over 60s Club	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA5(4)		
<b>Summary of Comments</b>	The representor would like to see a proposal to upgrade the A4061 in the LDP. They would also like to know whether the previously proposed Bryncethin link it to be revived.				
<b>Councils Response</b>	The A4061 forms part of the Strategic Roads Network identified in the LDP. The route is not identified in RTP for strategic improvements, however the upgrades proposed, such as improved drainage, hedge and grass cutting form part of the highway management plans. There are no proposals to develop a Bryncethin link in the LDP.				
<b>Representor</b>	788 D 4	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Bellway Homes	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA6		
<b>Summary of Comments</b>	The representor objects to the overly restrictive approach of Policy PLA6 and considers it is not sound in terms of test CE4. The representor requests that a degree of flexibility be allowed within policy PLA6 to allow limited residential development at Ffoes-yr-Efail Farm, Pencoed. They request the policy be reworded as: "New development to the west of the railway line at Pencoed will only be permitted where it can be proved that it will not cause a demonstrable harm to the efficient, effective and safe operation of the highway network"				
<b>Councils Response</b>	See consultation response to Alternative Site AS006. The existing highway network is constrained by the mainline railway passing through Pencoed, no further development to the west of the railway line will be permitted as it will exacerbate congestion either side of the level- crossing and at the complex over-bridge junction between the eastern end of the relief road and Penybont Road.				

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<b>Representor</b>	57 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Vale of Glamorgan Council	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA7		
<b>Summary of Comments</b>	Representor welcomes the removal of the proposed Brocastle Link road from Policy PLA7.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1222 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr P G Harry	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA7		
<b>Summary of Comments</b>	Representor considers that a manned signal box in Pencoed should be returned for highway safety reasons.				
<b>Councils Response</b>	Comment is noted, however Network Rail is responsible for the management and operation of level crossings in the County Borough and this issue does not come under of the remit of the LDP.				
<b>Representor</b>	1215 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr Ian Jones	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA7(1) Llynfi Valley Community Route		
<b>Summary of Comments</b>	The representor is concerned about the misuse of the cycle route in the Llynfi-Valley by motorcycles, quads and vehicles.				
<b>Councils Response</b>	Comment is noted, however the representors concerns are management and operational issues which do not fall under the remit of the LDP.				
<b>Representor</b>	1219 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr P W Jenkins	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA7(1) Llynfi Valley Community Route		
<b>Summary of Comments</b>	The representor would like the Llynfi Valley Community Route altered to continue from the rear of Maesteg Secondary School and around plateau 2 as illustrated in plan submitted.				
<b>Councils Response</b>	The route suggested by the representor is the same as the proposed route shown in the LDP under Policy PLA7 (1).				
<b>Representor</b>	1220 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Llynfi Valley Rivercare Environment Group	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA7(1) Llynfi Valley Community Route		
<b>Summary of Comments</b>	The representor considers that the footpath from Tylers Arms in Llangynwyd to Croeserw should be re-routed to reflect the information contained in the Llynfi Valley Riverside Walk Feasibility Study.				
<b>Councils Response</b>	See consultation response to Alternative Site AS026.  The routes of all the Walking and Cycling Proposals, as shown on the Proposals Map, are indicative of their most desirable locations on the basis of the best information available. In due course, the final alignments of all the Walking and Cycling Proposals will reflect the outcome of planning applications for their proposed development, having taken into account all detailed material planning considerations, for example, local amenity considerations, drainage investigations, accessibility audits etc. It is the holistic approach taken by the Council to the development of the Walking and Cycling route provision in the County Borough which the LDP seeks to convey.				
<b>Representor</b>	1246 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr S F Loosmore	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA7(1) Llynfi Valley Community Route		
<b>Summary of Comments</b>	The representor makes a suggests an alternative route for the southern section of the Llynfi Valley Community Route. The representor considers that the proposed route shown in the plan is unsuitable for the main purpose for which it is intended i.e. To provide a safe route for cyclists and to encourage cycling as an alternative means of transport in the Llynfi Valley.				
<b>Councils Response</b>	See consultation response to Alternative Site AS047.  The routes of all the Walking and Cycling Proposals, as shown on the Proposals Map, are indicative of their most desirable locations on the basis of the best information available. In due course, the final alignments of all the Walking and Cycling Proposals will reflect the outcome of planning applications for their proposed development, having taken into account all detailed material planning considerations, for example, local amenity considerations, drainage investigations, accessibility audits etc. It is the holistic approach taken by the Council to the development of the Walking and Cycling route provision in the County Borough which the LDP seeks to convey.				
<b>Representor</b>	142 D 8	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	South Wales Police	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA7(4) Bridgend and Pencoed		
<b>Summary of Comments</b>	The Representor supports Policy PLA7 and particularly the proposed footpath / cycleway between Bridgend and Pencoed.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	57 D 3	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Vale of Glamorgan Council	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA7(13) National Cycle Network 855 to Bridgend		
<b>Summary of Comments</b>	The Representor states that the strategic cycle route on the A48 is noted however they state that they, as a neighbouring Council, do not have plans to develop a cycle route along the A48. The identified National Cycle Network 88 route connects with Bridgend via links in the vicinity of Ewenny Priory. They do, however, welcome the intention to connect walking and cycling routes within the Vale of Glamorgan.				
<b>Councils Response</b>	The proposed route along the A48 is designed to serve the Brocastle Strategic Employment Site allocated under Policy SP9(1). National Cycle Network Route 88 will connect with the Vale of Glamorgan in the vicinity of Ewenny Priory as shown on the Proposals Map (Page 31).				

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<b>Representor</b>	1223 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mrs H M Reece	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA7(15) Maesteg to Bridgend Railway Line		
<b>Summary of Comments</b>	The representor considers that the increase in train services is not needed due to a lack of usage of the service as it is at present. The representor considers that the LDP should propose a taxi or mini bus service in replacement of this proposal.				
<b>Councils Response</b>	The proposal detailed under PLA7(15) is a priority scheme in the Welsh Government's National Transport Plan and also included in the Sewta Regional Transport Plan (RTP).				
<b>Representor</b>	57 D 6	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Vale of Glamorgan Council	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA7(16) Blaengarw to Bridgend, Maesteg to Bridgend and Bridgend to Cowbridge strategic road corridors		
<b>Summary of Comments</b>	The Representor welcomes and supports the intention to undertake improvements to the bus corridor between Bridgend and Cowbridge.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	142 D 7	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	South Wales Police	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA7(17) New Railway Station at Brackla, Bridgend		
<b>Summary of Comments</b>	The Representor supports Policy PLA7 and particularly the proposed new railway station at Brackla.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	54 D 26	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA7(24) Park and Share, M4 Junction 35 and 36		
<b>Summary of Comments</b>	CCW considers that the exact location of this proposed allocation is unclear, and that further clarity should be provided in the LDP and on the Proposals Map. Whilst unclear, the proposals map currently identifies Cefn Hirgoed Common as an indicative location for the park and share facilities. Cefn Hirgoed Common forms part of the wider Coity Walia commons and is also designated as Cefn Hirgoed SINC. Both CCW and Bridgend County Borough Council have recently supported the Coity Walia Commons Association and PONT in their successful bid for funding from the Biffa Award Flagship Scheme for the management of the common. Their project, 'Biodiversity in Common', is a landscape level habitat and species restoration project, which for the management of existing local and UK BAP habitats at the site. To ensure that the allocation meets Test of Soundness CE1 and C1, the proposed allocation should avoid damaging the integrity of the SINC.				
<b>Councils Response</b>	The Park and Share proposal detailed under Policy PLA7 (24) is an identified proposal in the Sewta Regional Transport Plan. The location of the proposal is indicative based around Junction 36 of the M4 and the issues raised by the representor will be assessed when detailed site specific proposals are prepared.				
<b>Representor</b>	660 D 3	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Blackmill & Glynogwr Tenants & Residents Association	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA7(24) Park and Share, M4 Junction 35 and 36		
<b>Summary of Comments</b>	The representor supports this allocation and suggests that it has 24 hour monitoring and allows lorries to park there overnight to alleviate parking problems in the valleys.				
<b>Councils Response</b>	Support is welcomed. The detailed aspects of the proposal, including its management will be considered when a planning application is submitted.				
<b>Representor</b>	1212 D 1	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr K Lock	<b>Section No</b>	3.1 - Regeneration Led Sustainable Development Distribution Strategy		
		<b>PolicyNo/Paragraph</b>	PLA7(27) A4063 Between Sarn and Maesteg		
<b>Summary of Comments</b>	The representor considers that the LDP fails to address the problems which exist with the A4063 Bridgend to Maesteg Road which he does not consider is adequate to accommodate the traffic at present and hinders the economic development of the Llynfi Valley.				
<b>Councils Response</b>	The A4063 is identified as forming part of the Strategic Road Network and any proposed development affecting it will be considered against Policy PLA5 Development in Transport Corridors. In addition the A4063 is identified for improvement, under Policy PLA7(27), as it is acknowledged that there are significant constraints which generate capacity and safety issues. Works will be carried out where possible along this route to improve both these issues				
<b>Representor</b>	1238 D 2	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr T Jones	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA8(1)		
<b>Summary of Comments</b>	This road has a high level of accidents and is subject to high levels of traffic at peak times, particularly around the Wyndham Close junction. No detail of the improvements to this road are given in the LDP. The representor is concerned that, without the detail being provided, that the LDP intends to straighten the road by demolishing properties or removing large parts of the traffic screening wooded areas.				
<b>Councils Response</b>	Further details of the highway improvements will be provided with the submission of detailed planning applications in association with the North East Brackla Regeneration Area designated under Policy PLA3(2) of the LDP, the development of which will require a Transport Assessment.				
<b>Representor</b>	1238 D 3	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Representor N</b>	Mr T Jones	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA8(1)		
<b>Summary of Comments</b>	Further to the previous representation and following a conversation with a member of the planning team, the representor is satisfied that the LDP provides detail of how the road will be improved, but is concerned as to how this will be implemented given the road alignment and considers that the LDP should further clarify how the road improvements will mitigate against the current problems with high density traffic and the increases which will result from the high level of development proposed at Parc Derwen and North east Brackla (Brackla Ind Est).				
<b>Councils Response</b>	Further details of the highway improvements will be provided with the submission of detailed planning applications in association with the North East Brackla Regeneration Area designated under Policy PLA3(2) of the LDP, the development of which will require a Transport Assessment.				

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<b>Representor</b>	772 D 12	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Comment
<b>Organisation</b>	Merthyr Mawr Estates & Rhys Davies Properties Ltd	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA8(3)		
<b>Summary of Comments</b>	MME recognises the need to improve access to the land to the west of Maesteg Road, Tondu and notes (paragraph 3.3.35) that the re-alignment of the A4063 north of the existing traffic signals, beneath the railway bridge, will allow the site to be fully and comprehensively developed as proposed in the LDP.				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	42 D 4	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Laleston Community Council	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA8(5)		
<b>Summary of Comments</b>	The representor objects to the new road proposed through Island Farm which will exacerbate traffic problems.				
<b>Councils Response</b>	The LDP does not detail the internal road network associated with Island Farm Strategic Employment Allocation allocated under Policy SP9(2). Policy PLA8 (5) Access to Island Farm Strategic Employment Site details the requirement for a new junction to be constructed on the A48 to allow the effective and safe assess of the site. It is acknowledged in the LDP that careful consideration must be given to this development to ensure that it introduces mitigation to overcome any adverse effect on the efficiency of the surrounding highway network. Therefore, the internal road layout will be assessed when detailed planning applications are submitted. In respect of the representors objection to the internal road through Island Farm, this is in association with Planning Application P/08/11 14/OUT for new mixed use-sport, leisure, commercial and office based development which is approved subject to the signing of the appropriate legal agreements.				
<b>Representor</b>	46 D 7	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Merthyr Mawr Community Council	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA8(5)		
<b>Summary of Comments</b>	The respresenter raises an objection to the new road proposed through Island Farm as it would increase traffic volumes rather than offer intelligent management of traffic problems on the A48.				
<b>Councils Response</b>	The LDP does not detail the internal road network associated with Island Farm Strategic Employment Allocation allocated under Policy SP9(2). Policy PLA8 (5) Access to Island Farm Strategic Employment Site details the requirement for a new junction to be constructed on the A48 to allow the effective and safe assess of the site. It is acknowledged in the LDP that careful consideration must be given to this development to ensure that it introduces mitigation to overcome any adverse effect on the efficiency of the surrounding highway network. Therefore, the internal road layout will be assessed when detailed planning applications are submitted. In respect of the representors objection to the internal road through Island Farm, this is in association with Planning Application P/08/11 14/OUT for new mixed use-sport, leisure, commercial and office based development which is approved subject to the signing of the appropriate legal agreements.				
<b>Representor</b>	54 D 27	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA8(5)		
<b>Summary of Comments</b>	Given the biodiversity interests within the site the LDP should make provision to ensure that development at this site will be required to protect the Island Farm POW SINC and any European Protected Species interests within the site. We recommend that this requirement is identified in Chapter 9.0: Delivery and Implementation of the LDP. (To meet Tests of Soundness CE1 and CE3).				
<b>Councils Response</b>	<p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	1252 D 3	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Island Farm Campaign for Action	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA8(5)		
<b>Summary of Comments</b>	The representor objects to the proposed road from the A48 through Island Farm.				
<b>Councils Response</b>	The LDP does not detail the internal road network associated with Island Farm Strategic Employment Allocation allocated under Policy SP9(2). Policy PLA8 (5) Assess to Island Farm Strategic Employment Site details the requirement for a new junction to be constructed on the A48 to allow the effective and safe assess of the site. It is acknowledged in the LDP that careful consideration must be given to this development to ensure that it introduces mitigation to overcome any adverse effect on the efficiency of the surrounding highway network. Therefore, the internal road layout will be assessed when detailed planning applications are submitted. In respect of the representors objection to the internal road through Island Farm, this is in association with Planning Application P/08/11 14/OUT for new mixed-use sport, leisure, commercial and office based development which is approved subject to the signing of the appropriate legal agreements.				
<b>Representor</b>	54 D 28	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA9		
<b>Summary of Comments</b>	<p>We welcome the recognition in para 3.3. 43. that PROWs and cycle routes should be protected or that developments should make provision for an equally effective and attractive alternative route.</p> <p>We consider that the policy meets Test of Soundness C2.</p>				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	54 D 29	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA10		
<b>Summary of Comments</b>	We consider that the policy meets Test of Soundness C2.				
<b>Councils Response</b>	Comment is noted.				



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<b>Representor</b>	61 D 20	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA10		
<b>Summary of Comments</b>	<p>Policy PLA10. Safeguarding disused railway infrastructure.</p> <p>We support this policy as it will facilitate cycle and pedestrian movement but also allow these routes to become "green corridors" benefiting local wildlife and ecology.</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				
<b>Representor</b>	160 D 11	<b>Chapter No</b>	Chapter 3 - Producing High Quality Sustainable Places	<b>Response</b>	Objection
<b>Organisation</b>	Home Builders Federation	<b>Section No</b>	3.3 - Transport Planning		
		<b>PolicyNo/Paragraph</b>	PLA11		
<b>Summary of Comments</b>	<p>Policy PLA11 makes reference to the need to adhere to the guidance on Car Parking Standards. In this context, we do not believe it is appropriate for adopted planning policy to enforce the requirements of guidance that is not subject to the checks and balances, including independent scrutiny, afforded to the LDP.</p> <p>It is clear that Policy PLA11 sets out a requirement for the provisions of separate guidance to be adhered to. As such, this is contrary to the requirements of National Guidance on the appropriate creation of Local planning Policy and therefore Policy PLA11 is contrary to Soundness Test C2.</p>				
<b>Councils Response</b>	<p>Policy PLA11 states that all development will be required to provide appropriate levels of parking which should be in accordance with the adopted parking standards. As stated in the LDP, in accordance with guidance provided in paragraph 8.4.3 of PPW 2011 the Council, in association with other local authorities in Sewta, has adopted regional parking standards that endorse maximum levels of parking provision in developments.</p> <p>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>Representor</b>	54 D 30	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	SP4		
<b>Summary of Comments</b>	<p>CCW welcomes the inclusion of Strategic Policy to protect and enhance the natural environment. However, as stated in our response to the Bridgend LDP: Pre-Deposit Proposals (letter dated 31 March 2009) we recommend that the phrase 'natural environment' is amended to read "natural heritage" in order that the policy terminology is consistent with that used in Planning Policy Wales (Edition 4, 2011).</p>				
<b>Councils Response</b>	<p>Whilst the Council appreciate that using the term 'Natural Heritage' would make the plan consistent with national policy on nature conservation. Section 4.1 of the Plan, and Policy SP4 relate to wider issues than nature conservation and include issues such as air quality and pollution control. The Council therefore considers that the term "Natural Environment" is more appropriate in this context.</p>				
<b>Representor</b>	61 D 21	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	SP4		
<b>Summary of Comments</b>	<p>Policy SP4. Conservation and enhancement of the natural environment.</p> <p>We support the principle of this policy but recommend some text /content changes. They are:</p> <p>"Development which will conserve and enhance the natural environment of the County Borough will be favoured." (Omit the phrase "wherever possible" from original text).</p> <p>Development proposals will not be permitted where they will have an adverse impact upon:</p> <ul style="list-style-type: none"> <li>The integrity....</li> <li>The character....</li> <li>Its biodiversity....</li> <li>The quality of its natural resources ....</li> <li>The functionality of green corridors, which are essential for the movement of wildlife.</li> <li>The ability of the natural environment to provide "ecosystem services" as set out in Welsh Governments natural environment framework, "A living Wales".</li> </ul>				
<b>Councils Response</b>	<p>It will not be possible for every development proposal to enhance the natural environment as part of a scheme, hence the reference to 'wherever possible' in the policy of the text.</p> <p>The Council note the suggested additional bullet points proposed by the representor; however it is not considered that they add to the policy and are covered by the existing bullet points and other policies within this section (including proposed SPG).</p>				
<b>Representor</b>	323 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Wildlife Trust South and West Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	SP4		
<b>Summary of Comments</b>	<p>The representor notes that, although there is a single reference to the Environment Strategy for Wales [ESW] in paragraph 1.5.3 it does not seem to appear anywhere else in the deposit LDP document and therefore there is no reference to its outcomes and targets which cover the lifetime of this LDP and are the Welsh national policy drivers for a range of Bridgend CBC LDP's policies, including Outcome 21, which underpins Strategic Policy SP4, including its relevant individual environmental policies.</p>				
<b>Councils Response</b>	<p>LDPs should not replicate national planning and environmental guidance and policies. However, it is acknowledged that the LDP and its associated documents do not make sufficient reference to the Environment Strategy for Wales. To rectify this situation the Council will update 'Background Paper 1 – The National, Regional and Local Context' to include detailed reference to the Environment Strategy and how it has informed the plan.</p> <p>It is not considered that this will require the LDP itself to change, as the issues, objectives and policies will not be affected by this.</p>				
<b>Representor</b>	323 D 2	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Wildlife Trust South and West Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	SP4		
<b>Summary of Comments</b>	<p>The representor notes that Strategic Policy SP4 includes the bullet point "its biodiversity and habitats", the term biodiversity includes both species and habitats, and therefore this bullet is tautological and should be changed , perhaps to just biodiversity or if necessary biodiversity (wildlife species and habitats) if it is thought necessary for clarification for the reader.</p> <p>Biodiversity and habitats appears in several places throughout 4. Protecting and Enhancing the Environment.</p>				
<b>Councils Response</b>	<p>Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.</p> <p>Although the wording is tautological in nature, the Council's view is that the repetition of these words are more understandable to the general public.</p>				

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<b>Representor</b>	1113 D 4	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Representor N</b>	Mr David Griffiths	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	SP4		
<b>Summary of Comments</b>	The representor considers that Policy SP4 should be amended to include specific reference to the Water Framework Directive (WFD). SP4 should say that development will only be allowed where there is no risk of waters failing the environmental objectives set out in the WFD.				
<b>Councils Response</b>	The Water Framework Directive is referred to in 'Background Paper 1: The National, Regional and Local Context' which outlines relevant policy and legislative documentation which have informed preparation of the LDP. The issues surrounding this, and water quality generally, are reflected in the issues identified for the LDP in section 1.6, specifically LS5. These have been carried through the LDP with an objective (OBJ 2b) and policy which explicitly protect water quality (SP4). It is therefore considered unnecessary to make specific reference to the Directive within policies in the Plan.				
<b>Representor</b>	54 D 31	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	4.1.2		
<b>Summary of Comments</b>	From the text it appears that this paragraph refers to sites of importance for nature conservation (SINCs), rather than national and international sites designated for their nature conservation or scientific interest. To ensure that the LDP clearly demonstrates that proposals which are likely to have a significant impact on national and international statutory designations will be subject to provisions set out in relevant legislation and national planning policy, we recommend that the last two sentences of this paragraph are amended to read: "Proposals which are likely to have a significant effect on statutory nature conservation designations will be assessed against national planning policy as set out in Chapter 5 of Planning Policy Wales (Edition 4, 2011), and the relevant sections of Technical Advice Note 5: Nature Conservation and Planning (2009).  Proposals which are likely to have an adverse effect on a LNR, SINC, or a RIGS will be assessed against the criteria set out in Policy ENV4". (To meet Test of Soundness CE1).				
<b>Councils Response</b>	Repeating references to national guidance in the LDP is not necessary.  Paragraph 4.1.2 is a supporting paragraph to Policy SP4 which states that development will not be permitted where it has an adverse impact on biodiversity etc. This is followed by listing those nationally important sites which will be specifically protected. Paragraphs 4.1.5 and 4.1.6 go further in clarifying this.  No mention is given to locally designated sites. Proposals affecting local sites are dealt with under Policy ENV4 of the Plan.				
<b>Representor</b>	64 D 23	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	4.1.2		
<b>Summary of Comments</b>	It would be beneficial if paragraph 4.1.2 was redrafted to reflect differing levels of nature conservation policy protection. As drafted it covers all development, in all locations, that has an adverse impact on sites designated for nature conservation. The impact and policy tests for development on a local SINC will be different from that on a SAC.				
<b>Councils Response</b>	Paragraph 4.1.2 is a supporting paragraph to Policy SP4 which states that development will not be permitted where it has an adverse impact on biodiversity etc. This is followed by listing those nationally important sites which will be specifically protected. Paragraphs 4.1.5 and 4.1.6 go further in clarifying this.  No mention is given to locally designated sites. Proposals affecting local sites are dealt with under Policy ENV4 of the Plan.				
<b>Representor</b>	54 D 32	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	4.1.4		
<b>Summary of Comments</b>	We welcome the inclusion of European designations on the Proposals Map. We consider that this approach meets Tests of Soundness CE1 and C2.  For improved clarity we recommend that the paragraph is amended so that the penultimate sentence reads as "The LDP Habitats Regulation Assessment (HRA) concludes that future development could potentially have an impact on water resources..."				
<b>Councils Response</b>	Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.				
<b>Representor</b>	54 D 33	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	4.1.5		
<b>Summary of Comments</b>	For improved clarity we suggest that the third sentence is amended by inserting "and of" after "water quality and quantity; air quality".				
<b>Councils Response</b>	Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.				
<b>Representor</b>	54 D 34	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	4.1.6		
<b>Summary of Comments</b>	Although we support the need to recognise the quality of the landscape of the Heritage Coast, we consider that as drafted para 4.1.6 places more stringent restrictions on development in the area than that required by paragraph 5.7.4 of PPW. To meet Test of soundness C2 we therefore recommend that the plan is amended accordingly.				
<b>Councils Response</b>	The Heritage Coast has been identified since 1970, when the then Countryside Commission recommended that stretches of coast with the highest quality scenery should be designated as Heritage Coasts. Planning policy should therefore be similar to that applied to National Parks and AONBs in that it should aim to protect or enhance the beauty of these coastal areas and to promote their enjoyment by the public.  The Council recognises that the Glamorgan Heritage Coast is of national importance and, as such, have similar status in landscape terms as SSSIs and NNRs have in biodiversity terms. As such, they should have suitably worded policies and justification text to reflect this. It therefore does not consider any changes are necessary to the wording of this paragraph.				
<b>Representor</b>	54 D 35	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV1		
<b>Summary of Comments</b>	Although we welcome the principle of the policy, as drafted we have concerns about the phrase 'Development may be acceptable' as no indication is given as to where the forms of development identified in criteria 1 – 10 will not be acceptable. To provide greater certainty and to meet Tests of Soundness C2 and CE1 we therefore recommend that the policy is amended accordingly.				
<b>Councils Response</b>	Policy ENV1 is quite categorical in stating upfront that development in the countryside will be strictly controlled. This will be the starting point for the assessment of development proposals.  The LDP however will be considered holistically and other policies in the plan, where relevant, will be used to guide where 'acceptable development' may be considered unacceptable.				

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<b>Representor</b>	61 D 22	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV1		
<b>Summary of Comments</b>	Policy ENV1. Development in the Countryside. We support the policy but recommend that the final paragraph is amended to read; "Where development is acceptable in principle in the countryside it should utilise existing buildings; previously developed land; and have an appropriate design in terms of scale, form and detail so as to successfully integrate into the existing local natural environment".				
<b>Councils Response</b>	Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.				
<b>Representor</b>	72 D 3	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV1		
<b>Summary of Comments</b>	The representor supports Policy ENV1(6) which states that developments relating to utilities infrastructure may be acceptable in the countryside.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	145 D 3	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Coal Authority	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV1		
<b>Summary of Comments</b>	The representor supports Policy ENV1, in particular they support the recognition that mineral extraction and land reclamation are appropriate uses for the countryside.				
<b>Councils Response</b>	Support is welcomed				
<b>Representor</b>	54 D 36	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	4.1.7		
<b>Summary of Comments</b>	We welcome the clarification that planning permission for a number of site specific proposals in the LDP that are located in the open countryside will be subject to satisfying other policies in the plan (meets test of Soundness CE1).				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	54 D 37	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	4.1.8		
<b>Summary of Comments</b>	We welcome the clarification that development in the countryside will be strictly controlled. We consider that this clarification meets Test of Soundness C2.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	54 D 38	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	4.1.10		
<b>Summary of Comments</b>	We welcome the clarification that certain developments that may be appropriate in the countryside will need to meet other policies in the plan. However from the text it is not clear whether 'certain developments' refer to all of the forms of development listed in Policy ENV1. To meet test of soundness CE1 we recommended that the text is amended to state whether this paragraph refers to all of the forms of development listed in ENV1.				
<b>Councils Response</b>	Paragraph 4.1.10 is a justification paragraph to policy ENV1. It is inherent therefore that the 'certain developments' referred to in the paragraph are those outlined in the policy and that no further clarification is required.				
<b>Representor</b>	35 D 13	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Bridgend Town Council	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2		
<b>Summary of Comments</b>	Extra protection is needed for the triangle of land situated between New Inn Road and the A48, including the former Llanerch and Craig y Parcau homes.				
<b>Councils Response</b>	See consultation response to Alternative Site AS068 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				
<b>Representor</b>	46 D 2	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Merthyr Mawr Community Council	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2		
<b>Summary of Comments</b>	The representor considers that a Green Wedge allocation should be included at Island Farm, south of high technology site at area SP9(2) down to conservation area at Merthyr Mawr village. They consider that this would form a viable zone to prevent creeping piecemeal building development around Merthyr Mawr and its environs. This includes Craig-Y-Parcau and Llanerch.				
<b>Councils Response</b>	See consultation response to Alternative Site AS037 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				

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<b>Representor</b>	54 D 39	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2		
<b>Summary of Comments</b>	We consider that the policy meets Test of Soundness CE1.				
<b>Councils Response</b>	Comments are noted				
<b>Representor</b>	61 D 23	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2		
<b>Summary of Comments</b>	Policy ENV2 Development in green wedges. We support this policy as it encourages the utilization of previously used or derelict land rather than use Greenfield urban fringe sites causing the coalescence of settlements. It also offers the opportunity for local ecology biodiversity and animal wildlife to benefit from development free areas close to urban settlements.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	117 D 4	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Representor N</b>	Mrs M C Wilkins	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2		
<b>Summary of Comments</b>	The representor considers that the policies in the LDP should stay the same as they were in the UDP making reference specifically replacing green wedge policy EV11 in the UDP with a green infrastructure policy ENV5 in the LDP.				
<b>Councils Response</b>	The LDP Policies and designations are based on updated evidence such as Background Paper 4: Green Wedge Designation.				
<b>Representor</b>	1251 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Residents of Island Farm Close	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2		
<b>Summary of Comments</b>	The representor considers that a green wedge should be designated to the south of the Island Farm allocation. This would prevent encroaching developments infringing on the Historic Village of Merthyr Mawr.				
<b>Councils Response</b>	See consultation response to Alternative Site AS063 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				
<b>Representor</b>	1252 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Island Farm Campaign for Action	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2		
<b>Summary of Comments</b>	The representor considers that a the Green Wedge allocation should be re-instated at this location to restrict further development and act as a continuation of the Green wedge at Herenston and Merthyr Mawr. They also consider that it would reduce disruption to the existing Science Park (REG1(24)).				
<b>Councils Response</b>	See consultation response to Alternative Site AS065 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				
<b>Representor</b>	850 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Representor N</b>	Mr D L Thomas	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(1)		
<b>Summary of Comments</b>	The representor considers that the green wedge designation between Coity and Bridgend is not justified the land does not function as an open area of countryside and has more relation in character to the urban area than the rural. In this respect they do not consider that the green wedge designation prevents the coalescence of settlement.				
<b>Councils Response</b>	See consultation response to Alternative Site AS028 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				
<b>Representor</b>	851 D 6	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Redrow Homes	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(3)		
<b>Summary of Comments</b>	The representor considers that the Land at Pencoed Farm and Broomfield Farm should be removed from the green wedge designation as its development would not narrow the gap between the settlement any more than already exists.				
<b>Councils Response</b>	See consultation response to Alternative Site AS031 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				
<b>Representor</b>	42 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Laleston Community Council	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(4)		
<b>Summary of Comments</b>	The representor welcomes the green wedge between Laleston and Bridgend. However they would like it extended over the A48 into Merthyr Mawr Community Council area to the western side of Bridgend. A Green Wedge here would prevent inappropriate development and prevent coalescence with Merthyr Mawr.				
<b>Councils Response</b>	See consultation response to Alternative Site AS064 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				

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<b>Representor</b>	46 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Merthyr Mawr Community Council	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(4)		
<b>Summary of Comments</b>	The resresenter considers that Policy ENV2(4) should be extended down to PLA7(26) to link with Historic Parkland at Merthyr Mawr.				
<b>Councils Response</b>	See consultation response to Alternative Site AS037 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				
<b>Representor</b>	46 D 6	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Merthyr Mawr Community Council	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(4)		
<b>Summary of Comments</b>	The resresenter supports the green wedge allocation ENV2(4).				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	784 D 5	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Persimmon Homes	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(4)		
<b>Summary of Comments</b>	The representor requests the Bridgend - Laleston Green Wedge boundary on Proposals Plan 27 be amended by omitting the land at Broadlands, Bridgend.				
<b>Councils Response</b>	See consultation response to Alternative Site AS050.				
<b>Representor</b>	1218 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Representor N</b>	Mr & Mrs Deans	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(4)		
<b>Summary of Comments</b>	The representors support the green wedge allocation between Laleston and Bridgend as the service provision in Laleston is suited to its current level of population.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1255 D 4	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(4)		
<b>Summary of Comments</b>	The representor considers that the Land at Llangewydd Road should be excluded from the Green Wedge designation.				
<b>Councils Response</b>	See consultation response to Alternative Site AS051 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				
<b>Representor</b>	1147 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Representor N</b>	Mr L Tanner	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(7)		
<b>Summary of Comments</b>	The representor feels that the area of land at Maesteg Road, Cwrmfelin should be removed from the Green Wedge.				
<b>Councils Response</b>	See consultation response to Alternative Site AS039 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				
<b>Representor</b>	117 D 3	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Representor N</b>	Mrs M C Wilkins	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(8)		
<b>Summary of Comments</b>	The representor considers that Penyfai Common should be given green wedge status in the plan to give it more protection. However, in this instance the boundary of the Green Wedge is the same as designated under Policy EV11(7) of the Bridgend UDP.				
<b>Councils Response</b>	See consultation response to Alternative Site AS014 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				
<b>Representor</b>	117 D 6	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Representor N</b>	Mrs M C Wilkins	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(9)		
<b>Summary of Comments</b>	The resresenter considers that this area of land should be included in the Penyfai and Bridgend Green Wedge allocation as it was in the UDP.				
<b>Councils Response</b>	See consultation response to Alternative Site AS015 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				

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<b>Representor</b>	183 D 2	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Representor N</b>	Mr P D Kinsella	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(9)		
<b>Summary of Comments</b>	The representor considers that land between North Lodge Farm, Angelton and Wildmill should be removed from the Green Wedge and allocated for residential development in the LDP.				
<b>Councils Response</b>	See consultation response to Alternative Site AS009 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				
<b>Representor</b>	1255 D 11	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(9)		
<b>Summary of Comments</b>	The representor consider that their site on land north of Cefn Glas, Bridgend should not be included within the Green Wedge designation.				
<b>Councils Response</b>	See consultation response to Alternative Site AS042 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				
<b>Representor</b>	1255 D 22	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(9)		
<b>Summary of Comments</b>	The representor objects to the Green Wedge designation between Penyfai and Bridgend.				
<b>Councils Response</b>	See consultation response to Alternative Site AS040 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				
<b>Representor</b>	1255 D 17	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(10)		
<b>Summary of Comments</b>	The representor objects to the green wedge designation between Aberkenfig and Sarn.				
<b>Councils Response</b>	See consultation response to Alternative Site AS041 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				
<b>Representor</b>	57 D 5	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Vale of Glamorgan Council	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(11)		
<b>Summary of Comments</b>	The Representor notes and supports the designation of the Green Wedge designation between Bridgend and Ewenny and it is contiguous with the existing South of Bridgend Green Wedge in the Vale of Glamorgan.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1241 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Representor N</b>	Mrs Helen Kennedy	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV2(12)		
<b>Summary of Comments</b>	<p>The representor considers that the green wedge designation ENV 2(12) between Kenfig and Mawdlam should be removed. The representor states that the proposed allocation fails to meet the five purposes of green wedges as set out in paragraph 4.7.3 of Planning Policy Wales:</p> <ul style="list-style-type: none"> <li>- The green wedge is misplaced by seeking to separate two small settlements as designated in the settlement hierarchy.</li> <li>-The green wedge is not seeking to manage urban form as the villages are settlements without boundaries.</li> <li>-The green wedge would add another layer of protection to the countryside. The same argument could be applied to any area of countryside in the county.</li> <li>- The green wedge is not designated to protect the setting of the villages.</li> <li>- The land in the green wedge is not derelict.</li> </ul>				
<b>Councils Response</b>	See consultation response to Alternative Site AS012 and Background Paper 4 for the approach, rationale and justification the Council has taken in identifying Green Wedges in the LDP.				
<b>Representor</b>	46 D 3	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Merthyr Mawr Community Council	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV3		
<b>Summary of Comments</b>	The representor raises an objection to the removal of the Landscape Conservation Area on the land west of Merthyr Mawr Road South extending to Tythegston Village. They are concerned that downgrading will lead to development pressure.				
<b>Councils Response</b>	See consultation response to Alternative Site AS066 and 'Designation of Special Landscape Areas - March 2012' document which gives the methodology, rationale and justification for the designation of Special Landscape Areas included in the LDP.				

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<b>Representor</b>	54 D 40	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV3		
<b>Summary of Comments</b>	<p>We welcome and support the identification of Special Landscape Areas (SLAs) which have been informed by the LANDMAP methodology as recommended in national planning policy.</p> <p>However to meet tests of soundness C2 and CE1, unless a clear statement is provided in the plan that proposals will be assessed against the plan as a whole (see comments above), an additional clause (4) is required in the policy to state 'There is no detrimental impact on biodiversity interests of acknowledged importance.</p>				
<b>Councils Response</b>	<p>It is intrinsic that the LDP in its totality will be used by the Council to guide and manage development, providing a basis for consistent development. As part of the Plan-led system, the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications for development must be in accordance with the Development Plan unless material considerations indicate otherwise. It is therefore implicit, within what a development plan is and its purpose in accordance with the Act, that regard should be made to the whole Plan, including all its Policies. The statement is therefore superfluous.</p>				
<b>Representor</b>	61 D 24	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV3		
<b>Summary of Comments</b>	<p>Policy ENV3. Special Landscape areas.</p> <p>We support the rationale for developing these locally identified SLA's which are environmentally protected areas and the protection they will offer areas not formally nationally or regionally designated</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				
<b>Representor</b>	192 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Porthcawl Civic Trust Society	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV3		
<b>Summary of Comments</b>	<p>The representor considers that the site at Zig Zag Lane, following the medieval field pattern, designated as a Landscape Conservation Area by Policy EV10(2) of the UDP should be designated as a Special Landscape Area in the LDP.</p> <p>The representor does not believe that there is less risk now of pressures for development than there was in 2005 and would point out that fields in the north of Newton Nottage Road and on each side of Zig Zag Lane have twice in recent years been the subject of planning applications for supermarkets.</p>				
<b>Councils Response</b>	<p>See consultation response to Alternative Site AS013 and 'Designation of Special Landscape Areas - March 2012' document which gives the methodology, rationale and justification for the designation of Special Landscape Areas included in the LDP.</p> <p>On a matter of clarity - this area has not been the subject of planning applications in recent years for supermarkets.</p>				
<b>Representor</b>	975 D 3	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Representor N</b>	Mr Keith Williams	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV3		
<b>Summary of Comments</b>	<p>The representor states that there would be no adverse affect on the Special Landscape Area by removing their site in the context of such a large designation and would not impact on the principles set out in paragraph 4.1.8.</p>				
<b>Councils Response</b>	<p>See consultation response to Alternative Site AS055.</p>				
<b>Representor</b>	117 D 2	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Representor N</b>	Mrs M C Wilkins	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV3(7)		
<b>Summary of Comments</b>	<p>The representor finds it incredible that Penyfai Common and adjacent land has been taken out of the Court Coleman landscape conservation area as this forms part of the UDP and has seen no evidence to show that it should be removed.</p>				
<b>Councils Response</b>	<p>See consultation response to Alternative Site AS014 and 'Designation of Special Landscape Areas - March 2012' document which gives the methodology, rationale and justification for the designation of Special Landscape Areas included in the LDP.</p>				
<b>Representor</b>	117 D 7	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Representor N</b>	Mrs M C Wilkins	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV3(7)		
<b>Summary of Comments</b>	<p>The representor considers that Penyfai common should be included within the Special Landscape Area</p>				
<b>Councils Response</b>	<p>See consultation response to Alternative Site AS014 and 'Designation of Special Landscape Areas - March 2012' document which gives the methodology, rationale and justification for the designation of Special Landscape Areas included in the LDP.</p>				
<b>Representor</b>	851 D 11	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Redrow Homes	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV3(7)		
<b>Summary of Comments</b>	<p>The representor considers that the Land at Llanguwydd Road, Cefn Glas should be de-designated as a Special Landscape Area as it is considered that the site relates more strongly to the built form than the open countryside.</p>				
<b>Councils Response</b>	<p>See consultation response to Alternative Site AS032 and 'Designation of Special Landscape Areas - March 2012' document which gives the methodology, rationale and justification for the designation of Special Landscape Areas included in the LDP.</p>				



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<b>Representor</b>	1255 D 5	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV3(7)		
<b>Summary of Comments</b>	The representor considers that the Land at Llangewydd Road should be excluded from the SLA designation				
<b>Councils Response</b>	See consultation response to Alternative Site AS051 and 'Designation of Special Landscape Areas - March 2012' document which gives the methodology, rationale and justification for the designation of Special Landscape Areas included in the LDP.				
<b>Representor</b>	1255 D 12	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV3(7)		
<b>Summary of Comments</b>	The representor considers that their site, north of Cefn Glas, Bridgend should not be included within the SLA designation.				
<b>Councils Response</b>	See consultation response to Alternative Site AS042 and 'Designation of Special Landscape Areas - March 2012' document which gives the methodology, rationale and justification for the designation of Special Landscape Areas included in the LDP.				
<b>Representor</b>	1255 D 23	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV3(7)		
<b>Summary of Comments</b>	The representor objects to the inclusion of the site at Heol Penyfai, Penyfai within the SLA.				
<b>Councils Response</b>	See consultation response to Alternative Site AS040 and 'Designation of Special Landscape Areas - March 2012' document which gives the methodology, rationale and justification for the designation of Special Landscape Areas included in the LDP.				
<b>Representor</b>	1240 D 2	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Representor N</b>	Mrs Carole Phillips	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV3(8)		
<b>Summary of Comments</b>	The representor is reassured to read that the Porthcawl coastline holds Special Landscape Area status.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	57 D 4	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Vale of Glamorgan Council	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV3(9)		
<b>Summary of Comments</b>	The Representor welcomes the designation of Merthyr Mawr Warren as a Special Landscape Area ensuring that it is contiguous with the SLA designation within the Vale of Glamorgan.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	190 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Representor N</b>	Mr & Mrs S Emlyn-Jones	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV3(9)		
<b>Summary of Comments</b>	Strongly supports the designation of land listed under ENV3(9) Merthyr Mawr Warren as a Landscape Conservation Area, provided this affords the protection at least of equivalence to its previous Green Wedge status. We do not consider this land is at all suitable for residential development. The land also provides protection for various protected species.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	792 D 3	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Tyhegston Millennium Trust	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV3(9)		
<b>Summary of Comments</b>	The representor raises an objection to the land at Cypress Gardens being included within the Special Landscape Area and the proposals map should be amended to reflect this change.				
<b>Councils Response</b>	See consultation response to Alternative Site AS007 and 'Designation of Special Landscape Areas - March 2012' document which gives the methodology, rationale and justification for the designation of Special Landscape Areas included in the LDP.				
<b>Representor</b>	54 D 41	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV4		
<b>Summary of Comments</b>	Although we welcome a policy that seeks to protect sites designated for their regional/local nature conservation and geodiversity interests, and support the educational role of such sites where appropriate, we are concerned that as drafted, the policy gives the same weight to the promotion of the educational role of sites as to their nature conservation or scientific interest, when there may be no formal requirement for such a role.  To be compatible with national policy and meet tests of Soundness C2 and CE1, we therefore recommend that the policy is amended by  (i) deleting 'whilst promoting their educational role' from the second paragraph, and (ii) Adding a new paragraph at the end of the policy that states, 'proposals that promote the educational role of local/regional sites will be supported where there is no conflict with the nature conservation/geodiversity interests of the site.'				
<b>Councils Response</b>	It is the view of the Council that the promotion and recognition of the educational role of sites with nature conservation interest is more likely in the short, medium and long term to enhance and maintain their protection by engendering awareness of their sensitivity and a sense of value and ownership to the local population.				

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<b>Representor</b>	61 D 25	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV4		
<b>Summary of Comments</b>	<p>Policy ENV4. Local/Regional nature conservation sites.</p> <p>We support this policy which is linked to the adopted Local Biodiversity Action Plan (LBAP).</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				
<b>Representor</b>	54 D 42	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	4.1.22		
<b>Summary of Comments</b>	<p>Paragraph 5.4.6 of Planning Policy Wales (Edition 4, 2011), and Paragraph 2.24 of LDP Wales (2005) both specify the need for local natural heritage designations to be clearly identified on the LDP's Proposals Maps. We therefore consider that the Proposals Map should be amended to identify SINC's (to meet Tests of Soundness C2 and CE1).</p>				
<b>Councils Response</b>	<p>PPW states in paragraph 5.4.6 that statutory and non-statutory designations should, where practicable, be clearly identified on the proposals map.</p> <p>The Council's current list of identified SINC's are those listed in the Bridgend Local Biodiversity Action Plan and are currently under review as part of a separate process and so it has not been practicable to display the SINC's on the proposals map as they would be subject to change at a late stage of LDP preparation. In addition, the scale of SINC coverage in the County Borough is so great it could overwhelm the proposals map.</p> <p>At such time as the SINC work has been finalised (which will involve liaison with landowners etc) it is proposed to produce Supplementary Planning Guidance identifying the new list of sites and giving management advice to those landowners whose land contains a SINC. This in itself will also be subject to public consultation.</p>				
<b>Representor</b>	54 D 43	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV5		
<b>Summary of Comments</b>	<p>We consider that the policy meets Tests of Soundness C2 and CE1. We look forward to the opportunity to comment on the 'Green Infrastructure Plan' as Supplementary Planning Guidance in due course.</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				
<b>Representor</b>	61 D 26	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV5		
<b>Summary of Comments</b>	<p>Policy ENV5. Green Infrastructure.</p> <p>We support this policy but would urge you to incorporate buffer zones (ideally 7 metres) adjoining main rivers within proposed new development in the Borough for both ecological and amenity purposes.</p>				
<b>Councils Response</b>	<p>General support for the policy is welcomed.</p> <p>The practice of incorporating buffer zones along main rivers will be examined in the Green Infrastructure SPG; it will also be an important element in the formulation of site specific development briefs and detailed planning applications, which will be subject to additional consultation with the environment agency.</p>				
<b>Representor</b>	64 D 24	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Comment
<b>Organisation</b>	Welsh Government	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV5		
<b>Summary of Comments</b>	<p>A timetable for the production of the Green Infrastructure SPG would be helpful.</p>				
<b>Councils Response</b>	<p>The Council is currently working in partnership with the Countryside Council for Wales in bringing forward the Green Infrastructure SPG. This will be published for consultation purposes by the end of the year.</p>				
<b>Representor</b>	54 D 44	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV6		
<b>Summary of Comments</b>	<p>Whilst we welcome the inclusion of a policy to protect and enhance nature conservation interests, we have concerns about the content of ENV6 as drafted, and the requirement within criterion 2 for translocation as part of mitigation or compensation measures.</p> <p>As well as consideration of the habitat/species to be translocated, suitable receptor sites need to be provided with suitable soils and hydrology. Translocation is therefore not something that is undertaken lightly and is normally only undertaken as a last resort, when perhaps the proposed development is of such importance to outweigh the nature conservation interests of the site.</p> <p>We therefore advise that criterion 2 is amended to read 'Where this is demonstrated not to be possible, suitable mitigation or compensatory measures will be required to secure biodiversity including future management programmes.'</p>				
<b>Councils Response</b>	<p>Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.</p>				
<b>Representor</b>	61 D 27	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV6		
<b>Summary of Comments</b>	<p>Policy ENV6. Nature conservation.</p> <p>We support the policy and acknowledge the inclusion of our previous suggestions made in response to draft document. However we would urge you to additionally include the words "and extend" in bullet point 1 of this policy. It would read:</p> <p>1. In the first instance retain, conserve, restore, enhance and extend wherever feasible existing."</p>				
<b>Councils Response</b>	<p>Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.</p>				

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<b>Representor</b>	64 D 25	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV6		
<b>Summary of Comments</b>	The application of the Policy should be clarified. As drafted it has a very wide remit (all development/redevelopment proposals) and would be somewhat burdensome for some of the very small scale developments that require planning consent. A threshold may help or further clarification given in the supporting text.				
<b>Councils Response</b>	Policy ENV6 purposefully has a wide remit to encompass all development proposals. The design and layout of all development proposals should (where possible as the policy states) seek to retain existing elements of the natural environment listed in criterion 1 of Policy ENV6. In very small scale developments, details of how this has been achieved in the development could be included in the mandatory Design and Access statement; therefore it is not considered to be an overly burdensome requirement.				
<b>Representor</b>	54 D 46	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	4.1.29		
<b>Summary of Comments</b>	The reference to the Conservation (Natural Habitats & etc.) Regulations (1994) should be replaced with The Conservation of Habitats and Species Regulations 2010.				
<b>Councils Response</b>	Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.				
<b>Representor</b>	54 D 47	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	4.1.31		
<b>Summary of Comments</b>	We look forward to the opportunity to comment on the [Nature Conservation] Supplementary Planning Guidance in due course.				
<b>Councils Response</b>	Nature Conservation issues will be included in the Green Infrastructure SPG which is currently being prepared by the Council, in partnership with CCW.				
<b>Representor</b>	54 D 48	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV7		
<b>Summary of Comments</b>	Given the potential adverse impact from over-abstraction on biodiversity, and that part of the County Borough's water supply is resourced from the Rivers Wye and Usk, both of which are SACs, we consider that criterion 6 should also refer to water quantity. (To meet Test of Soundness CE1).				
<b>Councils Response</b>	As a point of clarification, information from Welsh Water states that the water supply to the Bridgend area is via the Llyn Brianne reservoir in Mid Wales which regulates the flows within the River Tywi. The water is abstracted at Nantgaredig near Carmarthen and is pumped to the Upper and Lower Lliw Valley reservoirs, north of Swansea. From here the water is treated at the nearby Felindre Water Treatment works and then pumped across to the Bridgend area. As such the abstraction within Bridgend would not impact on the Wye and Usk SAC's.  Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.				
<b>Representor</b>	61 D 28	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV7		
<b>Summary of Comments</b>	Policy ENV7. Natural resources protection and public health.  We support the policy but would suggest you amend bullet point "6 Water". It is suggested it reads:  6. Water quality (including groundwater) pollution.  It is also suggested that an additional bullet point be added to the ENV7 list:  7. Soil removal/pollution.				
<b>Councils Response</b>	Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.				
<b>Representor</b>	72 D 4	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV7		
<b>Summary of Comments</b>	The representor supports Policy ENV7(6).				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	145 D 4	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Coal Authority	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV7		
<b>Summary of Comments</b>	The representor supports this policy which includes consideration of land instability which is an important locally distinctive planning issue.				
<b>Councils Response</b>	Support is welcomed.				

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<b>Representor</b>	1113 D 3	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Representor N</b>	Mr David Griffiths	<b>Section No</b>	4.1 - Natural Environment		
		<b>PolicyNo/Paragraph</b>	ENV7		
<b>Summary of Comments</b>	The representor considers that Policy ENV7 should be amended to include specific reference to the Water Framework Directive.				
<b>Councils Response</b>	The Water Framework Directive is referred to in 'Background Paper 1: The National, Regional and Local Context' which outlines relevant policy and legislative documentation which have informed preparation of the LDP. The issues surrounding this, and water quality generally, are reflected in the issues identified for the LDP in section 1.6, specifically LS5. These have been carried through the LDP with an objective (OBJ 2b) and policy which explicitly protect water quality (SP4). It is therefore considered unnecessary to make specific reference to the Directive within policies in the Plan.				
<b>Representor</b>	54 D 49	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.2 - Built and Historic Environment		
		<b>PolicyNo/Paragraph</b>	SP5		
<b>Summary of Comments</b>	Given that many listed and older buildings provide roosts for protected species, to meet tests of soundness C2 and CE1, we recommend that an additional paragraph is added to the policy or its justification specifying that proposals for works to listed buildings or locally significant buildings will need to comply with the legislation relating to statutorily protected species.				
<b>Councils Response</b>	The Council considers that the requirement for protection of important species (including those protected by legislation) is covered elsewhere in the Plan and therefore it is not appropriate to insert a reference in to this specific policy.				
<b>Representor</b>	788 D 11	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Comment
<b>Organisation</b>	Bellway Homes	<b>Section No</b>	4.2 - Built and Historic Environment		
		<b>PolicyNo/Paragraph</b>	SP5		
<b>Summary of Comments</b>	The representor notes that a section of land at Heol Maendy, North Cornelly, forms an area of archaeological significance for which mitigation measures could be taken if development was to proceed.				
<b>Councils Response</b>	Comments are noted.				
<b>Representor</b>	190 D 2	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Representor N</b>	Mr & Mrs S Emlyn-Jones	<b>Section No</b>	4.2 - Built and Historic Environment		
		<b>PolicyNo/Paragraph</b>	SP5(4)		
<b>Summary of Comments</b>	Strongly supports the designation of land at Cypress Gardens, Porthcawl listed under SP5(4) as an area of archaeological significance, provided this affords the protection at least of equivalence to its previous Green Wedge status. We do not consider this land is at all suitable for residential development. The land also provides protection for various protected species.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	54 D 50	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.2 - Built and Historic Environment		
		<b>PolicyNo/Paragraph</b>	ENV8		
<b>Summary of Comments</b>	We consider that the policy meets Test of Soundness CE1.				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	792 D 6	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Tythegston Millennium Trust	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	4.3		
<b>Summary of Comments</b>	The representor considers that a Policy replicating Policy M4 of the UDP should be included in the LDP as follows: "Land shown on the Proposals Map, will be safeguarded from all permanent building development for future limestone extraction as follows: M4(1) East of Cornelly Quarry at Stormy Down..."				
<b>Councils Response</b>	There is no need for a site specific safeguarding policy as a county-wide safeguarding policy is in place and is more appropriate (see Policy ENV9) and favoured in line with national guidance.				
<b>Representor</b>	54 D 51	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	SP6		
<b>Summary of Comments</b>	The representor considers that this policy meets the Tests of Soundness C2 and CE1.				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	61 D 29	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	SP6		
<b>Summary of Comments</b>	In connection with Policy SP6, the representor supports the "use of commercial and demolition waste" (albeit not contaminated) and bullet point 4. However, this could be rewritten: 4) Ensuring that all mineral development does not have an adverse or negative impact upon the amenity and environment within the Borough.				
<b>Councils Response</b>	Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan and therefore suggests no change. In this respect the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.				

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<b>Representor</b>	145 D 5	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Coal Authority	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	SP6		
<b>Summary of Comments</b>	The representor supports the principle of safeguarding surface coal resources through this policy in line with advice in MTAN2.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	145 D 7	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Coal Authority	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	SP6		
<b>Summary of Comments</b>	The representor considers that the Tertiary surface coal resource across Wales should be included within the Mineral Safeguarding Area as considers that the entire surface coal resource shown on the Coal Authority/BGS resource maps across the County Borough is, for planning purposes, both proven and economically viable for potential extraction. The representor considers that there is no firm evidence base underpinning the choice of only safeguarding the Primary and Secondary Coal Resource, the LDP has placed reliance on following MTAN2, however this guidance does not indicate how it justified this stance. The representor consider that the whole surface coal resource should be safeguarded in the LDP.				
<b>Councils Response</b>	The Council relies on the guidance contained within MTAN2 and the new mineral resource map of Wales produced by the BGS regarding mineral safeguarding areas. MTAN2 does not require tertiary resources to be defined or protected in the LDP.				
<b>Representor</b>	792 D 5	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Tyhegston Millennium Trust	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	SP6		
<b>Summary of Comments</b>	The representor objects to Policy SP6 on the grounds that it does not include reference for the provision for non-aggregates. The representor considers that an additional criterion should be included in the Policy making reference to the need to maintain a supply of high-quality limestone for non-aggregate use.				
<b>Councils Response</b>	Policy SP6 relates to 'minerals'. As such high quality limestone for both aggregate and non-aggregate use is safeguarded in the LDP as referenced in Policy SP6. The suggested change does not affect the soundness of the LDP and no change is considered necessary.				
<b>Representor</b>	853 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Tarmac	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	SP6		
<b>Summary of Comments</b>	The representor considers that Policy SP6(1) should be amended to include a reference to maintaining a minimum 10 year supply of aggregate and limestone for non-aggregate use, throughout and at the end of the plan period.				
<b>Councils Response</b>	The LDP maintains an adequate landbank of mineral for aggregate and non-aggregate use in accordance with national policy. The suggested change does not affect the soundness of the LDP and no change is considered necessary.				
<b>Representor</b>	853 D 2	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Tarmac	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	SP6		
<b>Summary of Comments</b>	The representor considers that Policy SP6(2) should be amended to include reference to a new policy which continues the site specific safeguarding allocations set out in Policy M4 of the UDP.				
<b>Councils Response</b>	There is no need for a site specific safeguarding policy as a county-wide safeguarding policy is in place and is more appropriate (see Policy ENV9) and favoured in line with national guidance.				
<b>Representor</b>	855 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Gaens Quarry	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	SP6		
<b>Summary of Comments</b>	The representor considers that Policy SP6(1) should be amended to include a reference to maintaining a minimum 10 year supply of aggregate and limestone for non-aggregate use, throughout and at the end of the plan period.				
<b>Councils Response</b>	The LDP maintains an adequate landbank of mineral for aggregate and non-aggregate use in accordance with national policy. The suggested change does not affect the soundness of the LDP and no change is considered necessary.				
<b>Representor</b>	855 D 2	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Gaens Quarry	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	SP6		
<b>Summary of Comments</b>	The representor considers that Policy SP6(2) should be amended to include reference to a new policy which continues the site specific safeguarding allocations set out in Policy M4 of the UDP.				
<b>Councils Response</b>	There is no need for a site specific safeguarding policy as a county-wide safeguarding policy is in place and is more appropriate (see Policy ENV9) and favoured in line with national guidance. No action required.				

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<b>Representor</b>	1100 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Mineral Products Association Ltd	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	SP6		
<b>Summary of Comments</b>	<p>The representor considers that, whilst Policy SP6 promotes the use of Commercial &amp; Demolition waste before the use of virgin aggregate, there should be a policy which identifies sites or criteria for the promotion of these alternative materials. They state that, Policy ENV14 only deals with the tipping of Commercial &amp; Demolition waste and ENV16 is restricted to industrial and commercial waste.</p> <p>The representor suggest the following policy is included to cover this issue:</p> <p>"Priority will be given to the production and supply of recycled and secondary aggregates. Provision will be made for a network of permanent and long term temporary recycling facilities which will make a significant contribution to the production of recycled and secondary aggregates.</p> <p>Suitable locations for permanent recycled and secondary aggregates facilities include:</p> <ul style="list-style-type: none"> <li>•general industrial land</li> <li>•waste transfer stations</li> <li>•permanent waste management sites</li> <li>•railheads</li> </ul> <p>Suitable locations for temporary recycled and secondary aggregates facilities include:</p> <ul style="list-style-type: none"> <li>•□mineral sites</li> <li>•□major development areas (Brownfield land)"</li> </ul>				
<b>Councils Response</b>	<p>In the first instance it should be noted that Commercial &amp; Demolition waste is often processed within existing quarries significantly reducing the need to identify sites within the County Borough. However, Policy SP7 identifies preferred sites which are considered as appropriate for the location of waste processing facilities in accordance with the Regional Waste Plan. In addition, Policy ENV16(i) refers to Materials Recycling Facilities which often include the recycling of inert waste.</p>				
<b>Representor</b>	792 D 7	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Tytheadon Millennium Trust	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	4.3.1		
<b>Summary of Comments</b>	<p>The representor considers that the paragraphs 4.3.1 - 4.3.5 should be amended removing the reference to accommodate minerals demand from the VOG as there is not sufficient evidence to show that this is necessary until the Vale of Glamorgan's LDP has been published showing that they require our reserves to meet any shortfalls in their landbank.</p>				
<b>Councils Response</b>	<p>The current landbank in BCBC is more than capable of absorbing the estimated shortfall in the Vale of Glamorgan Councils' aggregate reserves.MTAN1 only requires a minimum 10 year hard rock landbank throughout the plan period i.e. until 2021. As there was a perceived shortfall in reserves in the VOG, discussions between the two authorities took place in line with good practice and advice contained in the Regional Technical Statement (RTS), and an agreement reached to accommodate the shortfall. This approach reduces the need for allocations of Greenfield land for aggregate extraction.</p>				
<b>Representor</b>	853 D 3	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Tarmac	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	4.3.1		
<b>Summary of Comments</b>	<p>The representor considers that para 4.3.1 should be amended to read: "at present the total aggregate reserve is approximately 40 years, but a substantial proportion of the total reserve will be required as non aggregate high purity limestone in the Port Talbot Steelworks. Extensions to Cornelly Quarry will be required to ensure that long-term reserves of high purity limestone will be available for steel manufacture. The extent of reserves to be released at any time will depend on the output prevailing at the time together with an assessment of available permitted reserves".</p>				
<b>Councils Response</b>	<p>The current aggregate and non-aggregate reserve for BCBC as a whole is approximately 87 years. This figure is based on the average sales total over the last three years(2008-2010).This production figure is generated by Gaens and Cornelly quarries as Grove is currently inactive. All three quarries are in S.Cornelly and in close proximity to each other.</p> <p>The approximate share of this reserve tonnage figure required for aggregate and non-aggregate use is approximate 50:50.Although in some years the split is 60:40 in favour of non-aggregate use. Hence, there is approximately 43 years of reserves for both aggregate and non-aggregate uses. It should be acknowledged the quality of stone required for sinter/steel making (non –aggregate use) is of high standard and may be difficult to extract from all parts of the quarry. This effects production and hence a covered stockpile is utilised to overcome fluctuations in production.</p> <p>The Council considers para 4.3.1 adequately reflects the current reserve position in terms of aggregates.</p>				
<b>Representor</b>	853 D 4	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Tarmac	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	4.3.1		
<b>Summary of Comments</b>	<p>The representor considers that the 3rd, 4th, 5th and 6th sentences from para 4.3.1 should be deleted.</p>				
<b>Councils Response</b>	<p>The 3rd/4th/5th and 6th sentences of para 4.3.1 should remain. The current land bank at 43 years is approximately '40' and should therefore remain. Retaining these sentences in the text of the LDP is required to provide appropriate interpretation of the policy.</p>				
<b>Representor</b>	855 D 3	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Gaens Quarry	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	4.3.1		
<b>Summary of Comments</b>	<p>The representor considers that para 4.3.1 should be amended to read: "at present the total aggregate reserve is approximately 40 years, but a substantial proportion of the total reserve will be required as non aggregate high purity limestone in the Port Talbot Steelworks. Extensions to Cornelly Quarry will be required to ensure that long-term reserves of high purity limestone will be available for steel manufacture. The extent of reserves to be released at any time will depend on the output prevailing at the time together with an assessment of available permitted reserves".</p>				
<b>Councils Response</b>	<p>The current aggregate and non-aggregate reserve for BCBC as a whole is approximately 87 years. This figure is based on the average sales total over the last three years(2008-2010).This production figure is generated by Gaens and Cornelly quarries as Grove is currently inactive. All three quarries are in S.Cornelly and in close proximity to each other.</p> <p>The approximate share of this reserve tonnage figure required for aggregate and non-aggregate use is approximate 50:50.Although in some years the split is 60:40 in favour of non-aggregate use. Hence, there is approximately 43 years of reserves for both aggregate and non-aggregate uses. It should be acknowledged the quality of stone required for sinter/steel making (non –aggregate use) is of high standard and may be difficult to extract from all parts of the quarry. This effects production and hence a covered stockpile is utilised to overcome fluctuations in production. The Council considers paragraph 4.3.1 adequately reflects the current reserve position in terms of aggregates.</p> <p>The Council considers para 4.3.1 adequately reflects the current position in terms of aggregates.</p>				
<b>Representor</b>	855 D 4	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Gaens Quarry	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	4.3.1		
<b>Summary of Comments</b>	<p>The representor considers that the 3rd, 4th, 5th and 6th sentences from para 4.3.1 should be deleted.</p>				
<b>Councils Response</b>	<p>The 3rd/4th/5th and 6th sentences of para 4.3.1 should remain. The current land bank at 43 years is approximately '40' and should therefore remain. Retaining these sentences in the text of the LDP is required to provide appropriate interpretation of the policy.</p>				

# Deposit Plan - Report

<b>Representor</b>	42 D 2	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Comment
<b>Organisation</b>	Laleston Community Council	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV9		
<b>Summary of Comments</b>	The representor appreciates the necessity to show the sand and gravel resources throughout the Borough but would like it made clear that extraction would be totally inappropriate given the location at the land south of the A48 Bridgend and the environmental considerations due to the requirement for a river overflow near the A48, traffic, dust, noise and impact on Broadlands and Island Farm.				
<b>Councils Response</b>	Comments are noted.				
<b>Representor</b>	46 D 4	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Merthyr Mawr Community Council	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV9		
<b>Summary of Comments</b>	The representor raises an objection to the introduction of a minerals safeguarding designation on the land west of Merthyr Mawr Road South and would like to make it clear that extraction in this location would be totally inappropriate given the necessity to maintain a river overflow area, the proximity to the A48 and the impact of the increased quarry traffic on this road, pollution and the loss of a well used public rights of way and historic dipping bridge.				
<b>Councils Response</b>	Comments are noted. The minerals safeguarding areas have been defined on the proposals maps using the new minerals resource map of Wales produced by the BGS.				
<b>Representor</b>	54 D 52	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV9		
<b>Summary of Comments</b>	Unless a statement is added to the plan stating that the plan should be read as a whole, we consider that the policy should be amended by including an additional criterion to protect and, where appropriate, enhance the natural heritage (to meet Test of Soundness CE1).				
<b>Councils Response</b>	Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Policy and any subsequent outcome as a result of implementation.				
<b>Representor</b>	145 D 8	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Coal Authority	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV9		
<b>Summary of Comments</b>	The Coal Authority supports this policy and the requirement to consider prior extraction where non-mineral development is proposed in the Mineral Safeguarding Area.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	788 D 8	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Bellway Homes	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV9		
<b>Summary of Comments</b>	The representor considers that the northern section of the land to the west of Heol Maendy, North Cornelly should be excluded from the mineral safeguarding area given the level of reserves in this area and the need for additional housing.				
<b>Councils Response</b>	The mineral safeguarding areas have been defined on the proposals maps using the new mineral resource map of Wales produced by the BGS.				
<b>Representor</b>	853 D 5	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Tarmac	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV9		
<b>Summary of Comments</b>	The representor considers that Policy ENV9 should be deleted and replaced with existing UDP Policy M4 as a new Policy ENV9 to read: "Land shown on the proposal map will be safeguarded from all permanent building development for future limestone extraction as follows: - East of Gaens Quarry; - East of Cornelly Quarry at Stormy Airfield".				
<b>Councils Response</b>	There is no need for a site specific safeguarding policy as a county-wide safeguarding policy is in place and is more appropriate (see Policy ENV9) and favoured in line with national guidance.				
<b>Representor</b>	855 D 5	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Gaens Quarry	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV9		
<b>Summary of Comments</b>	The representor considers that Policy ENV9 should be deleted and replaced with existing UDP Policy M4 as a new Policy ENV9 to read: "Land shown on the proposal map will be safeguarded from all permanent building development for future limestone extraction as follows: - East of Gaens Quarry; - East of Cornelly Quarry at Stormy Airfield".				
<b>Councils Response</b>	There is no need for a site specific safeguarding policy as a county-wide safeguarding policy is in place and is more appropriate (see Policy ENV9) and favoured in line with national guidance.				
<b>Representor</b>	1243 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Representor N</b>	Mr P A & B E Evans	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV9		
<b>Summary of Comments</b>	The representor considers that the Mineral safeguarding area identified to the south of Pencoed should be removed on the basis that limited ground investigations have taken place in this location and the allocation is therefore based on assumption rather than fact.				
<b>Councils Response</b>	The mineral safeguarding areas have been defined on the proposals maps using the new mineral resource map of Wales produced by the BGS.				



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<b>Representor</b>	853 D 7	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Tarmac	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	4.3.4		
<b>Summary of Comments</b>	The representor considers that paras 4.3.4 and 4.3.5 should be deleted.				
<b>Councils Response</b>	The Council considers that the paragraphs provide a clear understanding of the purpose for mineral safeguarding areas and the implications that they may have from a land use planning perspective. This issue does not impact on the soundness of the LDP.				
<b>Representor</b>	855 D 7	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Gaens Quarry	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	4.3.4		
<b>Summary of Comments</b>	The representor considers that paras 4.3.4 and 4.3.5 should be deleted.				
<b>Councils Response</b>	The Council considers that the paragraphs provide a clear understanding of the purpose for mineral safeguarding areas and the implications that they may have from a land use planning perspective. This issue does not impact on the soundness of the LDP.				
<b>Representor</b>	145 D 9	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Coal Authority	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV10		
<b>Summary of Comments</b>	The representor supports this policy which is aimed at protecting existing mineral operations from sensitive development being located within the buffer zone which could lead to complaints and problems arising for the permitted mineral activity. This delivers the objectives of MTAN2 paragraphs 32-33 and paragraph 40 of Minerals Planning Policy Wales.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	219 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Celtic Energy	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV10		
<b>Summary of Comments</b>	The representor considers that the plan does not meet test of soundness C2 and CE2 as they consider that Policy ENV10 and supporting paragraphs are supported by MTAN2 which is a non-policy document. They argue that the policy document upon which the policy should be based is MPPW which does not specify the distances of buffer zones. Therefore there is no justification for setting the buffer zones at 200m for aggregates and 500m for coal in the LDP. They suggest that the background paper does not clarify the issue and the proposals maps are also inaccurate as they reflect the policy.				
<b>Councils Response</b>	MPPW states "further guidance on the factors that should be taken into account when defining buffer zones for particular minerals will be provided in Technical Advice Notes". The policy is therefore based on guidance contained in MPPW which relies on MTAN2 to provide the additional detail relating to mineral buffer zones which is appropriate.				
<b>Representor</b>	54 D 53	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV11		
<b>Summary of Comments</b>	Given that PPW advises that SSSIs can, in some cases, be damaged by development some distance away and not just from developments within or adjoining them, the representor advises that Criterion 1(c) of the policy should be amended by inserting at the start of the sentence: "The potential impact on international and national nature conservation designations, and protected and priority species, and ....." (to meet Tests of Soundness C2 and CE1).				
<b>Councils Response</b>	The Council considers that the criteria in Policy ENV11 is sufficient to cover this issue.				
<b>Representor</b>	54 D 54	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV11		
<b>Summary of Comments</b>	The Habitats Regulations Appraisal (HRA) of the LDP recognises the importance of the on-going Review of Mineral Permissions (Romp) and Review of Mineral Conditions relating to the group of quarries around Cornelly and the need for mineral policies and decisions to take full account of these processes. The representors response to the HRA welcomes this recognition and recommends that this should be highlighted in the relevant minerals policies. The representor therefore recommends that reference to the ROMP and Review of mineral conditions are made in the policy amplification. (To meet tests of soundness C2, CE1 and CE2.)				
<b>Councils Response</b>	Whilst such reviews constitute a material consideration when determining detailed planning applications they are not considered to be appropriately included within planning policy as they may not be relevant within the life of the plan. This issue does not impact on the soundness of the LDP.				
<b>Representor</b>	61 D 30	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV11		
<b>Summary of Comments</b>	Policy ENV11. Mineral Development. Support the policy but would suggest amending text. Change to:  "All mineral related developments, including coal bed methane and shale gas extraction, will be permitted only where all of the following criteria are satisfied: 1) Measures... reference to: a) Pollution or disturbance to the quality of all surface water bodies; groundwater or surface water supply or drainage.				
<b>Councils Response</b>	Shale gas extraction is a mineral related development and would therefore be considered in the context of Policy ENV11. This issue does not impact on the soundness of the LDP. The change in wording to criteria 1(a) does not significantly add to its meaning and the Council feels EV11 covers this issue adequately.				

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<b>Representor</b>	72 D 5	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV11		
<b>Summary of Comments</b>	The representor supports Policy ENV11(1a)				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	853 D 8	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Tarmac	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV11		
<b>Summary of Comments</b>	The representor considers that the reference to 'health impact assessment' should be deleted from Policy ENV11(2a).				
<b>Councils Response</b>	The Council considers that it is good practice that proposed mineral extraction operations should be accompanied by an assessment of its impacts on health.				
<b>Representor</b>	855 D 8	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Gaens Quarry	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV11		
<b>Summary of Comments</b>	The representor considers that the reference to 'health impact assessment' should be deleted from Policy ENV11(2a).				
<b>Councils Response</b>	The Council considers that it is good practice that proposed mineral extraction operations should be accompanied by an assessment of its impacts on health.				
<b>Representor</b>	54 D 55	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV12		
<b>Summary of Comments</b>	The representor considers that the policy meets Tests of Soundness C2 and CE1.				
<b>Councils Response</b>	Comment is noted				
<b>Representor</b>	61 D 31	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV12		
<b>Summary of Comments</b>	<p>Policy ENV12.Coal extraction operations.</p> <p>The focus of this policy is habitats, which is arguably the most appropriate way to manage a species; the representor feels it would be prudent to add the following bullet point:</p> <p>4) Affect the integrity or survivability of a metapopulation of annex 11 species (The Conservation of Habitats and Species Regulations 2010) within its normal geographical range.</p>				
<b>Councils Response</b>	The Council considers that Policy ENV12 adequately addresses this issue without including unnecessary detail.				
<b>Representor</b>	72 D 6	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV12		
<b>Summary of Comments</b>	The representor supports Policy ENV12				
<b>Councils Response</b>	Support is welcomed				

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**Representor** 145 D 10 **Chapter No** Chapter 4 - Protecting and Enhancing the Environment **Response** Objection  
**Organisation** Coal Authority **Section No** 4.3 - Minerals  
**PolicyNo/Paragraph** ENV12

**Summary of Comments**  
 The representor considers that ENV12 does not comply with national policy in relation to the seven exceptions for new extraction and the eleven exceptions set out for extensions to existing operations. Therefore to avoid any potential to mislead local communities who read the policy as effectively only having two exceptions to the 'blanket ban' on surface coal extraction we would suggest an appropriate cross reference to national policy.  
 Policy ENV12:  
 "Coal extraction operations will generally be considered unacceptable in principle where they:  
 1) Are within 500 metres of a settlement boundary (unless they are deemed exceptions by the Council as they constitute acceptable land reclamation works or prior development extraction operations to facilitate development (or fall within another exception set out in MTAN2);  
 2) Affect any Natural 2000 Network site (including SACs); or  
 3) Affect any SSSI..."  
 Para 4.3.11:  
 Coal MTAN (2) requires all authorities to define where coal related development would generally be unacceptable and identify these areas on the Proposals Map. In order to achieve this the policy identifies those areas which have an international/national nature conservation designation where no coal extraction would normally be permitted. The coal resource area is defined by the BGS coal resource plan.  
 Para 4.3.12:  
 Policy ENV12 makes it clear where coal extraction would be generally unacceptable (unless for deemed exceptions prescribed in national planning policy in MTAN2 paragraphs 49 to 54 in principle but recognises that coal extraction may be acceptable in the remaining coal safeguarding area subject to the specified criteria in Policies ENV 11 and 12 being met."

**Councils Response**  
 Local development Plan (LDP) Wales (2005) states that though LDP's must have regard to national policies they should not repeat them, but rather explain how they apply to the local area. The Council has interpreted the guidance contained within MTAN2 and made it relevant to the County Borough based on experience with local sites.

**Representor** 145 D 13 **Chapter No** Chapter 4 - Protecting and Enhancing the Environment **Response** Objection  
**Organisation** Coal Authority **Section No** 4.3 - Minerals  
**PolicyNo/Paragraph** ENV12

**Summary of Comments**  
 The representor considers that Policy ENV12 fails to meet national policy for the following reasons:  
 • The policy should not be restricted only to the safeguarded coal resource, it should apply across the whole surface coal resource.  
 • The policy seeks to impose a more onerous set of criteria to national policy in MPPW and MTAN2 paragraph 45. The criteria i) and ii) in the policy are not intended to be cumulative tests.  
 • National policy does not anywhere set out a public interest test for coal extraction.  
 The representor recommends the policy be reworded as follows:  
 Proposals for coal extraction will need to satisfy the following criteria:  
 i) The proposal should be environmentally acceptable or can be made so by planning Conditions or obligations, and there must be no lasting environmental damage.  
 ii) If this cannot be achieved, it should provide local or community benefits which clearly outweigh the disbenefits of likely impacts to justify the grant of planning permission."

**Councils Response**  
 Local development Plan (LDP) Wales (2005) states that though LDP's must have regard to national policies they should not repeat them, but rather explain how they apply to the local area. The Council has interpreted the guidance contained within MTAN2 and made it relevant to the County Borough based on experience with local sites. In this respect, it is not considered that the proposed change is necessary.

**Representor** 703 D 1 **Chapter No** Chapter 4 - Protecting and Enhancing the Environment **Response** Objection  
**Organisation** PACT (Protecting and Conserving Together) **Section No** 4.3 - Minerals  
**PolicyNo/Paragraph** ENV12

**Summary of Comments**  
 The representor considers that there should be a strict presumption against opencast coal mining for any new applications or extensions from now onwards especially in Green Wedge Areas.

**Councils Response**  
 The Council is required by national guidance to make provision for potential future mineral extraction, including coal. Any proposals for mineral extraction operation will be considered in the context of the Policies contained within the LDP and any other relevant material considerations.

**Representor** 703 D 2 **Chapter No** Chapter 4 - Protecting and Enhancing the Environment **Response** Objection  
**Organisation** PACT (Protecting and Conserving Together) **Section No** 4.3 - Minerals  
**PolicyNo/Paragraph** ENV12

**Summary of Comments**  
 The representor considers that a 500m minimum separation distance should be an absolute should any future opencast go ahead. The 500m should only be flexible for increase and have no caveats to reduce it.

**Councils Response**  
 The mineral buffer zones have been defined in accordance with advice contained in MTAN2.

**Representor** 703 D 3 **Chapter No** Chapter 4 - Protecting and Enhancing the Environment **Response** Objection  
**Organisation** PACT (Protecting and Conserving Together) **Section No** 4.3 - Minerals  
**PolicyNo/Paragraph** ENV12

**Summary of Comments**  
 The representor considers that the 500m should include all homes, particularly 1-9 dwellings (that are at present not protected at all). These rural hamlets and the citizens in 'so-called' isolated dwellings have, at present, unequal status and protection.

**Councils Response**  
 It would not be realistic to put buffers around all residential units as it would sterilise resources to an unacceptable level. However, in all of the remaining areas of safeguarded coal resource, Policy ENV12(i) does state that coal extraction operations will only be permitted where there would be no demonstrable harm to amenity.

**Representor** 703 D 4 **Chapter No** Chapter 4 - Protecting and Enhancing the Environment **Response** Objection  
**Organisation** PACT (Protecting and Conserving Together) **Section No** 4.3 - Minerals  
**PolicyNo/Paragraph** ENV12

**Summary of Comments**  
 The representor considers that future opencast should only be allowed for reclamation schemes and at least 90% of the land should be in need of reclamation or be derelict. On brown field development, buffer zones of 500m should still apply in order to protect communities.

**Councils Response**  
 This approach would sterilise resources to an unacceptable level. The mineral buffer zones have been defined in accordance with advice contained in MTAN2.

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<b>Representor</b>	703 D 5	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	PACT (Protecting and Conserving Together)	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV12		
<b>Summary of Comments</b>	The representor considers that the people of Bridgend are often living on and near the coal, therefore further opencast mining should be discouraged as there are environmental, health and social implications that make expansion unsuitable, unsustainable, unacceptable and an unhealthy development for the future.				
<b>Councils Response</b>	The Council is required by national guidance to make provision for potential future mineral extraction, including coal. However, Policy ENV11 2(a) requires a health impact assessment to be undertaken as part of proposals for mineral extraction operations.				
<b>Representor</b>	703 D 6	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	PACT (Protecting and Conserving Together)	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV12		
<b>Summary of Comments</b>	There should be no opencast development in areas with existing low health statistics. Individual health and well being should be the prime consideration and, where there is doubt, the precautionary principle should be applied.				
<b>Councils Response</b>	Policy ENV11 2(a) requires a health impact assessment to be undertaken as part of proposals for mineral extraction operations.				
<b>Representor</b>	703 D 7	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	PACT (Protecting and Conserving Together)	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV12		
<b>Summary of Comments</b>	There should definitely be no opencast development where air quality is already poor.				
<b>Councils Response</b>	Policy ENV11 2(a) requires a health impact assessment to be undertaken as part of proposals for mineral extraction operations.				
<b>Representor</b>	703 D 8	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Comment
<b>Organisation</b>	PACT (Protecting and Conserving Together)	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV12		
<b>Summary of Comments</b>	The economics of coal extraction should not override the basic human rights of the local population.				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	1233 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Confederation of UK Coal Producers	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV12		
<b>Summary of Comments</b>	MTAN2 (paras 49 and 50) state exceptional circumstances where coal extraction within the 500 m buffer may be acceptable. The suggestion is that ENV12 and para 4.3.13 should be amended to reflect this.				
<b>Councils Response</b>	Local development Plan (LDP) Wales (2005) states that though LDP's must have regard to national policies they should not repeat them, but rather explain how they apply to the local area. The Council has interpreted the guidance contained within MTAN2 and made it relevant to the County Borough based on experience with local sites. In this respect, it is not considered that the proposed change is necessary.				
<b>Representor</b>	1233 D 3	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Confederation of UK Coal Producers	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV12		
<b>Summary of Comments</b>	With respect to criterion (2) in Policy ENV12, European legislation does not prohibit mineral extraction in or which may affect Natural 2000 sites (and by extension SSSIs). Para 4.3.13 properly reflects this by stating that areas of high environmental designation would be precluded from coal extraction, thus allowing for circumstances where mineral extraction may be acceptable. This should also be reflected in Policy ENV12.				
<b>Councils Response</b>	Paragraph 4.3.13 of the LDP does not state that European legislation does not prohibit extraction in, or near to Natural 2000 Sites. With regards the proposed change to Policy ENV12, Local Development Plan (LDP) Wales (2005) states that although LDP's must have regard to national policies they should not repeat them, but rather explain how they apply to the local area. The Council has interpreted the guidance contained within MTAN2 and made it relevant to the County Borough based on experience with local sites. In this respect, it is not considered that the proposed change is necessary.				
<b>Representor</b>	1233 D 4	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Confederation of UK Coal Producers	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV12		
<b>Summary of Comments</b>	The representor states that tertiary resources can be extracted economically and meet environmental safeguards and the Policy should reflect this.				
<b>Councils Response</b>	The Council is not required to, or deem it necessary to safeguard tertiary resources in accordance with national guidance.				
<b>Representor</b>	1233 D 5	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Confederation of UK Coal Producers	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	ENV12		
<b>Summary of Comments</b>	The Policy states the criteria that need to be satisfied. However, MTAN2 (para 45) and MPPW make it clear that the tests are alternative, not cumulative. The community benefit test ((ii) in ENV12) should only apply if the environmental test ((i) in ENV12) cannot be satisfied either in isolation or after the application of Conditions or obligations. Similarly, there is no requirement in MTAN2 or MPPW for proposals to meet a public interest test ((iii) in ENV12). The Policy should be amended accordingly, as should the accompanying text at para 4.3.13.				
<b>Councils Response</b>	The Council has interpreted the guidance in MPPW and MTAN2 and translated it into Policy relevant to the County Borough. In this respect, it is not considered that the proposed change is necessary.				

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<b>Representor</b>	1233 D 2	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Confederation of UK Coal Producers	<b>Section No</b>	4.3 - Minerals		
		<b>PolicyNo/Paragraph</b>	4.3.13		
<b>Summary of Comments</b>	MTAN2 is guidance and not policy and that this should be reflected in ENV12 and accompanying text.				
<b>Councils Response</b>	The Council considers that it has appropriately interpreted and reflected MTAN2 guidance in Policy ENV12 and related text.				
<b>Representor</b>	54 D 56	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.4 - Unstable Land		
		<b>PolicyNo/Paragraph</b>	ENV13		
<b>Summary of Comments</b>	We consider that the policy meets Test of Soundness C2.				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	145 D 14	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Coal Authority	<b>Section No</b>	4.4 - Unstable Land		
		<b>PolicyNo/Paragraph</b>	ENV13		
<b>Summary of Comments</b>	The representor welcomes and supports a definitive policy framework for addressing unstable land, including the requirement for appropriate mitigation to be undertaken. This policy will secure delivery of paragraphs 13.9.1 and 13.9.2 of Planning Policy Wales and paragraphs 188, 227-228 and 253 of MTAN2.				
<b>Councils Response</b>	Support is welcomed				
<b>Representor</b>	61 D 33	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.5 - Waste Management		
		<b>PolicyNo/Paragraph</b>	4.5		
<b>Summary of Comments</b>	The representor questions that although at the bottom of the waste hierarchy, no provision is made for land filling of waste and the plan assumes that such needs will be met through partnership working?				
<b>Councils Response</b>	This issue has been satisfactorily addressed in paras. 3.1 – 3.3 of Background Paper 6: Waste.				
<b>Representor</b>	61 D 35	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.5 - Waste Management		
		<b>PolicyNo/Paragraph</b>	4.5		
<b>Summary of Comments</b>	There is no specific mention or consideration of the need for facilities to deal with hazardous wastes.				
<b>Councils Response</b>	This issue has been satisfactorily addressed in section 4 of Background Paper 6: Waste.				
<b>Representor</b>	54 D 57	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.5 - Waste Management		
		<b>PolicyNo/Paragraph</b>	SP7		
<b>Summary of Comments</b>	We consider that the policy meets Test of soundness C2.				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	61 D 32	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.5 - Waste Management		
		<b>PolicyNo/Paragraph</b>	SP7		
<b>Summary of Comments</b>	Policy SP7. Waste management. The plan takes the "headline" from the Regional Waste Plan 1st Revision (RWP) and makes provision for up to 228,000 tonnes of waste treatment capacity at named sites. There does not, however, appear to have been any detailed consideration as to which sites would be suitable for which types of waste treatment technologies; all of the RWP technology preferred options includes some form of energy from waste - it is unclear whether the sites identified in the policy SP7 lend themselves to such technologies and/ or whether there is an energy or heat user co-located on the identified sites.				
<b>Councils Response</b>	This issue has been satisfactorily addressed in Section 2 of Background Paper 6: Waste.				

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<b>Representor</b>	64 D 17	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	4.5 - Waste Management		
		<b>PolicyNo/Paragraph</b>	SP7		
<b>Summary of Comments</b>	<p>The plan's employment site provisions (REG 1, 2) should complement policy SP7 and make it clear that waste treatment is an acceptable use on relevant employment sites.</p> <p>The background papers should demonstrate that there is sufficient land identified in the plan to accommodate both waste treatment and employment needs, and better explain/justify the lack of a specific allocation/s to provide for the disposal of inert waste.</p>				
<b>Councils Response</b>	<p>Policy SP7 of the plan identifies 5 sites where new waste management facilities will be favoured. Whilst most of the sites listed lie within existing industrial estates, Land at Heol y Splott SP7(1) is specifically designated for waste management purposes and is not part of the general employment land supply. Paragraph 4.5.5 states that Heol Y Splott is the most suitable site due to its location.</p> <p>Whilst specific sites are not allocated within the industrial estates listed in SP7(2-5) it is considered that the vacant parcels of land within these areas will be suitable for small-medium scale waste management facilities.</p> <p>Background Paper 9: Employment Land Supply examines the availability of employment land generally across the County Borough for the LDP period. It is considered that as these waste management facilities would additionally be employment generators, their development would contribute to the employment land development figure and so would not materially dilute the availability of land for other employment purposes.</p>				
<b>Representor</b>	806 D 4	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Comment
<b>Organisation</b>	National Grid Property	<b>Section No</b>	4.5 - Waste Management		
		<b>PolicyNo/Paragraph</b>	SP7(5) Waterton Industrial Estate		
<b>Summary of Comments</b>	<p>The representor would like to make the Council and potential developers aware that overhead electricity lines are situated over this site and this should be taken into account during planning / development of this site.</p>				
<b>Councils Response</b>	<p>Comment is noted.</p> <p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	61 D 34	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.5 - Waste Management		
		<b>PolicyNo/Paragraph</b>	4.5.1		
<b>Summary of Comments</b>	<p>The representor raises the point that whilst the plan references the RWP as it's baseline, there is more recent waste data available and any variation in tonnage will have implications for the proposed waste management strategy.</p>				
<b>Councils Response</b>	<p>The Council has followed advice in TAN 21 Waste (see 'Expectations' para 5.11 page 23) which requires LA's to have regard to advice contained in the RWP. Whilst there may well be more up to date figures on certain waste streams, such figures are emerging all of the time and at any point in time a starting point for base data (in this case that presented with the RWP 1st review in 2007/8) as appropriately referenced in the LDP. No change required.</p>				
<b>Representor</b>	54 D 58	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.5 - Waste Management		
		<b>PolicyNo/Paragraph</b>	ENV14		
<b>Summary of Comments</b>	<p>Unless a statement is added to the plan stating that the plan should be read as a whole, we recommend that an additional criterion is added to the policy to state that proposals will also be required to meet other relevant LDP policies (to meet Test of Soundness CE1).</p>				
<b>Councils Response</b>	<p>It is intrinsic that the LDP in its totality will be used by the Council to guide and manage development, providing a basis for consistent development. As part of the Plan-led system, the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications for development must be in accordance with the Development Plan unless material considerations indicate otherwise. It is therefore implicit, within what a development plan is and its purpose in accordance with the Act, that regard should be made to the whole Plan, including all its Policies. The statement is therefore superfluous.</p>				
<b>Representor</b>	61 D 36	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Comment
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.5 - Waste Management		
		<b>PolicyNo/Paragraph</b>	ENV14		
<b>Summary of Comments</b>	<p>In connection with waste management, the representor makes the point that Heol Y Splot, South Cornelly, continues to be used as a recycling/waste management facility. The site has been operating as a waste transfer station without planning permission or an Environmental Permit. The company is Boyd Davies Recycling Services. The site is on a major aquifer with an existing septic tank.</p>				
<b>Councils Response</b>	<p>This site now benefits from planning consent (application no P/11/409/FUL refers)</p>				
<b>Representor</b>	72 D 7	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	4.5 - Waste Management		
		<b>PolicyNo/Paragraph</b>	ENV14		
<b>Summary of Comments</b>	<p>The representor supports Policy ENV14(5)</p>				
<b>Councils Response</b>	<p>Support is welcomed</p>				

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<b>Representor</b>	54 D 59	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.5 - Waste Management		
		<b>PolicyNo/Paragraph</b>	ENV15		
<b>Summary of Comments</b>	We consider that the policy meets Test of Soundness CE1.				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	61 D 37	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.5 - Waste Management		
		<b>PolicyNo/Paragraph</b>	ENV15		
<b>Summary of Comments</b>	<p>Policy ENV15. Waste management in new development.</p> <p>The representor welcomes the inclusion of this policy which requires developers to take a pro-active approach to waste management. One of the key solutions to a more sustainable waste management strategy is provision of adequate storage for segregation of waste and the implications upon development proposals of such a requirement.</p> <p>The representor would welcome the opportunity to be consulted on the proposed Waste SPG.</p>				
<b>Councils Response</b>	Support is welcomed and comments are noted.				
<b>Representor</b>	54 D 60	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.5 - Waste Management		
		<b>PolicyNo/Paragraph</b>	ENV16		
<b>Summary of Comments</b>	Unless a statement is added to the plan stating that the plan should be read as a whole, we recommend that an additional criterion is added to the policy to state that proposals will also be required to meet other relevant LDP policies (to meet Test of Soundness CE1).				
<b>Councils Response</b>	It is intrinsic that the LDP in its totality will be used by the Council to guide and manage development, providing a basis for consistent development. As part of the Plan-led system, the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications for development must be in accordance with the Development Plan unless material considerations indicate otherwise. It is therefore implicit, within what a development plan is and its purpose in accordance with the Act, that regard should be made to the whole Plan, including all its Policies. The statement is therefore superfluous.				
<b>Representor</b>	54 D 61	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.5 - Waste Management		
		<b>PolicyNo/Paragraph</b>	ENV16		
<b>Summary of Comments</b>	To provide clarity to plan users/prospective developers the allocations SP7 (1), Waste treatment facility at Heol y Splott, South Cornelly and SP7(3) should specify that a project level HRA will be required in relation to Kenfig/ Cynffig SAC. (To meet tests of soundness CE1 and CE2).				
<b>Councils Response</b>	<p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	61 D 38	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Comment
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.5 - Waste Management		
		<b>PolicyNo/Paragraph</b>	ENV16		
<b>Summary of Comments</b>	The representor draws attention to their concerns regarding the use of B2 Industrial units for waste management facilities – this needs careful examination and monitoring as the recent tyre fire at Fforestfach, Swansea proves.				
<b>Councils Response</b>	Comment is noted				
<b>Representor</b>	72 D 8	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	4.5 - Waste Management		
		<b>PolicyNo/Paragraph</b>	ENV16		
<b>Summary of Comments</b>	The representor supports Policy ENV16(2)				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	54 D 62	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.6 - Energy Generation, Efficiency and Conservation		
		<b>PolicyNo/Paragraph</b>	SP8		
<b>Summary of Comments</b>	<p>Strategic Policy 8 Renewable Energy &amp; Para. 4.62</p> <p>We consider the policy meets Test of Soundness CE1.</p>				
<b>Councils Response</b>	Comment is noted.				



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<b>Representor</b>	54 D 68	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.6 - Energy Generation, Efficiency and Conservation		
		<b>PolicyNo/Paragraph</b>	4.6.3		
<b>Summary of Comments</b>	<p>It is not correct to state that the extraction of coal bed methane (CBM) can take place without adverse environmental impacts. CBM has a number of impacts including,</p> <ul style="list-style-type: none"> <li>- changes to ground water levels;</li> <li>- how pumped water is disposed of;</li> <li>- the surface footprint of plant;</li> <li>- it often involves 24hour drilling so may have impacts on any nocturnal wildlife.</li> </ul> <p>The significance of impact will normally depend on the location of the proposed extraction. To meet test of soundness CE2, we recommend that the text is amended accordingly.</p>				
<b>Councils Response</b>	<p>The Council considers that the Plan is positively worded to support Coal Bed Methane extraction where it is demonstrated that the environmental (and other) impacts arising from the proposal can be avoided or minimised. This would primarily be undertaken on a case-by-case basis.</p> <p>This is considered by Policy ENV11 of the LDP which includes Coal Bed Methane development proposals including assessing impacts on water and the environment.</p> <p>In the absence of any further advice or guidance from the Welsh Government on this issue, the Council considers that the deposit LDP is appropriately worded.</p>				
<b>Representor</b>	54 D 63	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.6 - Energy Generation, Efficiency and Conservation		
		<b>PolicyNo/Paragraph</b>	ENV17		
<b>Summary of Comments</b>	<p>We recommend that the second paragraph of the policy is amended by inserting "appropriate" after "incorporating" to ensure that the type, scale, and design of renewable energy technology proposed does not have an unacceptable adverse impact on the natural environment or other relevant material considerations (To meet Test of Soundness CE1).</p>				
<b>Councils Response</b>	<p>Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.</p>				
<b>Representor</b>	61 D 39	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.6 - Energy Generation, Efficiency and Conservation		
		<b>PolicyNo/Paragraph</b>	ENV17		
<b>Summary of Comments</b>	<p>Policy ENV17.Renewable energy and low/zero carbon technology.</p> <p>We support the policy and note the reference to a large selection of renewable techniques including hydropower.</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				
<b>Representor</b>	142 D 9	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	South Wales Police	<b>Section No</b>	4.6 - Energy Generation, Efficiency and Conservation		
		<b>PolicyNo/Paragraph</b>	ENV17		
<b>Summary of Comments</b>	<p>The Representor supports Policy ENV17.</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				
<b>Representor</b>	54 D 67	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.6 - Energy Generation, Efficiency and Conservation		
		<b>PolicyNo/Paragraph</b>	ENV17(3) Penybont WTW		
<b>Summary of Comments</b>	<p>To provide clarity to plan users/prospective developers the allocation ENV 17 (3), Penybont treatment works should specify that a project level HRA will be required in relation to Kenfig/ Cynffig SAC. (To meet tests of soundness CE1 and CE2).</p>				
<b>Councils Response</b>	<p>A Sewage Gas renewable energy scheme is already operational at Penybont Waste Treatment Works and therefore no changes to the plan are required.</p>				
<b>Representor</b>	54 D 64	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.6 - Energy Generation, Efficiency and Conservation		
		<b>PolicyNo/Paragraph</b>	4.6.6		
<b>Summary of Comments</b>	<p>We welcome the opportunity to comment on the Energy Opportunities Plan SPG in due course.</p>				
<b>Councils Response</b>	<p>Comment is noted.</p>				

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<b>Representor</b>	54 D 65	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.6 - Energy Generation, Efficiency and Conservation		
		<b>PolicyNo/Paragraph</b>	ENV18		
<b>Summary of Comments</b>	<p>Policy ENV18 Renewable Energy Developments, and Para. 4.6.9</p> <p>As drafted we consider that there are contradictions between the policy and the last sentence of paragraph 4.6.9.</p> <p>The last sentence of 4.6.9 states that developments for large scale wind energy projects will be expected to be accompanied by assessments which examine locations in a sequential order, the last of which are areas outside of the strategic search area (SSA) which are in accordance with Policy ENV18.</p> <p>However, criterion 1 of the policy requires large scale wind farm developments to be located within the boundary of the refined SSA.</p> <p>To meet Tests of soundness C2 and CE1, the policy and supporting text should therefore be amended to provide consistency between the two.</p>				
<b>Councils Response</b>	<p>The Council is required to set out its policy position with regard to renewable energy generation developments in its LDP. This is set out in Policy ENV18 which clearly states that, large scale wind farm developments should be located within the refined Strategic Search Areas (SSAs).</p> <p>However, this needs to be examined in the context of national planning policy which indicates that large scale wind farm developments are acceptable in principle in the wider, original SSAs outlined in TAN8.</p> <p>To this end, paragraph 4.6.9 explains how the Council will implement both these facets of national and local policy; by requesting a sequential assessment of sites. It is acknowledged that some development proposals may not accord with criterion 1 of Policy ENV18, therefore the introduction of a third stage; i.e.. areas outside the refined SSAs are also included for completeness.</p> <p>The Council considers therefore that there is no need to alter the plan in response to this representation.</p>				
<b>Representor</b>	54 D 66	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	4.6 - Energy Generation, Efficiency and Conservation		
		<b>PolicyNo/Paragraph</b>	ENV18		
<b>Summary of Comments</b>	<p>Additionally, although it is accepted that within SSAs there will be landscape change, outside of SSAs there is an implicit objective to maintain landscape character. The policy should therefore be amended to include an additional criterion which requires appropriate consideration to be given to the sensitivity of the landscape of the area accommodating development. (To meet Tests of Soundness C2 and CE1).</p>				
<b>Councils Response</b>	<p>Landscape protection is addressed by Policy SP4. Areas of particular importance for landscape protection are identified by Policy ENV3. It is therefore considered unnecessary to include additional references to landscape protection within Policy ENV18.</p>				
<b>Representor</b>	61 D 40	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.6 - Energy Generation, Efficiency and Conservation		
		<b>PolicyNo/Paragraph</b>	ENV18		
<b>Summary of Comments</b>	<p>Policy ENV18. Renewable energy developments.</p> <p>We support the policy but would suggest additional text in bullet point 6. It reads: 6) They will not detrimentally affect local amenity by reason of noise emissions, water quality, visual dominance...."</p>				
<b>Councils Response</b>	<p>Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.</p>				
<b>Representor</b>	142 D 10	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Support
<b>Organisation</b>	South Wales Police	<b>Section No</b>	4.6 - Energy Generation, Efficiency and Conservation		
		<b>PolicyNo/Paragraph</b>	ENV18		
<b>Summary of Comments</b>	<p>The Representor supports Policy ENV18.</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				
<b>Representor</b>	61 D 41	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	4.6 - Energy Generation, Efficiency and Conservation		
		<b>PolicyNo/Paragraph</b>	4.6.13		
<b>Summary of Comments</b>	<p>The representor appreciates the inclusion of this topic in the text but would draw attention to the other alternative techniques that could be used in the Borough:</p> <ul style="list-style-type: none"> <li>- shale gas extraction which involves the extraction of the natural gas held in fractures, pore spaces and absorbed on to the organic material of shale;</li> <li>- underground coal gasification which involves the gasification of the coal in-situ by drilling boreholes into the coal seam, injecting water/oxygen mixtures down one pipe, igniting and partially combusting the coal and extracting the gasification products (known as syngas) through another pipe.</li> </ul> <p>The representor appreciates that these forms of development will be considered in the context of Policy ENV11 and urges the authority to include the important element of "water quality" within this policy to protect the local environment.</p> <p>In light of the above and the apparent large commercial interest in developing these forms of energy in the Borough we consider the formulation of a suitable policy maybe a positive approach.</p>				
<b>Councils Response</b>	<p>The Council consider that this issue is satisfactorily addressed in the context of Policy ENV11 1(a).</p>				
<b>Representor</b>	1247 D 1	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Ogmore Valley Community Regeneration Association	<b>Section No</b>	4.6 - Energy Generation, Efficiency and Conservation		
		<b>PolicyNo/Paragraph</b>	4.6.13		
<b>Summary of Comments</b>	<p>The representor suggests that the LDP is not accurate in the respect that it is WG's strategy to encourage renewable energy Soundness Test: C2 and that coal bed methane is not a renewable energy source and it does not contribute to the reduction of CO2. They additionally note that the LDP does not mention the significant carbon footprint resulting from CBM extraction.</p>				
<b>Councils Response</b>	<p>The Council considers that the Plan is positively worded to support Coal Bed Methane extraction where it is demonstrated that the environmental (and other) impacts arising from the proposal can be avoided or minimised. This would primarily be undertaken on a case-by-case basis.</p> <p>This is considered by Policy ENV11 of the LDP which includes Coal Bed Methane development proposals.</p> <p>Whilst Welsh Government priority is to encourage developments which produce renewable energy, it is acknowledged that there must be positive policy framework in place to assess non-renewable energy proposals. In the absence of any further advice or guidance from the Welsh Government on this issue, the Council considers that the deposit LDP is appropriately worded.</p>				

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<b>Representor</b>	1247 D 2	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Ogmore Valley Community Regeneration Association	<b>Section No</b>	4.6 - Energy Generation, Efficiency and Conservation		
		<b>PolicyNo/Paragraph</b>	4.6.13		
<b>Summary of Comments</b>	The representor objects with regards to Soundness Test: CE1 stating that the LDP implies that the Council considers CBM extraction to be wholly safe with much smaller impact on the environment than previous mineral extraction operations. They suggest that this is not accurate and it poses high impact on human health and the environment.				
<b>Councils Response</b>	<p>The Council considers that the Plan is positively worded to support Coal Bed Methane extraction where it is demonstrated that the environmental (and other) impacts arising from the proposal can be avoided or minimised. This would primarily be undertaken on a case-by-case basis.</p> <p>This is considered by Policy ENV11 of the LDP which includes Coal Bed Methane development proposals including assessing impacts on the environment and health (including health impact assessments).</p> <p>Whilst Welsh Government priority is to encourage developments which produce renewable energy, it is acknowledged that there must be positive policy framework in place to assess non-renewable energy proposals. In the absence of any further advice or guidance from the Welsh Government on this issue, the Council considers that the deposit LDP is appropriately worded.</p>				
<b>Representor</b>	1247 D 3	<b>Chapter No</b>	Chapter 4 - Protecting and Enhancing the Environment	<b>Response</b>	Objection
<b>Organisation</b>	Ogmore Valley Community Regeneration Association	<b>Section No</b>	4.6 - Energy Generation, Efficiency and Conservation		
		<b>PolicyNo/Paragraph</b>	4.6.13		
<b>Summary of Comments</b>	In relation to Soundness Test CE3 the representor advises caution in supporting a process which could have serious impacts on the environment and health.				
<b>Councils Response</b>	<p>The Council considers that the Plan is positively worded to support Coal Bed Methane extraction where it is demonstrated that the environmental (and other) impacts arising from the proposal can be avoided or minimised. This would primarily be undertaken on a case-by-case basis.</p> <p>This is considered by Policy ENV11 of the LDP which includes Coal Bed Methane development proposals including assessing impacts on the environment and health (including health impact assessments).</p> <p>Whilst Welsh Government priority is to encourage developments which produce renewable energy, it is acknowledged that there must be positive policy framework in place to assess non-renewable energy proposals. In the absence of any further advice or guidance from the Welsh Government on this issue, the Council considers that the deposit LDP is appropriately worded.</p>				
<b>Representor</b>	54 D 69	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9		
<b>Summary of Comments</b>	<p>Whilst we recognise that the authority requires a degree of flexibility in the amount of land allocated for employment purposes to make provision for a choice of sites, and for identified and unidentified need, we have concerns as to how realistic the delivery of the proposed amount of land allocated for employment purposes actually is.</p> <p>To ensure that large areas of land are not sterilised, and developers and local residents have certainty about the areas of land likely to be developed during the plan period, we recommend that the amount of land allocated for employment is therefore reduced to a level that is evidence based and can be realistically delivered during the plan period (to meet Tests of Soundness C2, CE2 and CE3).</p>				
<b>Councils Response</b>	Background Paper 9:Employment Land details the employment land supply as defined by Policies SP9, REG1 and Appendix 3 of the deposit LDP. The Background Paper outlines the numerous factors that the Council has taken into account in reaching the amount of land allocated for employment purposes in the deposit LDP.				
<b>Representor</b>	64 D 7	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9		
<b>Summary of Comments</b>	<p>Policies REG1 and SP9 of the plan provide for 84 and 69 Ha respectively, giving a total provision of 153 Ha. It is unclear as to why a higher level of provision is identified in the plan and does this higher figure have implications relating to housing provision and deliverability. Furthermore, the technical work undertaken by Cambridge Econometrics 'Examining Alternative Demographic and Labour Market Projections' (April 2010) concludes that the economy may not grow as successfully as previous years. This has implications for the quantity of employment land provision upon which assumptions relating to household growth are based, as well as the level of provision for employment land over the plan period.</p> <p>Further clarification is necessary on what level of employment provision is appropriate and it's inter-relationship in determining/influencing the provision of housing, taking into account the aforementioned background evidence.</p>				
<b>Councils Response</b>	Background Paper 9:Employment Land details the employment land supply as defined by Policies SP9, REG1 and Appendix 3 of the deposit LDP. The Background Paper outlines the numerous factors that the Council has taken into account in reaching the amount of land allocated for employment purposes in the deposit LDP.				
<b>Representor</b>	72 D 9	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Comment
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9		
<b>Summary of Comments</b>	<p>The representor is pleased to have had the opportunity to work with the Council in assessing the candidate sites and their potential demands on water supply and sewerage assets.</p> <p>The representor states that, for employment allocations, water supplies can be made available for 'domestic' demands. They would need to understand whether the end users require 'industrial water' and early dialogue is essential to determine whether they can provide within their licence abstractions. Additionally, should 'end users' require a Trade Effluent Discharge Consent to public sewers then the written consent of Dwr Cymru Welsh Water is required under section 118 Water Industry Act 1991.</p>				
<b>Councils Response</b>	Comments are noted.				
<b>Representor</b>	825 D 3	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Welsh Government, Department for Enterprise, Innovation and Networks	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9		
<b>Summary of Comments</b>	<p>Pencoed Technology Park</p> <p>Support the sites inclusion under Strategic Policy SP9 and the recognition of the sites key location to assist in creating a high quality business park.</p>				
<b>Councils Response</b>	Support is welcomed.				

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<b>Representor</b>	1207 D 3	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Regeneration Investment Fund for Wales	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9		
<b>Summary of Comments</b>	<p>The representor supports the allocation at Ty Draw Farm. It is part of a portfolio transferred by the Welsh Government to the Regeneration Investment Fund for Wales (RIFW). The Ty Draw site will generate income to be invested. The representor urges the Council to retain the allocation.</p> <p>RIFW welcomes the allocation and fully supports its inclusion in the plan to be submitted to the Welsh Government.</p>				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1253 D 1	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Regeneration Investment Fund for Wales	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9		
<b>Summary of Comments</b>	<p>Representation provides an alternative approach to the site proposing to develop the site for a mixture of employment and housing. The Representor suggests that strategic employment sites are usually c. 12 hectares plus and therefore this site has the potential to fulfil a more local employment role as part of a mixed use development.</p> <p>The Representor requests that Ty Draw Farm be taken out of policy SP9 and placed in Policy REG1 employment sites. They also request that the site be listed under Policy COM2 to accommodate approximately 90 units.</p>				
<b>Councils Response</b>	<p>See consultation response to Alternative Site AS027.</p> <p>Justification for the retention of the whole of this site for employment purposes of a strategic nature are given with Policy SP9 and paragraphs 2.3.81 - 2.3.94 of the LDP and in the Bridgend LDP Employment Land Review.</p> <p>The Council considers that this site is strategic in the context of serving the western part of the County Borough and important in delivering employment growth to secure the Porthcawl/Cornely in the context of the Wales Spatial Plan and the housing growth proposed in the Porthcawl SRGA.</p>				
<b>Representor</b>	825 D 4	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Welsh Government, Department for Enterprise, Innovation and Networks	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9(1) Brocastle, Waterton, Bridgend		
<b>Summary of Comments</b>	Support the sites inclusion under Strategic Policy SP9(1). The site represents one of the largest Greenfield employment sites in South East Wales, located immediately adjacent to Bridgend's focussed area of growth. It has the added benefit of being adjacent to a railway sidings.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	35 D 10	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Bridgend Town Council	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9(2) Island Farm, Bridgend		
<b>Summary of Comments</b>	Members fear the route for the proposed road through the Island farm site and science park will have a detrimental affect on business and encroach on the back gardens of residents in Island Farm close.				
<b>Councils Response</b>	This representation refers to an issue which is not specifically outlined in the LDP and would more appropriately be addressed at the planning application stage of development.				
<b>Representor</b>	42 D 3	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Laleston Community Council	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9(2) Island Farm, Bridgend		
<b>Summary of Comments</b>	Support is given to the inclusion of the High Technology site at Island Farm but more emphasis should be given to the employment opportunities.				
<b>Councils Response</b>	Support is welcomed. Emphasis on the employment opportunities surrounding the site are included in section 2.3 of the LDP.				
<b>Representor</b>	46 D 5	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Merthyr Mawr Community Council	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9(2) Island Farm, Bridgend		
<b>Summary of Comments</b>	The resresenter supports allocation SP9(2) stating that it would provide well-paid jobs which would benefit ancillary services and employment opportunities in the area.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	46 D 11	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Merthyr Mawr Community Council	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9(2) Island Farm, Bridgend		
<b>Summary of Comments</b>	The resresenter endorses the retention of the Merthyr Mawr fields at Island Farm for High Technology use only.				
<b>Councils Response</b>	Support is welcomed.				

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<b>Representor</b>	54 D 70	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9(2) Island Farm, Bridgend		
<b>Summary of Comments</b>	<p>In the light of the above comments and our concerns of the over-allocation of employment land within the LDP, we also have concerns about the allocation of Island Farm Prisoner of War SINC for employment purposes. Whilst we note that an outline planning permission for mixed use comprising sport/ leisure /commercial /offices was granted conditional planning permission in June 2011 subject to the applicant entering into a section 106 agreement (which included the management and retention of parts of the SINC), the current employment allocation makes no reference to a requirement to protect the SINC or the European Protected Species interests within the site. We therefore recommend that the allocation is deleted from the plan or amended to reflect the planning permission that the authority has been minded to approve for the site.</p> <p>Should the authority/inspector decide that the allocation as currently proposed in the plan should be retained, we recommend that reference is made to the need for development proposals to maintain the favourable conservation status of EPS within the site, and to accommodate the SINC. (To meet Tests of Soundness C2 and CE2).</p>				
<b>Councils Response</b>	<p>See consultation response to Alternative Site AS044.</p> <p>Background Paper 9:Employment Land details the employment land supply as defined by Policies SP9, REG1 and Appendix 3 of the deposit LDP. The Background Paper outlines the numerous factors that the Council has taken into account in reaching the amount of land allocated for employment purposes in the deposit LDP.</p> <p>The amount of land allocated for employment purposes at Island Farm excludes the area designated as a SINC. The site is designated in its entirety in order that development can assist in the future management of the area subject to SINC status.</p>				
<b>Representor</b>	806 D 2	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Comment
<b>Organisation</b>	National Grid Property	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9(2) Island Farm, Bridgend		
<b>Summary of Comments</b>	<p>The representor would like to make the Council and potential developers aware that overhead electricity lines are situated over this site and this should be taken into account during planning / development of this site.</p>				
<b>Councils Response</b>	<p>Comment is noted.</p> <p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	1248 D 1	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	H D Limited	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9(2) Island Farm, Bridgend		
<b>Summary of Comments</b>	<p>The representor considers that Island Farm should be de-allocated as a Strategic Employment Site.</p>				
<b>Councils Response</b>	<p>See consultation response to Alternative Site AS044</p>				
<b>Representor</b>	1251 D 2	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Comment
<b>Organisation</b>	Residents of Island Farm Close	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9(2) Island Farm, Bridgend		
<b>Summary of Comments</b>	<p>The representor accepts that the site at Island Farm be designated for high technology jobs.</p>				
<b>Councils Response</b>	<p>Comment is noted.</p>				
<b>Representor</b>	1251 D 3	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Residents of Island Farm Close	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9(2) Island Farm, Bridgend		
<b>Summary of Comments</b>	<p>The representor considers that the proposed road by Hegerty Developers through Island Farm is unsound. It is situated too close to residents of Island Farm violating their privacy and also impact on the Science Park which will have a serious effect on the peace and tranquillity for which the site for employment was chosen.</p>				
<b>Councils Response</b>	<p>The LDP does not detail the internal road network associated with Island Farm Strategic Employment Allocation allocated under Policy SP9(2). Policy PLA8 (5) Access to Island Farm Strategic Employment Site details the requirement for a new junction to be constructed on the A48 to allow the effective and safe access of the site. It is acknowledged in the LDP that careful consideration must be given to this development to ensure that it introduces mitigation to overcome any adverse effect on the efficiency of the surrounding highway network. Therefore, the internal road layout will be assessed when detailed planning applications are submitted. In respect of the representors objection to the internal road through Island Farm, this is in association with Planning Application P/08/1114/OUT for new mixed-use sport, leisure, commercial and office based development which is approved subject to the signing of the appropriate legal agreements.</p>				
<b>Representor</b>	1252 D 2	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Island Farm Campaign for Action	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	SP9(2) Island Farm, Bridgend		
<b>Summary of Comments</b>	<p>The representor supports the allocation for High Technology employment at Island Farm(SP9(2)) as it is one of the few areas available in the Borough suitable for the proposed use.</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				

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<b>Representor</b>	72 D 10	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Comment
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1		
<b>Summary of Comments</b>	<p>The representor is pleased to have had the opportunity to work with the Council in assessing the candidate sites and their potential demands on water supply and sewerage assets.</p> <p>The representor states that, for employment allocations, water supplies can be made available for 'domestic' demands. They would need to understand whether the end users require 'industrial water' and early dialogue is essential to determine whether they can provide within their licence abstractions. Additionally, should 'end users' require a Trade Effluent Discharge Consent to public sewers then the written consent of Dwr Cymru Welsh Water is required under section 118 Water Industry Act 1991.</p>				
<b>Councils Response</b>	Comments are noted.				
<b>Representor</b>	793 D 2	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Ashtenne Industrial Fund Ltd Partnership	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1		
<b>Summary of Comments</b>	<p>The representor considers that steps should be taken to make mixed use regeneration sites which have employment allocations within them more flexible by allowing for the employment element to be available for alternative uses as they allow very little opportunity for alternative types of employment other than B1, B2 and B8. They suggest that one, or a combination of the following will achieve this:</p> <p>a) Colour the PLA regen sites differently and to exclude them from REG1 and REG2  b) Add extra text to PLA3 which guides an appropriate mix and emphasises that the targets in COM1 are not limits.  c) Add test to REG2 which would control but allow the release of employment land for other purpose</p>				
<b>Councils Response</b>	<p>The Council considers that the approach it has taken in allocating its PLA3 sites is sensible and allows for sufficient flexibility in enabling economic development whilst providing for the needs of the County Borough as a whole over the lifetime of the Plan.</p> <p>The Council, in allocating sites under Policy PLA3 has also sought to include in the plan, additional policy allocations which relate to the different amount and types of uses expected by the Council each site. Primarily these are related to residential development under policy COM1 and employment development under REG1.</p> <p>In order to coordinate the strategic planning of the whole of the County Borough, the Council has needed to attribute specific amounts of development to these individual land uses within the wider mixed use sites. These have been included in the plan and collectively total the strategic requirements over the Plan period.</p> <p>All employment allocations have been assessed prior to their inclusion in the Plan which has resulted in a reduction in the amount of employment land from the adopted UDP position. To not state its policy requirements in the LDP, or to state in policy that the Council's policies will always be relaxed, would not be in the best interests of the County Borough as a whole, and could lead to unbalanced development occurring. The release of employment land for other uses should be undertaken on a holistic basis considering the whole of the County Borough and not on a site-by-site basis.</p> <p>However, with respect to the PLA3 sites, it is anticipated that the exact distribution, amount and type of each land use will be subject to more detailed negotiation at the development control stage. The LDP acts as a starting point and outlines the Council's policy requirements which will then be discussed with developers. If developers have evidence to suggest that a particular policy requirement will affect the deliverability of a scheme, then the Council may accept this as a material consideration in the determination of a planning application.</p> <p>PLA3 sites are already designated on the Proposals Map in purple; which is different from any other policy allocation.</p>				
<b>Representor</b>	851 D 9	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Redrow Homes	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1		
<b>Summary of Comments</b>	The representor considers that the Land at Pencoed Farm and Broomfield Farm should be recognised for potential to provide employment development as part of a mixed-use development scheme in Policy REG1 of the LDP as the deliverability of a number of the employment sites allocated in the LDP is questionable and the allocation of this site would provide flexibility in this prominent location.				
<b>Councils Response</b>	See consultation response to Alternative Site AS031				
<b>Representor</b>	1063 D 7	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Representor N</b>	PJK Developments Ltd	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1		
<b>Summary of Comments</b>	The representor considers that their site at Lamb Row / Devon View, South Cornelly, should be included as an employment allocation in Policy REG1 due to local demand.				
<b>Councils Response</b>	See consultation response to Alternative Site AS025.				
<b>Representor</b>	1215 D 3	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Representor N</b>	Mr Ian Jones	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1		
<b>Summary of Comments</b>	The representor considers that the plan should make provision for employment opportunities in the Llynfi Valley to tackle deprivation associated with unemployment and low paid work.				
<b>Councils Response</b>	The LDP allocates almost 25 hectares of land for employment in Maesteg and the Llynfi Valley Strategic Regeneration Growth area; 8.6 hectares of which is vacant.				
<b>Representor</b>	1253 D 3	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Regeneration Investment Fund for Wales	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1		
<b>Summary of Comments</b>	<p>Representation provides an alternative approach to the site proposing to develop the site for a mixture of employment and housing. The Representor suggests that strategic employment sites are usually c. 12 hectares plus and therefore this site has the potential to fulfil a more local employment role as part of a mixed use development.</p> <p>The Representor requests that Ty Draw Farm be taken out of policy SP9 and placed in Policy REG1 employment sites. They also request that the site be listed under Policy COM2 to accommodate approximately 90 units.</p>				
<b>Councils Response</b>	<p>See consultation response to Alternative Site AS027.</p> <p>Justification for the retention of the whole of this site for employment purposes of a strategic nature are given with Policy SP9 and paragraphs 2.3.81 - 2.3.94 of the LDP and in the Bridgend LDP Employment Land Review.</p> <p>The Council considers that this site is strategic in the context of serving the western part of the County Borough and important in delivering employment growth to secure the Porthcawl/Cornelly in the context of the Wales Spatial Plan and the housing growth proposed in the Porthcawl SRGA.</p>				

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<b>Representor</b>	825 D 6	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Welsh Government, Department for Enterprise, Innovation and Networks	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(1) Brackla Industrial Estate		
<b>Summary of Comments</b>	Brackla Industrial Estate Support the allocation of land under Policy REG1(1).				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	806 D 7	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Comment
<b>Organisation</b>	National Grid Property	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(6) Parc Afon Ewenni		
<b>Summary of Comments</b>	The representor would like to make the Council and potential developers aware that overhead electricity lines are situated over this site and this should be taken into account during planning / development of this site.				
<b>Councils Response</b>	<p>Comment is noted.</p> <p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	54 D 71	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(8) Waterton Industrial Estate		
<b>Summary of Comments</b>	CCW recommends that that any development at this site at Waterton Industrial Estate should avoid the area of Waterton Alderwood SINC which is within the allocation boundary. We recommend that this requirement for the site is detailed in Chapter 9.0: Delivery and Implementation of the LDP. (To meet Tests of Soundness CE1 and CE3).				
<b>Councils Response</b>	<p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	57 D 1	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Vale of Glamorgan Council	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(8) Waterton Industrial Estate		
<b>Summary of Comments</b>	Representor notes allocation and safeguarding of 126 hectares of land at Waterton Industrial Estate for employment land and raises concerns over the potential traffic generation this might have on the strategic highway network in the Vale of Glamorgan.				
<b>Councils Response</b>	Appendix 3 of the LDP shows that, of the 126 hectares of land allocated at Waterton Industrial Estate, only 11.29 hectares remains vacant. Significant development proposals within this will be required to submit a Transport Assessment with any subsequent planning application and contribute towards appropriate mitigation measures as required by Policy SP14 of the LDP.				
<b>Representor</b>	806 D 3	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Comment
<b>Organisation</b>	National Grid Property	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(8) Waterton Industrial Estate		
<b>Summary of Comments</b>	The representor would like to make the Council and potential developers aware that overhead electricity lines are situated over some of the sites allocated for development in the LDP and that this should be taken account of during when considering planning/development of these sites.				
<b>Councils Response</b>	<p>Comment is noted.</p> <p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	825 D 1	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Welsh Government, Department for Enterprise, Innovation and Networks	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(8) Waterton Industrial Estate		
<b>Summary of Comments</b>	Support the allocation and protection of land at Waterton Industrial Estate under policy REG1(8) for industrial and business development under Use Class B1, B2 and B				
<b>Councils Response</b>	Support is welcomed.				



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<b>Representor</b>	825 D 2	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Welsh Government, Department for Enterprise, Innovation and Networks	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(8) Waterton Industrial Estate		
<b>Summary of Comments</b>	Waterton Training Centre. Support the sites inclusion in Policy REG1(8) which allocates and protects land for industrial and business development.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1232 D 9	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Representor N</b>	Mr & Mrs Roy Llewellyn	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(9) Coegnant, Caerau		
<b>Summary of Comments</b>	The representor considers that the uses on the Industrial Estate should be expanded to include sui generis uses.				
<b>Councils Response</b>	Policy REG2 of the deposit LDP does permit sui generis uses on Industrial Estates where they are uses suitably located on employment land.				
<b>Representor</b>	911 D 2	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Persimmon Homes (Wales)	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(10) Ewenny Road, Maesteg		
<b>Summary of Comments</b>	The representor considers that the Ewenny Road, Maesteg site and other regeneration sites included in both policies PLA3 and REG1 and specifically that the Ewenny Road site should be de-allocated as an employment site in Policy REG1(10).				
<b>Councils Response</b>	See consultation response to Alternative Site AS067.				
<b>Representor</b>	184 D 2	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Representor N</b>	Mr Gareth Ames	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(11) Forge Industrial Estate		
<b>Summary of Comments</b>	The representor considers that land at Forge Industrial Estate, Maesteg should be de-allocated as an employment allocation as it is not well related to the industrial estate or suited to be developed for industrial purposes.				
<b>Councils Response</b>	See consultation response to Alternative Site AS021				
<b>Representor</b>	1232 D 5	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Representor N</b>	Mr & Mrs Roy Llewellyn	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(13) Spelter Industrial Estate, Maesteg		
<b>Summary of Comments</b>	The representor considers that the uses on the Industrial Estate should be expanded to include sui generis uses.				
<b>Councils Response</b>	Policy REG2 of the deposit LDP does permit sui generis uses on Industrial Estates where they are uses suitably located on employment land.				
<b>Representor</b>	54 D 72	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(15) Pwll y Waun, Porthcawl		
<b>Summary of Comments</b>	A significant area of this allocation consists of the Pwll-y-Waun SINC, which is designated for its lake and broadleaved woodland. We consider that any development at this allocation should make provision for the protection of the integrity of the SINC, and should be identified as a site requirement in 'Chapter 9: Delivery and Implementation' of the LDP. (To meet Test of Soundness CE1 and CE3).				
<b>Councils Response</b>	<p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p> <p>It should be noted however that, as part of a PLA3 mixed use development site to include public open space it is the intention of the Council to make provision for the protection of the SINC.</p>				
<b>Representor</b>	800 D 2	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Representor N</b>	Mr R H Knight	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(15) Pwll y Waun, Porthcawl		
<b>Summary of Comments</b>	<p>The representor considers that the mixed-use allocation at Pwll Y Waun (PLA3(9)) should be allocated solely for residential development.</p> <p>It is considered that it would be more logical for the 0.7Ha of this site, which is currently allocated for employment, to be allocated for residential development under the provisions of policy COM1(26). It is likely that there would be a demand for additional housing in this location and the increased site area could accommodate a total of 65 units, of which 19 units would be affordable.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS018				

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<b>Representor</b>	54 D 73	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(18) Brynmenyn Industrial Estate		
<b>Summary of Comments</b>	Planning permission has been granted for part of this allocation [Brynmenyn Industrial Estate]. We are aware that great crested newts (a European Protected Species) have been recorded on land adjacent to this allocation and advise that further proposals for development at this site should be accompanied by appropriate surveys to determine their presence. We recommend that this requirement for the site is identified in Chapter 9.0: Delivery and Implementation of the LDP. (To meet Tests of Soundness CE1 and CE3.)				
<b>Councils Response</b>	<p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	772 D 10	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Merthyr Mawr Estates & Rhys Davies Properties Ltd	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(21) Land west of Maesteg Road, Tondu		
<b>Summary of Comments</b>	MME supports the allocation of part (2.0 hectares) of its land to the west of Maesteg Road, Tondu for Class B1 industrial uses as a component of a wider mixed-use development. See the comments and documents submitted in connection with Policy PLA3 (10).				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	844 D 1	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Dunraven Estates	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(22) Sarn Park Services and Adjacent Land		
<b>Summary of Comments</b>	The Representor supports the allocation of Sarn Park Services and adjacent land under Policy REG1(22).				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	825 D 7	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Welsh Government, Department for Enterprise, Innovation and Networks	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(23) Bocam Park, Pencoed		
<b>Summary of Comments</b>	Support the allocation of land at Bocam Park for Use Class B1 under Policy REG1(23).				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	35 D 11	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Bridgend Town Council	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(24) Bridgend Science Park		
<b>Summary of Comments</b>	Members fear the route for the proposed road through the Island farm site and science park will have a detrimental affect on business and encroach on the back gardens of residents in Island Farm close.				
<b>Councils Response</b>	This representation refers to an issue which is not specifically outlined in the LDP and would more appropriately be addressed at the planning application stage of development.				
<b>Representor</b>	827 D 2	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	K & W Developments (Wales) Ltd	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG1(37) Village Farm Industrial Estate		
<b>Summary of Comments</b>	<p>The representor objects to the inclusion of their site at Heol Mostyn, Pyle within Village Farm Industrial estate employment allocation.</p> <p>There is no market for speculative employment development in Pyle. Where demand does exist for employment space, there is a ready supply of Grade A and B accommodation within Pyle and other estates in the locality to meet current and foreseeable need that do not carry the cost that developing this site would carry.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS054				
<b>Representor</b>	54 D 74	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG2		
<b>Summary of Comments</b>	We consider the principle of the policy to safeguard employment sites meets Test of Soundness C2. However, we have concerns regarding the extent of land allocated in the Deposit Plan for employment purposes. Please see our comments to 'Strategic Policy 9' above.				
<b>Councils Response</b>	Background Paper 9:Employment Land details the employment land supply as defined by Policies SP9, REG1 and Appendix 3 of the deposit LDP. The Background Paper outlines the numerous factors that the Council has taken into account in reaching the amount of land allocated for employment purposes in the deposit LDP.				

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<b>Representor</b>	793 D 3	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Ashtenne Industrial Fund Ltd Partnership	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG2		
<b>Summary of Comments</b>	<p>The representor considers that steps should be taken to make mixed use regeneration sites which have employment allocations within them more flexible by allowing for the employment element to be available for alternative uses as they allow very little opportunity for alternative types of employment other than B1, B2 and B8. They suggest that one, or a combination of the following will achieve this:</p> <p>a) Colour the PLA regen sites differently and to exclude them from REG1 and REG2                  b) Add extra text to PLA3 which guides an appropriate mix and emphasises that the targets in COM1 are not limits.                  c) Add text to REG2 which would control but allow the release of employment land for other purposes</p>				
<b>Councils Response</b>	<p>The Council considers that the approach it has taken in allocating its PLA3 sites is sensible and allows for sufficient flexibility in enabling economic development whilst providing for the needs of the County Borough as a whole over the lifetime of the Plan.</p> <p>The Council, in allocating sites under Policy PLA3 has also sought to include in the plan, additional policy allocations which relate to the different amount and types of uses expected by the Council each site. Primarily these are related to residential development under policy COM1 and employment development under REG1.</p> <p>In order to coordinate the strategic planning of the whole of the County Borough, the Council has needed to attribute specific amounts of development to these individual land uses within the wider mixed use sites. These have been included in the plan and collectively total the strategic requirements over the Plan period.</p> <p>All employment allocations have been assessed prior to their inclusion in the Plan which has resulted in a reduction in the amount of employment land from the adopted UDP position. To not state its policy requirements in the LDP, or to state in policy that the Council's policies will always be relaxed, would not be in the best interests of the County Borough as a whole, and could lead to unbalanced development occurring. The release of employment land for other uses should be undertaken on a holistic basis considering the whole of the County Borough and not on a site-by-site basis.</p> <p>However, with respect to the PLA sites, it is anticipated that the exact distribution, amount and type of each land use will be subject to more detailed negotiation at the development control stage. The LDP acts as a starting point and outlines the Council's policy requirements which will then be discussed with developers. If developers have evidence to suggest that a particular policy requirement will affect the deliverability of a scheme, then the Council may accept this as a material consideration in the determination of a planning application.</p> <p>PLA3 sites are already designated on the Proposals Map in purple; which is different from any other policy allocation.</p>				

<b>Representor</b>	911 D 3	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Persimmon Homes (Wales)	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG2		
<b>Summary of Comments</b>	<p>The representor considers that greater flexibility could be afforded to mixed use regeneration sites which include employment allocations by removing the allocation from REG1 or making it clear that REG2 would not apply to these sites.</p>				
<b>Councils Response</b>	<p>The Council considers that the approach it has taken in allocating its mixed use regeneration (PLA3) sites is sensible and allows for sufficient flexibility in enabling economic development whilst providing for the needs of the County Borough as a whole over the lifetime of the Plan.</p> <p>The Council, in allocating sites under Policy PLA3 has also sought to include in the plan, additional policy allocations which relate to the different amount and types of uses expected by the Council each site. Primarily these are related to residential development under policy COM1 and employment development under REG1.</p> <p>In order to coordinate the strategic planning of the whole of the County Borough, the Council has needed to attribute specific amounts of development to these individual land uses within the wider mixed use sites. These have been included in the plan and collectively total the strategic requirements over the Plan period.</p> <p>All employment allocations have been assessed prior to their inclusion in the Plan which has resulted in a reduction in the amount of employment land from the adopted UDP position. To not state its policy requirements in the LDP, or to state in policy that the Council's policies will always be relaxed, would not be in the best interests of the County Borough as a whole, and could lead to unbalanced development occurring. The release of employment land for other uses should be undertaken on a holistic basis considering the whole of the County Borough and not on a site-by-site basis.</p> <p>However, with respect to PLA sites, it is anticipated that the exact distribution, amount and type of each land use will be subject to more detailed negotiation at the development control stage. The LDP acts as a starting point and outlines the Council's policy requirements which will then be discussed with developers. If developers have evidence to suggest that a particular policy requirement will affect the deliverability of a scheme, then the Council may accept this as a material consideration in the determination of a planning application.</p> <p>NO CHANGE</p>				

<b>Representor</b>	54 D 75	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG3		
<b>Summary of Comments</b>	<p>We consider that the policy meets Test of Soundness CE1.</p>				
<b>Councils Response</b>	<p>Comments are noted.</p>				

<b>Representor</b>	61 D 42	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Comment
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	5.1.14		
<b>Summary of Comments</b>	<p>Policy REG3. D2 Class use on employment sites.</p> <p>We acknowledge the pro-active stance but highlight (Para 5.1.14) where proposals for children's soft play areas and indoor sporting activities. These proposals (classified as highly vulnerable development under TAN 15) will be of concern in flood risk areas. It is respectfully suggested that these particular proposals be fully assessed by the appropriate professional advisors if the premises are liable to potential flood risk.</p>				
<b>Councils Response</b>	<p>Comments are noted. The requirement to undertake site-specific Flood Consequences Assessments will be assessed at the planning application stage of development.</p>				

<b>Representor</b>	61 D 43	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Comment
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG4		
<b>Summary of Comments</b>	<p>Policy REG4. Former Stormy Down Airfield.</p> <p>We note that a SPG will be produced for the site and we would welcome the opportunity to offer any assistance or /comment regarding the production of the document.</p>				
<b>Councils Response</b>	<p>Comments are noted.</p>				

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<b>Representor</b>	64 D 13	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG4		
<b>Summary of Comments</b>	Policy REG4 'Former Stormy Down Airfield'. Whilst it is noted that suitable development proposals are couched in terms of being temporary, there is a potential conflict in granting temporary permissions for a period of 35 years on an acknowledged high quality limestone resource. It would not be prudent to perpetuate and/or expand a cluster of activities on a known resource which could sterilise the resource, contrary to national minerals planning policy (MPPW, paragraph 13).				
<b>Councils Response</b>	<p>The allocation under REG4 at the former Stormy Down Airfield reflects temporary consents which have been issued for 'innovative green industries' on the site. These consents run for the entire length of the Plan period, beyond 2021 and where it is not considered that the high quality limestone resource will be required during this time period. Indeed there is more than 40 years supply of the resource identified.</p> <p>To this extent the allocation in the deposit Plan is in place in order to protect and control those uses which have already been given temporary permission along with the ability to produce a Development Brief to further control development whilst encourage the development of innovative green industries and the generation of renewable energy.</p> <p>The Council considers that it has made a balanced choice in this regard in order to protect the resource by issuing temporary consents whilst encouraging this cluster of industries which has been supported by the Welsh Government.</p>				
<b>Representor</b>	72 D 11	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Comment
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG4		
<b>Summary of Comments</b>	The representor notes and generally supports the promotion of green industries but would advise that Stormy Down Waste Water Treatment Works (WWWT) is a very small works and if any proposal wished to connect its foul drainage to the public sewerage system, they would need to assess the capacity of the public sewer and receiving WWWT.				
<b>Councils Response</b>	Comments are noted.				
<b>Representor</b>	792 D 8	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Tyhegston Millennium Trust	<b>Section No</b>	5.1 - Employment and the Economy		
		<b>PolicyNo/Paragraph</b>	REG4		
<b>Summary of Comments</b>	The representor objects to Policy REG4 on the grounds that the specific identification of the site for 'innovative green industries' may prejudice future mineral working and that the imposition of temporary consents do not represent adequate and effective measures in safeguarding valuable mineral reserves in itself.				
<b>Councils Response</b>	<p>See consultation response to Alternative Site AS036</p> <p>The allocation under REG4 at the former Stormy Down Airfield reflects temporary consents which have been issued for 'innovative green industries' on the site. These consents run for the entire length of the Plan period, beyond 2021 and where it is not considered that the high quality limestone resource will be required during this time period. Indeed there is more than 40 years supply of the resource identified.</p> <p>To this extent the allocation in the deposit Plan is in place in order to protect and control those uses which have already been given temporary permission along with the ability to produce a Development Brief to further control development whilst encourage the development of innovative green industries and the generation of renewable energy.</p> <p>The Council considers that it has made a balanced choice in this regard in order to protect the resource by issuing temporary consents whilst encouraging this cluster of industries which has been supported by the Welsh Government.</p>				
<b>Representor</b>	54 D 76	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	SP10		
<b>Summary of Comments</b>	We consider that the policy meets Test of Soundness CE1.				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	61 D 44	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	SP10		
<b>Summary of Comments</b>	<p>Strategic Policy SP10. Retail and commercial hierarchy.</p> <p>Our liaison meetings have repeatedly identified the retail core of Bridgend as a key element in the regeneration of the County area and we support this policy. It is our opinion that our joint efforts to identify any flood risk issues and opportunities within the town centre as part of the SFCA countywide process and also the future FCA for Bridgend town centre will prove a productive exercise, assisting in the County's future development.</p>				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	827 D 1	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	K & W Developments (Wales) Ltd	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	SP10		
<b>Summary of Comments</b>	<p>The representor considers that their site at Heol Mostyn, Pyle, should be included within the District Centre of Pyle.</p> <p>The proposed district centre is drawn too tightly around existing built development and takes no account of the contribution that the subject site can make to supporting and promoting the vitality and viability of that centre. In particular the site may contribute to accommodating new retail investment and providing the potential for improved highway access.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS054				
<b>Representor</b>	1232 D 4	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Representor N</b>	Mr & Mrs Roy Llewellyn	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	SP10		
<b>Summary of Comments</b>	The representor considers that the boundary of the Caerau Local Service Centre should be amended and has submitted a plan showing suggested amendments which they consider would more appropriately encourage retail development.				
<b>Councils Response</b>	See consultation response to Alternative Site AS048.				

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<b>Representor</b>	1259 D 1	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Representor N</b>	Mr C Patten	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	SP10		
<b>Summary of Comments</b>	The representor considers that Pyle Garden Centre should be included within Pyle District Centre. The representor states that the site has been used as A1 retail use for over 35 years and is an important element in the vitality, viability and attractiveness of the Pyle District shopping area.				
<b>Councils Response</b>	See consultation response to Alternative Site AS038.				
<b>Representor</b>	1258 D 1	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Waterstone Estates Ltd	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	REG5		
<b>Summary of Comments</b>	The representor considers that CACI retail needs report is flawed and that there is additional retail need in the Bridgend area. They therefore consider that the South Wales Police Headquarters site should be allocated for retail development.				
<b>Councils Response</b>	See consultation response to Alternative Site AS053.				
<b>Representor</b>	806 D 8	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Comment
<b>Organisation</b>	National Grid Property	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	REG5(3) Parc Afon Ewenni		
<b>Summary of Comments</b>	The representor would like to make the Council and potential developers aware that overhead electricity lines are situated over this site and this should be taken into account during planning / development of this site.				
<b>Councils Response</b>	<p>Comment is noted.</p> <p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	911 D 4	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Persimmon Homes (Wales)	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	REG5(4) Ewenny Road, Maesteg		
<b>Summary of Comments</b>	The representor considers that the quantitative target of 1000sqm should be removed from Policy REG5(4) or it should be increased to 2000spm to allow provision to respond to the mixture of uses and add to or improve viability and performance.				
<b>Councils Response</b>	<p>The Council considers the existing limit of 1,000 sq m of local service centre is appropriate in quantitative terms for the scale of development proposed at Ewenny Road, Maesteg. This level of provision is considered appropriate, in quantitative terms, given that the CACI Retail Need Report has identified that there is no further capacity for convenience retailing in the Maesteg area.</p> <p>However, It is anticipated that the exact distribution, amount and type of each land use will be subject to more detailed negotiation at the development control / master planning stage albeit not at such a scale for the purpose of local retailing if this would prejudice the vitality and viability of nearby Maesteg town centre. The LDP acts as a starting point and outlines the Council's policy requirements which will then be discussed with developers. If developers have evidence to suggest that a particular policy requirement will affect the deliverability of a scheme, then the Council may accept this as a material consideration in the determination of a planning application.</p>				
<b>Representor</b>	797 D 2	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Welcome Break	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	REG9		
<b>Summary of Comments</b>	The representor considers that Sarn Park Services MSA should be included within the employment allocation REG1(22) and include an element of retail under Policy REG9.				
<b>Councils Response</b>	See consultation response to Alternative Site AS024.				
<b>Representor</b>	1228 D 4	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Representor N</b>	Ms Valerie Evans	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	REG9		
<b>Summary of Comments</b>	The representor does not welcome Tesco to Porthcawl. Porthcawl does not have leisure facilities such as a swimming pool. The representor would also like a more bottom-up approach to spatial planning in Porthcawl.				
<b>Councils Response</b>	<p>The need for a new supermarket in Porthcawl has been confirmed by the CACI Retail Need reports in 2007 and 2010. It is not for the planning system to determine the operator of that store nor to protect the market interests of one operator over another. With respect to a swimming pool and leisure facilities, the Council does not specifically allocate a publicly funded and maintained facility; however the Porthcawl Regeneration Area does not preclude a private facility locating to the area.</p> <p>Extensive public consultation on the Porthcawl Waterfront Regeneration Area was carried in 2007 and a record of this is available on the Council's website.</p>				
<b>Representor</b>	35 D 4	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Bridgend Town Council	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	REG9(1) Southside - Land At The Brackla Centre, Cheapside, Police Station and Surface Car Park, Bridgend		
<b>Summary of Comments</b>	Bridgend Police Station site is highly suitable for retail development.				
<b>Councils Response</b>	Support is welcomed.				

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<b>Representor</b>	35 D 7	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Bridgend Town Council	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	REG9(3) The Embassy Cinema Site and Adjacent Land at Brewery Lane And Tondy Road, Bridgend		
<b>Summary of Comments</b>	Former Bingo Hall; site would be ideal for retail or hotel provision.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1254 D 1	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Sainsbury's Supermarkets Ltd	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	REG9(6) Porthcawl Waterfront Regeneration Area		
<b>Summary of Comments</b>	The representor considers that the omission from Policy REG9(6) at Porthcawl Waterfront Regeneration Area of a maximum level of convenience and comparison goods floorspace does not provide clarity or coherence to the policy and allocation, and requests a level is included in the plan.				
<b>Councils Response</b>	<p>The convenience and related comparison goods proposal allocated by Policy REG9(6) forms part of the wider Porthcawl Waterfront Regeneration Area, as allocated by Policy PLA3 (8) of the Plan. This is reflective of the 2007 Porthcawl Waterfront Regeneration Area Development Brief.</p> <p>In addition, the site allocated for the retail development within the framework is contained within the defined boundary of Porthcawl Town Centre as contained within Policy SP10 of the Plan and defined on the Proposals Maps. Paragraph 10.3.2 of Planning Policy Wales states that retail developments within town centres do not have to demonstrate need.</p> <p>Given this, and the fact that paragraph 10.2.12 of Planning Policy Wales advises against the setting of rigid floorspace limits it is not considered appropriate to include a maximum level of retail provision on this site.</p>				
<b>Representor</b>	1258 D 3	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Waterstone Estates Ltd	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	5.2.21		
<b>Summary of Comments</b>	The representor considers that Paragraph 5.2.21 be revised to reflect the correct capacity position and a need confirmed in Policy REG5 for a further foodstore of a size comparable to existing stores (approximately 4,000 sq m convenience goods floorspace). This will also leave capacity to support improvement to other convenience provision in Bridgend across the plan period.				
<b>Councils Response</b>	<p>See consultation response to Alternative Site AS053.</p> <p>The Council is confident that both the original 2007 and 2010 update retail needs reports undertaken by CACI Ltd (which form the evidence on which retail allocations are based) follow a well-established and robust procedure for assessing future retail need.</p> <p>Policy REG5 does allocate land for new local-convenience food shopping opportunities on a variety of its mixed use regeneration sites. Policy REG9 allocates sites within and adjacent to town and district centres for retail and commercial developments. These will help to meet the day-to-day needs of residents of the area, enabling to undertake a proportion of their shopping needs in a sustainable way.</p> <p>The representor seeks that part of the current South Wales Police HQ site on Cowbridge Road, Bridgend is allocated for convenience retail development on the basis of that the CACI study is not robust. However, the Council maintains its position that, taking into account those sites allocated in Policy REG5 and REG10, and the application of the national retail planning policy tests, that there is no requirement to allocate this site for future retail development.</p>				
<b>Representor</b>	1237 D 1	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Triangle 3 Limited	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	REG10		
<b>Summary of Comments</b>	The representor supports the Waterton Park retail allocation(REG10(2)). The representor also supports the wording of Policy REG10. It is considered that the policy and supporting text provides the required flexibility to allow the proper consideration of future proposals at the Waterton Retail Park				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1255 D 18	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	REG10		
<b>Summary of Comments</b>	The representor objects to Policy REG10 on the basis that it concentrates out of centre retail development to existing locations. The representor considers that their site at Wern Ddu, Aberkenfig should be included for retail development.				
<b>Councils Response</b>	See consultation response to Alternative Site AS041.				
<b>Representor</b>	1237 D 2	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Support
<b>Organisation</b>	Triangle 3 Limited	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	5.2.24		
<b>Summary of Comments</b>	The representor supports Paragraph 5.2.24. It is considered that the policy (REG10) and supporting text provides the required flexibility to allow the proper consideration of future proposals at the Waterton Retail Park (REG10(2)).				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1254 D 2	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Sainsbury's Supermarkets Ltd	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	5.2.24		
<b>Summary of Comments</b>	<p>The representor considers that paragraph 5.2.24 should be amended to read as follows:</p> <p>"Policy REG10 acknowledges the presence of existing retail developments outside of town, district and local centres. Extensions to these sites (including the introduction of mezzanine floors within units where they comprise development), increases to the allocated floorspace in new sites or relaxations/changes to the types of goods sold, will be supported provided it can be demonstrated they would not adversely impact on the vitality and viability of existing centres, as stipulated by national policy".</p>				
<b>Councils Response</b>	<p>The Council considers that the wording of paragraph 5.2.24 as contained in the deposit LDP is fit for purpose and reflects the consistent approach which it has taken to date on seeking to manage out-of-centre retail development.</p> <p>The wording as proposed seeks to support out-of-centre retail developments which do not have an impact on the viability and vitality of retail centres and thereby seeks dilute the Council's position by not requiring demonstration of need and sequential test. In supporting the regeneration-led strategy, the Council will use these tools to consider if a retail development is required and, if it is, then is it best placed in an existing centre to support regeneration activity. This seeks to maximise the positive impact which an in-centre development can have, rather than seeking to permit development which don't have an adverse impact.</p>				

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<b>Representor</b>	911 D 5	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Persimmon Homes (Wales)	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	REG11(1) Ewenny Road, Maesteg		
<b>Summary of Comments</b>	The representor agrees that the site is suitable for this nature of development but considers that it should not be obliged to reserve land to accommodate the retail development should demand not exist to develop it and it could be developed for an alternative use.				
<b>Councils Response</b>	Flexibility on this issue is contained within the deposit Plan at paragraphs 5.2.33 and 5.2.34.				
<b>Representor</b>	806 D 9	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Comment
<b>Organisation</b>	National Grid Property	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	REG11(3) Parc Afon Ewenni		
<b>Summary of Comments</b>	The representor would like to make the Council and potential developers aware that overhead electricity lines are situated over this site and this should be taken into account during planning / development of this site.				
<b>Councils Response</b>	<p>Comment is noted.</p> <p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	35 D 3	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Bridgend Town Council	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	REG11(4) Brewery Field, Bridgend		
<b>Summary of Comments</b>	Brewery Field should be considered as a site for sheltered accommodation in the form of extra care units, inline with the current council policy for prolonging independent living for elderly people. The consequential change associated with this proposal would be an additional residential allocation on the site.				
<b>Councils Response</b>	See consultation response to Alternative Site AS005				
<b>Representor</b>	42 D 5	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Laleston Community Council	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	REG11(4) Brewery Field, Bridgend		
<b>Summary of Comments</b>	The representor queries the designation of the Brewery Field site for retail development and asks what specific provision is being made in the LDP for new sporting facilities if the proposals for Island Farm Sports Village do not materialise.				
<b>Councils Response</b>	Development at the Brewery Field site would not be able to take place until the existing use of the land ceased. This may be through the Island Farm development. In the event of an application coming forward for retailing uses on this site, Policies SP13 and COM7 of the Plan protect existing leisure and recreational facilities and require their replacement elsewhere.				
<b>Representor</b>	46 D 8	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Merthyr Mawr Community Council	<b>Section No</b>	5.2 - Commercial and Retailing Developments		
		<b>PolicyNo/Paragraph</b>	REG11(4) Brewery Field, Bridgend		
<b>Summary of Comments</b>	The representor questions the nature of retail development proposed for the Brewery Field and what is going to happen to the sporting facilities which currently occupy the site. They suggest that, should the proposal be for these facilities to be removed, they would prefer residential development for the elderly rather than retail development.				
<b>Councils Response</b>	<p>Development at the Brewery Field site would not be able to take place until the existing use of the land ceased. This may be through the Island Farm development. In the event of an application coming forward for retailing uses on this site, Policies SP13 and COM7 of the Plan protect existing leisure and recreational facilities and require their replacement elsewhere.</p> <p>See also Alternative Site AS005.</p>				
<b>Representor</b>	54 D 77	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	5.3 - Tourism		
		<b>PolicyNo/Paragraph</b>	SP11		
<b>Summary of Comments</b>	We consider that the policy meets Test of Soundness CE1.				
<b>Councils Response</b>	Comments are noted.				
<b>Representor</b>	663 D 1	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Ogmore Valley Local History & Heritage Society	<b>Section No</b>	5.3 - Tourism		
		<b>PolicyNo/Paragraph</b>	SP11		
<b>Summary of Comments</b>	The representor questions the detail associated with Strategic Policy SP11 in respect of future tourism based developments in Nantymoel and Blackmill. Representor considers the plan lack detail as to what the proposals will entail, what budget will be available and what other agencies, if any, BCBC plan to involve in the Tourism plans.				
<b>Councils Response</b>	<p>Strategic Policy SP11 recognises the importance of Tourism to the economy of the County Borough. In this respect the Policy looks to promote tourism development linked to regeneration initiatives outlined in the Ogmore Valley Area Regeneration Plan (VARP) and the Bridgend County Borough Tourism Strategy. Where these proposals have had a land use requirement and an indicative delivery mechanism they have been shown on the proposals maps and detailed in Chapter 9: Delivery and Implementation.</p> <p>However, the Council considers that SP11 provides the starting point to assess any future tourism related proposals which may come forward during the remaining plan period.</p>				

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<b>Representor</b>	1260 D 2	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Grove Golf Club Limited	<b>Section No</b>	5.3 - Tourism		
		<b>PolicyNo/Paragraph</b>	SP11		
<b>Summary of Comments</b>	<p>The provision of a new 60 bedroom Hotel / Leisure facility would meet various objectives in line with the plan. In the first instance , such a provision would be complementary to the existing recreational facility, and would help promote local tourism related breaks. Without such an allocation the plan would not be sound when measured against test CE2</p> <p>It would also add to the quality and stock of hotel accommodation to service Porthcawl and would generally be in accordance with the aims of Strategic Policy SP11.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS033.				
<b>Representor</b>	1248 D 7	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	H D Limited	<b>Section No</b>	5.3 - Tourism		
		<b>PolicyNo/Paragraph</b>	REG12		
<b>Summary of Comments</b>	The representor considers that the site at Craig-Y-Parcau, Bridgend should be allocated as a tourist facility in the form of a hotel in Policy REG12.				
<b>Councils Response</b>	See consultation response to Alternative Site AS045.				
<b>Representor</b>	1257 D 1	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Representor N</b>	Mr G Williams	<b>Section No</b>	5.3 - Tourism		
		<b>PolicyNo/Paragraph</b>	REG12		
<b>Summary of Comments</b>	<p>The representor considers that his site at Cae Rosser Farm, Glynogwr should be included as a tourism facility. The representor feels the site should be included in the LDP to gain grater council support, public awareness and make it more eligible to access funding.</p> <p>The facility would be run on a similar basis as Folly Farm (a working farm open to the public).</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS059.				
<b>Representor</b>	1260 D 1	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Grove Golf Club Limited	<b>Section No</b>	5.3 - Tourism		
		<b>PolicyNo/Paragraph</b>	REG12		
<b>Summary of Comments</b>	<p>The representor considers that a new allocation for tourist accommodation at Grove Golf Club should be included in Policy REG12 of the LDP.</p> <p>The hotel would be sited close to the existing club house, ideally at a position immediately adjacent, subject to further negotiation regarding the effects of the quarry safeguarding zone.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS033.				
<b>Representor</b>	54 D 78	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	5.3 - Tourism		
		<b>PolicyNo/Paragraph</b>	REG12(3) Mountain Biking Hub, Blackmill		
<b>Summary of Comments</b>	Policy REG12(3) identifies a Mountain Biking Hub at Blackmill' which could have the potential for adverse impacts on the Blackmill Woodlands SAC. We recommend that Chapter 9 of the LDP should specify that development at this site will need to be screened to determine whether a (project-level) HRA is required. (To meet Tests of Soundness C2 and CE1).				
<b>Councils Response</b>	<p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	54 D 79	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	5.3 - Tourism		
		<b>PolicyNo/Paragraph</b>	5.3.7		
<b>Summary of Comments</b>	Whilst we agree that the activities identified in paragraph 5.3.7, can have minimal environmental impact, which is usually where participant numbers are low. Increased numbers of cyclists, horse riders and in certain circumstances walkers can sometimes result in adverse environmental impacts and will therefore require appropriate management measures and protocols. To meet tests of soundness CE1 and CE2, we recommend that the text is amended accordingly.				
<b>Councils Response</b>	Paragraph 5.3.7 is already qualified by the use of the phrase 'may be acceptable' and any adverse environmental impacts would be appropriately considered under other relevant policies in the plan at a future planning application stage.				
<b>Representor</b>	54 D 80	<b>Chapter No</b>	Chapter 5 - To Spread Prosperity and Opportunity Through Regeneration	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	5.3 - Tourism		
		<b>PolicyNo/Paragraph</b>	REG13		
<b>Summary of Comments</b>	We consider that the policy meets Test of Soundness C2.				
<b>Councils Response</b>	Comment is noted.				



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<b>Representor</b>	54 D 81	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	6.1		
<b>Summary of Comments</b>	We have concerns regarding the realistic delivery of the proposed level of housing during the plan period, and how the proposed housing figure meets Test of Soundness CE2.				
<b>Councils Response</b>	<p>The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021.</p> <p>The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the County Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.</p>				
<b>Representor</b>	1212 D 3	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr K Lock	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	6.1		
<b>Summary of Comments</b>	You also appear to be concentrating on small affordable properties. I do not see any allocation for executive properties other than on large sites like Coity. Executives coming to this area, possibly bringing employment, do not want to live on this type of site.				
<b>Councils Response</b>	The LDP allocates a range of housing sites for differing dwelling types.				
<b>Representor</b>	1212 D 4	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr K Lock	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	6.1		
<b>Summary of Comments</b>	<p>You also appear to have a policy which excludes the provision of bungalows. There are no decent private building plots in the Bridgend area. Older people requiring bungalows are usually able to pay for supposed extra land a bungalow requires.</p> <p>I have been told that you will not allow the builders on the Coity site to erect bungalows. I have to say that I personally do not know if this is true.</p>				
<b>Councils Response</b>	The LDP does not have a Policy which excludes the provision of bungalows and the Council does not restrict the development of bungalows.				
<b>Representor</b>	61 D 45	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	<p>Strategic Policy 12. Housing.</p> <p>Our only comment upon this policy relate to the question of phasing and deliverability. These clearly are issues which will require close scrutiny and liaison between you, infrastructure providers and potential developers</p>				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	64 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	The Deposit LDP makes provision for 9,000 dwellings over the plan period, Policy SP12, with an additional 995 dwellings identified for flexibility requirements. In essence, the total supply identified in the plan is 9,995 dwellings. It would be helpful if allocations and commitments were separated in Policies COM1 & 2, pages 56 & 57, and table 3.1, page 20.				
<b>Councils Response</b>	<p>In respect of identifying the committed sites in COM1 and COM2, the Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the status of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p> <p>In response the Council will produce a separate document which outlines site specific considerations which will provide further clarity on the implementation and delivery of sites.</p>				
<b>Representor</b>	142 D 4	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Support
<b>Organisation</b>	South Wales Police	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	The Representor supports the level of housing growth proposed in Policy SP12.				
<b>Councils Response</b>	Support is welcomed.				

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<b>Representor</b>	160 D 2	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Home Builders Federation	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	The HBF believe the evidence provided within the LDP background papers does not justify the authority's decision to deviate from the 2008 WG household projections. We therefore believe the 2008 WG household projections should be the basis for Policy SP12 and the dwelling requirement should be changed to 11,659 dwellings. This includes a 4% increase to account for the change in households to dwellings as stated above.				
<b>Councils Response</b>	<p>The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021.</p> <p>The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the County Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.</p>				
<b>Representor</b>	160 D 3	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Home Builders Federation	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	The HBF believe the LDP must recognise that there is a difference in the ratio of households to dwellings and if the council believes this ratio is now 1:1, evidence should be provided to justify this.				
<b>Councils Response</b>	The reports that Cambridge Econometrics have produced and which form the basis of Background Paper 2 equates changes in households with changes in dwellings, which implies no increase in vacant properties. There is an assumption that a vacancy rate in the existing housing stock will not be seen in new developments. The choice of an appropriate vacancy rate to apply to new dwellings is a function of an understanding of why existing dwellings are vacant. Given that Bridgend County Borough does not have a high proportion of second homes or a substantially high number of derelict / run-down problematic property (that have been vacant for more than 6 months); it is not considered appropriate to inflate the dwelling requirement figure to accommodate vacancies at a level that cannot be substantiated locally.				
<b>Representor</b>	160 D 5	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Home Builders Federation	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	The HBF believe the flexibility of the LDP should not be used to address any shortfall experienced as a result of Policy SP12 not adopting an appropriate development rate from the outset. We also believe it is inappropriate to use the flexibility allowance to address problems that can potentially be identified before the plan is adopted.				
<b>Councils Response</b>	<p>The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021 and that the development rate proposed in the three 5 year tranches reflects the gradual improvement in the economic prospects.</p> <p>The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the County Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.</p>				
<b>Representor</b>	753 D 2	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr David H C Evans	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	The representor objects to Policy SP12 on the grounds that an additional 1000 units should be provided for additional flexibility.				
<b>Councils Response</b>	<p>The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021.</p> <p>The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the County Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.</p> <p>In terms of flexibility the Deposit LDP already provides approximately 1000 dwellings in addition to the 9000 dwelling requirement identified in Strategic Policy SP 12.</p>				
<b>Representor</b>	784 D 4	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Persimmon Homes	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	The representor objects to the approach taken by the LDP in terms of the housing requirement. The requirement is not adequate and contrary to C1, C2, C3, C4, CE1, CE2 and CE4 tests of soundness. The representor requests that the housing requirement for the County reflects the most accurate population and household projections and affordable housing needs of the area; estimated to be around 13,900 dwellings over the Plan period.				
<b>Councils Response</b>	<p>The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021.</p> <p>The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the County Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.</p>				

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<b>Representor</b>	787 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Woodstock Homes	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	The representor considers that Policy SP12 should be amended to reflect the population and household projections provide by the Welsh Government and identified market and affordable housing needs in the area. This is identified to be 13,900 dwellings.				
<b>Councils Response</b>	<p>The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021.</p> <p>The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the Country Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.</p>				
<b>Representor</b>	788 D 2	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Bellway Homes	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	The representor objects to the approach taken by the LDP in terms of the housing requirement. The requirement is not adequate and contrary to C1, C2, C3, C4, CE1, CE2 and CE4 tests of soundness. The representor requests that the housing requirement for the County reflects the most accurate population and household projections and affordable housing needs of the area; estimated to be around 13,900 dwellings over the Plan period.				
<b>Councils Response</b>	<p>The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021.</p> <p>The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the Country Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.</p>				
<b>Representor</b>	788 D 12	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Bellway Homes	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	The representor considers that the housing requirement should be amended to approx 13,900 to reflect the WAG 2008 projections including 20% flexibility for non implementation of sites and 4% for second/holiday homes and vacancy rates.				
<b>Councils Response</b>	<p>The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021.</p> <p>The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the Country Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.</p>				
<b>Representor</b>	850 D 4	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr D L Thomas	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	The representor believes that the need for affordable housing has not been properly considered in the decision to deviate from the WG 2008 household projections. They therefore believe the 2008 WG household projections should be the basis for Policy SP12 and the dwelling requirement should be changed to 11,659 dwellings. This includes a 4% increase to account for the change in households to dwellings as stated above.				
<b>Councils Response</b>	<p>The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021.</p> <p>The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the Country Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.</p>				
<b>Representor</b>	850 D 6	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr D L Thomas	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	The representor believes the LDP must recognise that there is a difference in the ratio of households to dwellings and if the council believes this ratio is 1:1. The Council should provide evidence to justify this.				
<b>Councils Response</b>	The reports that Cambridge Econometrics have produced and which form the basis of Background Paper 2 equates changes in households with changes in dwellings, which implies no increase in vacant properties. There is an assumption that a vacancy rate in the existing housing stock will not be seen in new developments. The choice of an appropriate vacancy rate to apply to new dwellings is a function of an understanding of why existing dwellings are vacant. Given that Bridgend County Borough does not have a high proportion of second homes or a substantially high number of derelict / run-down problematic property (that have been vacant for more than 6 months); it is not considered appropriate to inflate the dwelling requirement figure to accommodate vacancies at a level that cannot be substantiated locally.				

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<b>Representor</b>	850 D 8	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr D L Thomas	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	The representor believes that the flexibility of the LDP should not be used to address any shortfall experienced as a result of Policy SP12 not adopting an appropriate development rate from the outset. They also believe it is inappropriate to use the flexibility allowance to address problems that can potentially be identified before the plan is adopted.				
<b>Councils Response</b>	<p>The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021 and that the development rate proposed in the three 5 year tranches reflects the gradual improvement in the economic prospects.</p> <p>The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the County Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.</p>				
<b>Representor</b>	851 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Redrow Homes	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	<p>The representor considers that the LDP should make provision for an additional 4600 dwelling throughout the LDP Plan period. The representor considers that the Council need to release additional sites, including greenfield, to accommodate this increased housing requirement.</p> <p>The representor considers:</p> <ol style="list-style-type: none"> <li>1. The evidence base that has been provided is neither robust nor credible;</li> <li>2. Insufficient information has been provided to test the CE 2009 forecasts;</li> <li>3. The jobs and housing strategies are not aligned;</li> <li>4. The strategy is not coherent, e.g. in relation to the overall vision for BCB and the need to deliver housing and affordable housing;</li> <li>5. Insufficient housing has been provided to meet future needs; and,</li> <li>6. The proposed deviation from the WAG 2008-based dwelling requirement is not justified.</li> </ol>				
<b>Councils Response</b>	<p>The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021.</p> <p>The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the County Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.</p>				
<b>Representor</b>	1063 D 2	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	PJK Developments Ltd	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	The representor considers that Policy SP12 should make allowances for an additional 1000 dwellings to allow for flexibility in respect of sites which may not come forward in the plan period and lower density development being favoured by developers.				
<b>Councils Response</b>	<p>The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021.</p> <p>The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the County Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.</p> <p>In terms of flexibility the Deposit LDP already provides approximately 1000 dwellings in addition to the 9000 dwelling requirement identified in Strategic Policy SP 12.</p>				
<b>Representor</b>	1239 D 2	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr M & C Jones	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	The representor objects to Policy SP12 on the grounds that an additional flexibility allowance of 1,000 units should be provided, to take overall provision to 10,000.				
<b>Councils Response</b>	<p>The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021.</p> <p>The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the County Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.</p> <p>In terms of flexibility the Deposit LDP already provides approximately 1000 dwellings in addition to the 9000 dwelling requirement identified in Strategic Policy SP 12.</p>				

# Deposit Plan - Report

**Representor** 1245 D 5 **Chapter No** Chapter 6 - To Create Safe, Healthy and Inclusive Communities **Response** Objection  
**Representor N** Mr K W Avrill **Section No** 6.1 - Housing  
**PolicyNo/Paragraph** SP12

**Summary of Comments** The representor raises an objection to Policy SP12 suggesting that an additional flexibility allowance of 1,000 units should be provided to take the total requirement up to 10,000 units.

**Councils Response** The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021. The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the Country Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.

In terms of flexibility the Deposit LDP already provides approximately 1000 dwellings in addition to the 9000 dwelling requirement identified in Strategic Policy SP 12.

**Representor** 1255 D 7 **Chapter No** Chapter 6 - To Create Safe, Healthy and Inclusive Communities **Response** Objection  
**Organisation** IGH PROPERTIES **Section No** 6.1 - Housing  
**PolicyNo/Paragraph** SP12

**Summary of Comments** The representor considers that SP12 should accommodate for an additional 1000 units within the plan period.

**Councils Response** The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021. The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the Country Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.

In terms of flexibility the Deposit LDP already provides approximately 1000 dwellings in addition to the 9000 dwelling requirement identified in Strategic Policy SP 12.

**Representor** 1255 D 15 **Chapter No** Chapter 6 - To Create Safe, Healthy and Inclusive Communities **Response** Objection  
**Organisation** IGH PROPERTIES **Section No** 6.1 - Housing  
**PolicyNo/Paragraph** SP12

**Summary of Comments** The representor considers that the housing requirement should be increased to 10000 dwellings.

**Councils Response** The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021. The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the Country Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.

In terms of flexibility the Deposit LDP already provides approximately 1000 dwellings in addition to the 9000 dwelling requirement identified in Strategic Policy SP 12.

**Representor** 1255 D 25 **Chapter No** Chapter 6 - To Create Safe, Healthy and Inclusive Communities **Response** Objection  
**Organisation** IGH PROPERTIES **Section No** 6.1 - Housing  
**PolicyNo/Paragraph** SP12

**Summary of Comments** The representor considers that the housing requirement should be increased from 9000 to 10000 dwellings.

**Councils Response** The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021. The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the Country Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.

In terms of flexibility the Deposit LDP already provides approximately 1000 dwellings in addition to the 9000 dwelling requirement identified in Strategic Policy SP 12.

# Deposit Plan - Report

<b>Representor</b>	1256 D 2	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Lee and Turner	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	SP12		
<b>Summary of Comments</b>	The representor considers that Policy SP12 to allow for additional provision of 1000 dwellings over the plan period.				
<b>Councils Response</b>	<p>The Council relies upon the evidence contained in Background Paper 2 to justify the provision in Policy SP12 of 9000 new dwellings in the County Borough up to 2021.</p> <p>The population and household projections, which form the basis of the dwelling requirement, are underpinned by an independent assessment produced by Cambridge Econometrics which does draw on official projections but also takes a more timely view on migration into Wales informed by their view of the relative prospects for the economies of Wales and other parts of the UK. The link between population and households is through projections of average household size rather than by applying age-specific headship rates (as WG household projections do), however the trend in average household size that is applied does itself come from official government projections. In this respect, the trends in the WG household projections are reflected in the Cambridge Econometrics projections. This approach is considered to provide a more timely view for Wales as a whole within which to calculate the dwelling requirement of the Country Borough. The projections for the County Borough are part of projections for all the Unitary Authorities of Wales which are together consistent with the CE projections for Wales. The method used to arrive at these local area projections also draw on WG projections, in a similar way to the projections for Wales as a whole. The CE methodology and its relationship to the official WG projections is further explained in an addendum to Background Paper 2 produced by Cambridge Econometrics.</p> <p>In terms of flexibility the Deposit LDP already provides approximately 1000 dwellings in addition to the 9000 dwelling requirement identified in Strategic Policy SP 12.</p>				
<b>Representor</b>	72 D 12	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1		
<b>Summary of Comments</b>	The representor states that water supplies can be provided to the allocations although in certain instances they might require off site water mains to be provided to the boundary of and within the development site to safeguard security of water supplies to existing customers and new developments. The representor states that the WWTW's in the County Borough can accommodate foul demands from the locations proposed but points out that there is limited capacity at Llety Brongu (covering the Maesteg Area) dependent on the pace of new properties where increased capacity is required. They states that the management plan to year 2015 does not include improvements to the WWTWs but this will be subject to review and, if not included, developers can fund the works necessary to proceed with the development.				
<b>Councils Response</b>	Comments are noted.				
<b>Representor</b>	179 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr V S Hughes & D Owen	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1		
<b>Summary of Comments</b>	<p>The representor considers that land East of Maesteg Road, (A4063)Tondy should be allocated for residential development in the LDP.</p> <p>The representor considers that the allocation of land for residential purposes will promote a reasonable settlement pattern that minimises land take and demand for travel and ensures that the community will continue to have access to good quality housing in a safe neighbourhood. The land is located within reasonable distance of shops, leisure areas and other essential services and close to public transport facilities and is well situated for housing. The site is in a juxtaposition with existing residential development and its allocation for residential purposes would result in a reasonable expansion of the main settlement which confirms its status as a site suitable for inclusion in the Bridgend Local Development Plan.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS010.				
<b>Representor</b>	183 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr P D Kinsella	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1		
<b>Summary of Comments</b>	<p>The representor considers that the land between North Lodge Farm, Angelton / Wildmill should be allocated for residential development in the LDP.</p> <p>The proposal will promote a settlement pattern that minimizes demand for travel and ensure that Bridgend will have sufficient good quality housing in a safe neighbourhood. The land is located within reasonable travel distances of shops, schools and other essential services and is close to public transport facilities. The site relates well with existing development and comprises a reasonable expansion of Bridgend. The development of the land for residential purposes will not have an adverse impact on local amenity or the landscape and allocating the land for residential development would be consistent with the principle of promoting sustainable development which confirms its status as a site suitable for inclusion in the Bridgend Local Development Plan.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS009.				
<b>Representor</b>	184 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr Gareth Ames	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1		
<b>Summary of Comments</b>	<p>The representor considers that land adjoining Forge Industrial Estate, Maesteg should be allocated for residential development in the LDP and considers that the reasons for not including the site for this use at stage 2 of the Candidate Site assessment were flawed.</p> <p>Insufficient consideration was given to the benefits that would accrue from allowing its development for residential purposes would result in considerable and necessary investment to a nearby factory unit on the Forge Industrial Estate.</p> <p>The development of the land for residential purposes will not have an adverse effect on the well-being of the Forge Industrial Estate and its allocation for residential development would be consistent with the principle of promoting sustainable development, which confirms its status as a site suitable for inclusion in the Bridgend Local Development Plan.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS021.				
<b>Representor</b>	756 D 2	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Paddle Homes Ltd	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1		
<b>Summary of Comments</b>	<p>The representor considers that the land off Waunscil Avenue should be allocated for residential development in COM1 of the LDP in light of previous planning applications and inspectors comments which, although refused/dismissed, have endorsed the principle for residential development on the site.</p> <p>The representor outlines the planning history of the site and submits detailed submissions in the form of a Planning Statement and Environmental Statement to support the submission.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS043.				

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<b>Representor</b>	757 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr Paul James	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1		
<b>Summary of Comments</b>	<p>The representor considers that the land south of Wood / Park / Princess Street, Maesteg should be allocated for residential development and the Council justification for not allocating the site at Stage 2 of the Candidate site Assessment procedure is flawed.</p> <p>The development of the land for residential purposes will not have an adverse effect on local amenity or the landscape and allocating the land for residential development would be consistent with the principle of promoting sustainable development which confirms its status as a site suitable for inclusion in the Bridgend Local Development Plan.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS011.				
<b>Representor</b>	793 D 4	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Ashtenne Industrial Fund Ltd Partnership	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1		
<b>Summary of Comments</b>	<p>The representor considers that steps should be taken to make mixed use regeneration sites which have employment allocations within them more flexible by allowing for the employment element to be available for alternative uses as they allow very little opportunity for alternative types of employment other than B1, B2 and B8. They suggest that one, or a combination of the following will achieve this:</p> <p>a) Colour the PLA regen sites differently excluding them from REG1 and REG2  b) Add extra text to PLA3 which guides an appropriate mix and emphasises that the targets in COM1 are not limits.  c) Add text to REG2 which would control but allow the release of employment land for other purposes.</p>				
<b>Councils Response</b>	<p>The Council considers that the approach it has taken in allocating its PLA3 sites is sensible and allows for sufficient flexibility in enabling economic development whilst providing for the needs of the County Borough as a whole over the lifetime of the Plan.</p> <p>The Council, in allocating sites under Policy PLA3 has also sought to include in the plan, additional policy allocations which relate to the different amount and types of uses expected by the Council each site. Primarily these are related to residential development under policy COM1 and employment development under REG1.</p> <p>In order to coordinate the strategic planning of the whole of the County Borough, the Council has needed to attribute specific amounts of development to these individual land uses within the wider mixed use sites. These have been included in the plan and collectively total the strategic requirements over the Plan period.</p> <p>All employment allocations have been assessed prior to their inclusion in the Plan which has resulted in a reduction in the amount of employment land from the adopted UDP position. To not state its policy requirements in the LDP, or to state in policy that the Council's policies will always be relaxed, would not be in the best interests of the County Borough as a whole, and could lead to unbalanced development occurring. The release of employment land for other uses should be undertaken on a holistic basis considering the whole of the County Borough and not on a site-by-site basis.</p> <p>However, with respect to the PLA3 sites, it is anticipated that the exact distribution, amount and type of each land use will be subject to more detailed negotiation at the development control stage. The LDP acts as a starting point and outlines the Council's policy requirements which will then be discussed with developers. If developers have evidence to suggest that a particular policy requirement will affect the deliverability of a scheme, then the Council may accept this as a material consideration in the determination of a planning application.</p> <p>PLA3 sites are already designated on the Proposals Map in purple; which is different from any other policy allocation.</p>				
<b>Representor</b>	1245 D 4	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr K W Avrill	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1		
<b>Summary of Comments</b>	<p>The representor raises an objection to Policy COM1 on the grounds that the site at Blackmill Road is not included. They consider that the inclusion of this site would afford greater flexibility to the delivery of housing in the Valleys Gateway SRGA under the circumstances that other sites like Bryncethin Depot and Ogmoredale Comprehensive may not come forward within a reasonable timescale.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS022.				
<b>Representor</b>	1248 D 6	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	H D Limited	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1		
<b>Summary of Comments</b>	<p>The representor considers that the land at Craig-Y-Parcau, Bridgend should be allocated for residential development in Policy COM1.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS045.				
<b>Representor</b>	1256 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Lee and Turner	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1		
<b>Summary of Comments</b>	<p>The representor considers that the Land at Waterton Lane, Bridgend should be included as residential allocation in the Bridgend SRGA.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS052.				
<b>Representor</b>	825 D 5	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Support
<b>Organisation</b>	Welsh Government, Department for Enterprise, Innovation and Networks	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1(1) Parc Derwen		
<b>Summary of Comments</b>	<p>Parc Derwen</p> <p>Support the allocation of the site within a strategic regeneration growth area under policy COM1(1), which is currently being developed as an exemplar form of development.</p>				
<b>Councils Response</b>	Support is welcomed.				

# Deposit Plan - Report

<b>Representor</b>	806 D 6	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	National Grid Property	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1(3) Parc Afon Ewenni		
<b>Summary of Comments</b>	The representor would like to make the Council and potential developers aware that overhead electricity lines are situated over this site and this should be taken into account during planning / development of this site.				
<b>Councils Response</b>	<p>Comment is noted.</p> <p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	142 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	South Wales Police	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1(5) South Wales Police, Cowbridge Road		
<b>Summary of Comments</b>	The Representor supports the proposed residential land allocation on part of the South Wales Police Headquarters site at Cowbridge Road, Bridgend. However, they consider that the allocation could be extended to Cowbridge Road to include the existing car parking area.				
<b>Councils Response</b>	<p>Support is welcomed.</p> <p>See consultation response to Alternative Site AS056</p>				
<b>Representor</b>	1258 D 2	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Waterstone Estates Ltd	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1(5) South Wales Police, Cowbridge Road		
<b>Summary of Comments</b>	The representor considers that CACI retail needs report is flawed and that there is additional retail need in the Bridgend area. They therefore consider that the South Wales Police Headquarters site should be allocated for retail development and removed from COM1.				
<b>Councils Response</b>	See consultation response to Alternative Site AS053.				
<b>Representor</b>	35 D 5	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Bridgend Town Council	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1(7) Jubilee Crescent		
<b>Summary of Comments</b>	Members agreed to support plans by Bridgend College for a new engineering unit on the former football club site. Failing this, the site should be used for affordable housing and allotments.				
<b>Councils Response</b>	See consultation response to Alternative Site AS069. It should be noted that there is currently no formal proposals for an engineering unit for Bridgend College on this site.				
<b>Representor</b>	798 D 2	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr M and Dr R Phipps	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1(12) Parc Farm, North East of Parc Derwen, Bridgend		
<b>Summary of Comments</b>	The representor considers that the allocation COM1(12) Parc Farm, North East of Parc Derwen, Bridgend should be extended to include the land up to Heol Spencer as outlined in the Candidate Site submission.				
<b>Councils Response</b>	See consultation response to Alternative Site AS046.				
<b>Representor</b>	911 D 6	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Persimmon Homes (Wales)	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1(16) Ewenny Road, Maesteg		
<b>Summary of Comments</b>	The representor considers that the site at Ewenny Road, Maesteg is capable of accommodating 200-250 dwellings and this should be reflected in the LDP.				
<b>Councils Response</b>	See consultation response to Alternative Site AS067.				
<b>Representor</b>	1232 D 6	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr & Mrs Roy Llewellyn	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1(17) Coegnant Reclamation Site		
<b>Summary of Comments</b>	The representor questions whether the site at Coegnant is able to accommodate 100 units. Also they question the compatibility between the recently developed BMX track and housing.				
<b>Councils Response</b>	The Coegnant Reclamation Site allocated under Policy PLA3(6) of the LDP is the largest single development site in the Llynfi Valley comprising of approximately 16 hectares. Preliminary investigations have shown that all the proposed land-uses are can be accommodated on the site.				



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<b>Representor</b>	1232 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr & Mrs Roy Llewellyn	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1(19) Former Blaencaerau Junior School		
<b>Summary of Comments</b>	Objects to the use of former Blaencaerau Junior School for residential purposes. Objector cannot see how the site can accommodate the scale of development proposed. Affordable housing element should be omitted due to other social housing developments in the area generating anti-social behaviour. Site is now an eyesore since demolition of previous building. Requests a development brief be prepared on the site so that further comments can be made.				
<b>Councils Response</b>	See consultation response to Alternative Site AS016.				
<b>Representor</b>	813 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	Coytrahen Estate	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1(20) Y Parc,		
<b>Summary of Comments</b>	The representor considers that Policy COM1(20) is unsound and does not meet CE2 as the evidence base indicates a higher capacity of at least 51 dwellings and potentially 150 dwellings which should be investigated with the highways department as part of a road improvement for the area.				
<b>Councils Response</b>	See consultation response to Alternative Site AS060.				
<b>Representor</b>	800 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr R H Knight	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1(26) Pwll y Waun, Porthcawl		
<b>Summary of Comments</b>	The representor considers that the site should be allocated for 65 no. dwellings It is considered that it would be more logical for the 0.7Ha of this site, which is currently allocated for employment, to be allocated for residential development under the provisions of policy COM1(26). It is likely that there would be a demand for additional housing in this location and the increased site area could accommodate a total of 65 units, of which 19 units would be affordable.				
<b>Councils Response</b>	See consultation response to Alternative Site AS018.				
<b>Representor</b>	772 D 8	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Support
<b>Organisation</b>	Merthyr Mawr Estates & Rhys Davies Properties Ltd	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1(30) Land West of Maesteg Road, Tondu		
<b>Summary of Comments</b>	As a major owner of the land to the west of Maesteg Road, Tondu MME supports the allocation of the site for residential development as part of a mixed-use development scheme. See the comments and documents submitted in connection with Policy PLA3 (10).				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	846 D 2	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Support
<b>Organisation</b>	Llanmoor Development Company Ltd	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM1(30) Land West of Maesteg Road, Tondu		
<b>Summary of Comments</b>	The representor supports the allocations COM 1 (30) Land West of Maesteg Road, Tondu.				
<b>Councils Response</b>	Support is noted.				
<b>Representor</b>	160 D 4	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Home Builders Federation	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	6.1.5		
<b>Summary of Comments</b>	The HBF believe the windfall development assumption is too high and should be changed to 240 units.				
<b>Councils Response</b>	The windfall development assumption is based on past rates of delivery which the Council contends is an appropriate method of assessing future delivery and relies on the evidence in Background Paper 2: Population and Housing.				
<b>Representor</b>	850 D 7	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr D L Thomas	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	6.1.5		
<b>Summary of Comments</b>	The representor believes that the windfall development assumption is too high and should be changed to 240 units.				
<b>Councils Response</b>	The windfall development assumption is based on past rates of delivery which the Council contends is an appropriate method of assessing future delivery and relies on the evidence in Background Paper 2: Population and Housing.				
<b>Representor</b>	72 D 13	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2		
<b>Summary of Comments</b>	The representor states that water supplies can be provided to the allocations although in certain instances they might require off site water mains to be provided to the boundary of and within the development site to safeguard security of water supplies to existing customers and new developments. The representor states that the WWTW's in the County Borough can accommodate foul demands from the locations proposed but points out that there is limited capacity at Llety Brongu (covering the Maesteg Area) dependent on the pace of new properties where increased capacity is required. They state that the management plan to year 2015 does not include improvements to the WWTWs but this will be subject to review and, if not included, developers can fund the works necessary to proceed with the development.				
<b>Councils Response</b>	Comment is noted.				

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<b>Representor</b>	732 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr David Jones	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2		
<b>Summary of Comments</b>	<p>The representor considers that the Land at Bryn Road should be allocated for residential development.</p> <p>The representor considers that there is already a precedent for development on Bryn Road with recent residential development granted planning permission. There is a demand for residential development in the village and the allocation of the site for housing would assist with the regeneration aims of the Council and encourage local people to stay in their local community rather than be forced to move elsewhere, resulting in depopulation issues for this Valley community.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS057.				
<b>Representor</b>	753 D 4	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr David H C Evans	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2		
<b>Summary of Comments</b>	<p>The representor objects to Policy COM2 on the basis that the site at Ty Draw Farm was not included as a residential allocation.</p> <p>There is a need for Pencoed to accommodate appropriate forms of housing growth in relation to its size and function. In not identifying the site for development, opportunities have not been maximised.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS029.				
<b>Representor</b>	784 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Persimmon Homes	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2		
<b>Summary of Comments</b>	<p>The representor objects to the omission of land at Broadlands, Bridgend as a residential allocation in Policy COM2 on the basis that it fails tests of soundness: C2, CE2 and CE4.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS050.				
<b>Representor</b>	787 D 3	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Woodstock Homes	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2		
<b>Summary of Comments</b>	<p>The representor considers that Policy COM2 is reviewed to include Candidate Site 787.B1 land at City Farm, Bettws, for residential development.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS034.				
<b>Representor</b>	788 D 5	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Bellway Homes	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2		
<b>Summary of Comments</b>	<p>The representor objects to the omission of land at Ffoes-yr-Efai Farm, Pencoed as a residential allocation in Policy COM2 on the basis that it fails tests of soundness: C2, CE2 and CE4.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS006.				
<b>Representor</b>	788 D 7	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Bellway Homes	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2		
<b>Summary of Comments</b>	<p>The representor considers that the land at Heol Maendy, North Cornelly should be included as a residential allocation.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS049.				
<b>Representor</b>	792 D 4	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Tyhegston Millennium Trust	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2		
<b>Summary of Comments</b>	<p>The representor raises an objection to the land at Cypress Gardens, Porthcawl not being included as a residential allocation and the proposals map should be amended to reflect this change.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS007.				
<b>Representor</b>	850 D 3	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr D L Thomas	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2		
<b>Summary of Comments</b>	<p>The representor considers that Croesty Farm, Coity should be included as a residential allocation in COM2 of the LDP.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS028.				

# Deposit Plan - Report

**Representor** 851 D 4 **Chapter No** Chapter 6 - To Create Safe, Healthy and Inclusive Communities **Response** Objection  
**Organisation** Redrow Homes **Section No** 6.1 - Housing  
**PolicyNo/Paragraph** COM2

**Summary of Comments**  
 The representor considers that the land at Porthcawl Road, South Cornelly should be allocated for residential development in Policy COM2 of the LDP.  
 The representor states that the land at Porthcawl Road, South Cornelly is suitable, available and viable for development and provides a clear logical extension, which will round-off the settlement, leaving the defensible boundaries of the A4229 and the quarry.

**Councils Response**  
 See consultation response to Alternative Site AS023.

**Representor** 851 D 12 **Chapter No** Chapter 6 - To Create Safe, Healthy and Inclusive Communities **Response** Objection  
**Organisation** Redrow Homes **Section No** 6.1 - Housing  
**PolicyNo/Paragraph** COM2

**Summary of Comments**  
 The representor considers that the Land at Llangewydd Road, Cefn Glas should be allocated for residential development in COM2 of the LDP.  
 They state that the land at Llangewydd Road, Cefn Glas is suitable, available and viable for development and represents a clear opportunity to provide sustainable development within the Primary Key settlement of Bridgend whilst helping to meet housing need requirements.  
 The representor recommends that the Land at Llangewydd Road, Cefn Glas is allocated for residential development.

**Councils Response**  
 See consultation response to Alternative Site AS032.

**Representor** 1063 D 8 **Chapter No** Chapter 6 - To Create Safe, Healthy and Inclusive Communities **Response** Objection  
**Representor N** PJK Developments Ltd **Section No** 6.1 - Housing  
**PolicyNo/Paragraph** COM2

**Summary of Comments**  
 The representor considers that land at Lamb Row / Devon View, South Cornelly should be included as a residential allocation in Policy COM2 to accommodate appropriate forms of housing growth within the strategy area as there is an over reliance on SRGA's to deliver the required housing target.

**Councils Response**  
 See consultation response to Alternative Site AS025.

**Representor** 1235 D 1 **Chapter No** Chapter 6 - To Create Safe, Healthy and Inclusive Communities **Response** Support  
**Representor N** Mr Brian G Rees **Section No** 6.1 - Housing  
**PolicyNo/Paragraph** COM2

**Summary of Comments**  
 The representor considers that residential development should be permitted in the Court Road/Station Road area of Bridgend

**Councils Response**  
 Residential Development would be permitted in this area of Bridgend providing the proposals satisfy Policy REG7 of the LDP.

**Representor** 1239 D 5 **Chapter No** Chapter 6 - To Create Safe, Healthy and Inclusive Communities **Response** Objection  
**Representor N** Mr M & C Jones **Section No** 6.1 - Housing  
**PolicyNo/Paragraph** COM2

**Summary of Comments**  
 The representor objects to Policy COM2 on the grounds that the site at Glyn Teg / Bryn Siriol, Bettws is not included. If Bettws is not to be included in a growth area there is a need for more flexibility for the settlement to accommodate appropriate forms of housing growth as there is an over-reliance on the SRGAs to deliver the required housing target.

**Councils Response**  
 See consultation response to Alternative Site AS001.

**Representor** 1242 D 1 **Chapter No** Chapter 6 - To Create Safe, Healthy and Inclusive Communities **Response** Objection  
**Representor N** Mr G Thomas **Section No** 6.1 - Housing  
**PolicyNo/Paragraph** COM2

**Summary of Comments**  
 The representor considers that the land at Porthcawl Road, South Cornelly should be allocated for residential development in Policy COM2 of the LDP.

**Councils Response**  
 See consultation response to Alternative Site AS023.

**Representor** 1253 D 4 **Chapter No** Chapter 6 - To Create Safe, Healthy and Inclusive Communities **Response** Objection  
**Organisation** Regeneration Investment Fund for Wales **Section No** 6.1 - Housing  
**PolicyNo/Paragraph** COM2

**Summary of Comments**  
 Representation provides an alternative approach to the site proposing to develop the site for a mixture of employment and housing. The Representor suggests that strategic employment sites are usually c. 12 hectares plus and therefore this site has the potential to fulfil a more local employment role as part of a mixed use development.  
 The Representor requests that Ty Draw Farm be taken out of policy SP9 and placed in Policy REG1 employment sites. They also request that the site be listed under Policy COM2 to accommodate approximately 90 units.

**Councils Response**  
 See consultation response to Alternative Site AS027.  
 Justification for the retention of the whole of this site for employment purposes of a strategic nature are given with Policy SP9 and paragraphs 2.3.81 - 2.3.94 of the LDP and in the Bridgend LDP Employment Land Review.  
 The Council considers that this site is strategic in the context of serving the western part of the County Borough and important in delivering employment growth to secure the Porthcawl/Cornelly in the context of the Wales Spatial Plan and the housing growth proposed in the Porthcawl SRGA.

# Deposit Plan - Report

<b>Representor</b>	1255 D 6	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2		
<b>Summary of Comments</b>	The representor considers that the land at Llangewydd Road, Bridgend should be included as a residential allocation outside a SRGA.				
<b>Councils Response</b>	See consultation response to Alternative Site AS051				
<b>Representor</b>	1255 D 13	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2		
<b>Summary of Comments</b>	The representor considers that their land to the north of Cefn Glas, Bridgend should be included as a residential allocation.				
<b>Councils Response</b>	See consultation response to Alternative Site AS042.				
<b>Representor</b>	1255 D 24	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	IGH PROPERTIES	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2		
<b>Summary of Comments</b>	The representor considers that their land at Heol Pen Y Fai, Pen Y Fai should be included as a residential allocation.				
<b>Councils Response</b>	See consultation response to Alternative Site AS040.				
<b>Representor</b>	806 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	National Grid Property	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2(5) Cae Gleison, Broadlands		
<b>Summary of Comments</b>	The representor would like to make the Council and potential developers aware that overhead electricity lines are situated over this site and this should be taken into account during planning / development of this site.				
<b>Councils Response</b>	<p>Comment is noted.</p> <p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	1213 D 2	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Ms M Elward	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2(5) Cae Gleison, Broadlands		
<b>Summary of Comments</b>	The representor is sad to see that no thought has been given to the ever growing housing development at Broadlands, Bridgend.				
<b>Councils Response</b>	Residential Allocations on Broadlands allocated under Policies COM2(5) and COM2(8) are consented schemes and are under construction. The Broadlands residential development has an adopted Development Brief which has guided its development.				
<b>Representor</b>	35 D 8	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Support
<b>Organisation</b>	Bridgend Town Council	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2(6) Ysgol Bryn Castell		
<b>Summary of Comments</b>	Housing is the most appropriate use of the Ysgol Bryn Castell site.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	857 D 3	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Support
<b>Organisation</b>	Property Department - Bridgend County Borough Council	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2(6) Ysgol Bryn Castell		
<b>Summary of Comments</b>	<p>The representor supports the allocation for residential at Ysgol Bryn Castell, Bridgend (COM2(6)).</p> <p>Preparation for the disposal of Phase 1 of this site is already underway. Disposal agents have been appointed and a technical pack supported by a Development Brief for the whole of the site is being prepared. This is likely to include site investigations, topographical survey and highways assessment. A phase 1 ecology report has been prepared. These assessments and Development Brief can be submitted to further support the delivery of this site in due course. It is anticipated that Phase 2 of the site will be disposed of in line with the progress of the school modernization programme.</p>				
<b>Councils Response</b>	Support is welcomed.				

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<b>Representor</b>	35 D 6	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	Bridgend Town Council	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM2(11) Former Wildmill Boiler House		
<b>Summary of Comments</b>	Affordable housing would be the most appropriate use for the site of the old boiler house in Wildmill, ditto the former garage site.				
<b>Councils Response</b>	Comment is noted. The two sites are appropriate for housing, including affordable housing, however it should be noted that the two sites already benefit from full planning consent and the Former Wildmill Boiler House, Bridgend allocated under COM2(11) is under construction.				
<b>Representor</b>	54 D 83	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM3		
<b>Summary of Comments</b>	Given that many small and vacant and underutilised sites are important for biodiversity, to meet Test of Soundness C2, we recommend that the policy and supporting text clarifies that where there are biodiversity interests, such sites will either not be appropriate for development or will need to provide appropriate mitigation measures in accordance with Policy ENV6.				
<b>Councils Response</b>	All development proposals including windfall and small scale sites for residential development within settlement boundaries will need to comply with Place Making Policy SP2 of the LDP and the requirements of Policy ENV6. The Council considers this represents an appropriate mechanism for safeguarding biodiversity interests, which would be considered on a site by site basis at the planning application stage, without the need to expand the supporting text.				
<b>Representor</b>	54 D 84	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM4		
<b>Summary of Comments</b>	We consider that the policy meets Test of Soundness CE1.				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	911 D 7	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Persimmon Homes (Wales)	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM4		
<b>Summary of Comments</b>	The representor makes a general point that Policies should have sufficient flexibility in their application to encourage suitable and deliverable regeneration projects. The representor suggests that greater flexibility needs to be allowed, in certain circumstances, in respect of respect of development density.				
<b>Councils Response</b>	The Council also encourages Developers to make use of pre application discussions to identify any issues and requirements a developer may have with implementing LDP Policy requirements at an early stage. The Council would not want to see density issues prejudice development that supports the Council's wider aspiration to see the regeneration and improvement of the Borough. In this respect, the Council considers that Policy COM4 and its supporting text provides adequate flexibility to lower density where the proposals address other Policy considerations.				
<b>Representor</b>	64 D 9	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM5		
<b>Summary of Comments</b>	The Affordable Housing Background Paper shows that a unit of affordable housing will be sought from multiples of 5 dwelling units. The plan should clarify the position with regard to thresholds and commuted sums in order to optimise affordable housing delivery and the number of units that can be delivered through S106 agreements e.g. table 1 of Background paper 8 on Affordable housing states that 389 dwellings were delivered on sites of 1 to 4. Based on this evidence reducing thresholds could increase the supply of affordable housing.  A lower threshold should be considered against the relevant percentage sought through the viability testing to ensure a pragmatic and deliverable outcome is achieved.				
<b>Councils Response</b>	The Council has provided additional background evidence to support the reason why the LDP does not seek affordable housing contributions from small sites of 1-4 units, on the basis that it is not practical and cost-effective. The Council therefore relies on the evidence set out in an amended Background Paper 8: Affordable Housing regarding this issue.				
<b>Representor</b>	64 D 11	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM5		
<b>Summary of Comments</b>	An Affordable Housing exception policy could assist the delivery of affordable housing and should be considered.				
<b>Councils Response</b>	The Council relies on the evidence contained in an amended Background Paper 8: Affordable Housing which concludes that it is anticipated that affordable housing can be met locally, within the defined settlements, through the general affordable housing policy framework and on residential windfall and small sites which have not been specifically allocated for housing in the LDP.				
<b>Representor</b>	160 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Home Builders Federation	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM5		
<b>Summary of Comments</b>	The HBF do not believe the affordable housing Policy COM5 should be adopted in its current form. They believe it will have a detrimental impact on development viability and hence the delivery of affordable housing and housing in general in Bridgend.  The evidence base for the policy should be revised and the detailed issues set out in their representation should be taken into account when undertaking the revised affordable housing viability assessment. The policy should then be re-drafted when this work has been completed.				
<b>Councils Response</b>	The paper produced by the HBF is very helpful in providing a view on the concerns of the house building industry at the current time. However, the HBF need to understand what this process is all about. Clearly policy cannot be set at the most pessimistic outlook – as this seems to be. The HBF will need to understand that often sites are being brought forward in the most difficult locations, often urban ones, and to start with a nil policy requirement would seem to be inappropriate given housing needs and the fact that there will be hot spots within these locations.  Perhaps the more appropriate way to deal with the uncertainties that face developers at the moment is via making allowances for risk. In this respect, the DAT makes provision for a 17% net margin, along with an overhead allowance of 5%. For many developers this will give a net margin of some 20%.  The Council can, if it so wishes, increase this margin in its negotiations with developers to allow for an element of risk on a site by site basis.				

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<b>Representor</b>	772 D 9	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Merthyr Mawr Estates & Rhys Davies Properties Ltd	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM5		
<b>Summary of Comments</b>	MME recognise the need to provide for a mix of house types and tenure, including affordable dwellings. It notes the market area targets but believes the policy should be clarified so that the percentage of affordable housing to be applied relates to the actual proposed development rather than seeking to make up any residual shortfall arising from other developments in the area.				
	Furthermore the policy should acknowledge that the target percentage for affordable housing may be affected by the economics of provision including the existence of any abnormal development and infrastructure costs necessary to bring the overall site forward for development.				
<b>Councils Response</b>	Policy COM 1 provides an estimated number of affordable houses expected to be delivered on each residential allocation based on the number of units being provided through the Planning System and derived from the requirement detailed in Policy COM5 or, where a site benefits from a planning consent or approved subject to signing of S106 agreement, the actual number of affordable housing units secured by condition or relevant S106.				
	Strategic Policy SP14 outlines the infrastructural requirements, including the provision of affordable housing, which needs to be delivered as part of development proposals. However the supporting text clearly states that it is important that development costs, including the costs of implementing planning agreements should not prejudice development that supports the Council's aspiration to see the regeneration and improvement of the Borough. If such costs would result in a proposal being unviable, the Council may conclude that the benefits of the development outweigh the benefits of seeking to secure all the infrastructural requirements. In cases where it is claimed that development is unable to support the costs of a planning obligation, the developer will need to demonstrate that a project is unviable by an open book approach. In cases where it can be demonstrated that the provision of multiple obligations is unsustainable and a prioritisation is required, the Council would wish to assess the need for contributions on a case-by-case basis to provide a flexible approach that reflects local circumstances and need.				
<b>Representor</b>	911 D 8	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Persimmon Homes (Wales)	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM5		
<b>Summary of Comments</b>	The representor makes a general point that Policies should have sufficient flexibility in their application to encourage suitable and deliverable regeneration projects. The representor suggests that greater flexibility needs to be allowed, in certain circumstances, in respect of affordable housing. The representor suggests that recognition should be given to alternative forms of 'affordable housing' which do not necessarily reflect the strict definition within TAN2 but do meet the LDP policies.				
<b>Councils Response</b>	The LDP is required to define its affordable housing in accordance with TAN 2 definitions. However the Councils planning and housing departments recognise the role that alternative housing solutions may be able to play in providing for the housing needs of the County Borough, especially in the intermediate housing market and will be open on a site by site basis at the pre-application and planning application stages.				
<b>Representor</b>	1222 D 2	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr P G Harry	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM5		
<b>Summary of Comments</b>	Representor is concerned that V2C housing stock in Pencoed and Porthcawl do not get the same level of investment as other areas of the County Borough such as Caerau, Maesteg and Pyle. Representor is generally concerned that more affluent areas of the County Borough do not get the same level of grant funding for such things as solar heating and CH boilers etc as less affluent areas.				
<b>Councils Response</b>	The level of investment V2C programmes for their housing stock in Pencoed and Porthcawl does not fall under the remit of the LDP.				
<b>Representor</b>	64 D 10	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	6.1.22		
<b>Summary of Comments</b>	The LMHA has assessed the social rented/ intermediate mix although this is not referenced in the LDP. Ensuring that the plan delivers the appropriate balance to meet identified needs is prudent.				
<b>Councils Response</b>	Comment is noted and the Council acknowledges that it is prudent to deliver the appropriate mix of social rented or intermediate affordable housing. In this respect, when a housing site triggers the affordable housing Policy COM5 of the LDP, the findings of the Bridgend CBC Local Housing Market Update (2012) and the Affordable Housing SPG will form the basis of detailed discussions at planning application stage in respect of the appropriate mix of affordable housing which will be dependent on site and locational circumstances.				
<b>Representor</b>	64 D 8	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	6.1.26		
<b>Summary of Comments</b>	Paragraph 6.1.26 expresses the affordable housing target for the plan. It is unclear how this compares to the level of need over the plan period. The LHMA Main Report (December 2009) appears to indicate an annual level of need of 1,514 units, i.e. 22,710 over the plan period. (This appears a very high figure, is this correct?) Furthermore, the plan does not clarify whether the level of need has taken account of the private rental sector, given that this sector could be affordable to some who could not afford to buy or obtain a mortgage for market housing. The LMHA suggests that there are some areas where this could be the case. This should be factored into calculating the level of need.				
	Clarification on what the level of need is over the plan period would be beneficial.				
<b>Councils Response</b>	The Council has produced a Bridgend Local Housing Market Assessment (LHMA) Update (March 2012). The updated LHMA uses different assumptions in terms of the role of the private market rented sector (supplemented by Local Housing Allowance) in satisfying housing needs of the County Borough, together with a more realistic assumption of the proportion of household income used for housing purposes. The LMHA Update comes to the conclusion that there is a need for 292 affordable homes per annum to satisfy the affordable housing needs of the County Borough.				
<b>Representor</b>	54 D 85	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM6		
<b>Summary of Comments</b>	Unless a statement is added to the plan stating that the plan should be read as a whole, we recommend that an additional criterion is added to the policy to state that proposals will also be required to meet other relevant LDP policies (to meet Test of Soundness CE1).				
<b>Councils Response</b>	It is intrinsic that the LDP in its totality will be used by the Council to guide and manage development, providing a basis for consistent development. As part of the Plan-led system, the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications for development must be in accordance with the Development Plan unless material considerations indicate otherwise. It is therefore implicit, within what a development plan is and its purpose in accordance with the Act, that regard should be made to the whole Plan, including all its Policies. The statement is therefore superfluous.				
<b>Representor</b>	59 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	Neath Port Talbot County Borough Council	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	COM6		
<b>Summary of Comments</b>	The representor does not raise any objection to the LDP but considers that it should demonstrate that it has fully considered the need for Gypsy and Traveller accommodation including the sub-regional context.				
<b>Councils Response</b>	Comment is noted.				

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<b>Representor</b>	64 D 12	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	6.1 - Housing		
		<b>PolicyNo/Paragraph</b>	6.1.30		
<b>Summary of Comments</b>	<p>Paragraph 6.1.30 of the LDP, states that the LMHA identified a need for 6 transit pitches. It is unclear as to why the authority has not included a specific site, but rather chosen a "peripatetic" approach towards transit sites, neither is it clear what this approach might mean to Gypsies and Travellers.</p> <p>Further justification is required to the policy to explain what the 'peripatetic' approach might mean to the Gypsies and Travellers. If a need is identified it should be met.</p>				
<b>Councils Response</b>	<p>Bridgend established a Gypsy Traveller Policy Group in 2005 consisting of officers from Planning, Housing, Community Safety, Public Protection, Equalities and South Wales Police. Gypsy Traveller movements through the county borough are monitored by the group and the Bridgend Equality Forum which is made up of representatives from external agencies including the Valleys Race Equality Council.</p> <p>Bridgend County Borough has a very small Gypsy and Traveller population, with two private sites and a small number of identified stopping places that Gypsy Travellers use whilst travelling through the County Borough along the M4 corridor.</p> <p>Evidence gathered from a Gypsy Traveller Survey undertaken in 2010 together with the Local Housing Market Assessment (2009) identified a small number of transient gypsies travelling through the county borough to Cardiff and beyond as well as one residential permanent private site. The results of the research indicated there was no need for additional permanent residential pitches. The research recommended that the Council assess whether the provision of a small transit site to accommodate the small number of Gypsy Travellers travelling through Bridgend would be suitable in preference to unauthorised temporary encampments, or if a management solution might be more cost effective taking into consideration the Councils needs as to how to manage unauthorised encampments for transient Gypsies and Travellers.</p> <p>Based on the evidence from the 2010 survey and monitoring of gypsy travellers over a 7 year period which records nil counts, a Bridgend Gypsy &amp; Traveller Protocol is being developed with the aim of addressing the need for an effective, inter agency approach to the management of unauthorised Gypsy and Traveller encampments in Bridgend County Borough when these instances frequently occur. The purpose of the Protocol is to consider the human rights and the ongoing welfare of Gypsies and Travellers in Bridgend County Borough balanced against the need to protect land and property from trespass.</p>				
<b>Representor</b>	61 D 48	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	6.2		
<b>Summary of Comments</b>	<p>•Water based recreation – policy vacuum.</p> <p>We urge you introduce a new water based recreation policy within the LDP as the Borough has many rivers and coastal areas which could offer opportunities for the provision of new ventures and the enhancement of existing water based recreational activities. A policy could read:</p> <p>The provision and enhancement of water based recreational activities and associated ancillary facilities will be promoted within the Borough provided that:</p> <ul style="list-style-type: none"> <li>-the proposals would not cause any pollution effects, in particular relating to water quality;</li> <li>-there will be no unacceptable impact upon amenities currently enjoyed by the public</li> <li>-the proposed new activities/facilities are accessible by alternative means of transport.</li> </ul>				
<b>Councils Response</b>	<p>It is not considered that there is a need for such a specific recreation/tourism Policy in the LDP. The Council considers existing policies in the LDP provide the context for the consideration of appropriate recreational proposals of this nature should an application be submitted.</p>				
<b>Representor</b>	1224 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr D Woolfenden	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	6.2		
<b>Summary of Comments</b>	<p>The representor would like a skate park in Garth.</p>				
<b>Councils Response</b>	<p>All allocations in the LDP have to be realistic and deliverable within the plan period. The Council does not have sufficient evidence to demonstrate that a skate park in Garth would be realistic and deliverable within the plan period. However, if opportunities arose within the plan period to support the development of this facility, there are policies within the plan to support such a proposal.</p>				
<b>Representor</b>	54 D 86	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	SP13		
<b>Summary of Comments</b>	<p>The representor considers that the policy meets Test of Soundness CE1.</p>				
<b>Councils Response</b>	<p>Comment is noted.</p>				
<b>Representor</b>	35 D 14	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Bridgend Town Council	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM7		
<b>Summary of Comments</b>	<p>The entire area of Newbridge Fields should be kept for recreational use in perpetuity.</p>				
<b>Councils Response</b>	<p>The existing facilities at Newbridge Fields will be protected for its recreational use in accordance with Policy COM7 of the LDP.</p>				
<b>Representor</b>	54 D 87	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM7		
<b>Summary of Comments</b>	<p>The representor considers that this policy meets the Tests of Soundness C2 and CE1.</p>				
<b>Councils Response</b>	<p>Comment is noted.</p>				

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<b>Representor</b>	72 D 14	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM8		
<b>Summary of Comments</b>	The representor states that water supplies can be provided to the allocations although in certain instances they might require off site water mains to be provided to the boundary of and within the development site to safeguard security of water supplies to existing customers and new developments. The representor states that the WWTW's in the County Borough can accommodate foul demands from the locations proposed but points out that there is limited capacity at Llety Brongu (covering the Maesteg Area) dependent on the pace of new properties where increased capacity is required. They states that the management plan to year 2015 does not include improvements to the WWTWs but this will be subject to review and, if not included, developers can fund the works necessary to proceed with the development.				
<b>Councils Response</b>	Comments are noted.				
<b>Representor</b>	72 D 15	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM9		
<b>Summary of Comments</b>	The representor states that water supplies can be provided to the allocations although in certain instances they might require off site water mains to be provided to the boundary of and within the development site to safeguard security of water supplies to existing customers and new developments. The representor states that the WWTW's in the County Borough can accommodate foul demands from the locations proposed but points out that there is limited capacity at Llety Brongu (covering the Maesteg Area) dependent on the pace of new properties where increased capacity is required. They states that the management plan to year 2015 does not include improvements to the WWTWs but this will be subject to review and, if not included, developers can fund the works necessary to proceed with the development.				
<b>Councils Response</b>	Comments are noted.				
<b>Representor</b>	1213 D 3	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Ms M Elward	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM9		
<b>Summary of Comments</b>	The representor considers that there should be an allocation for a community building in Broadlands, specifically on the plot between Llangewydd Arms and the nursery. There are no facilities for Mums or older people to get together. Every other housing development have been given this facility.				
<b>Councils Response</b>	See consultation response to AS017.				
<b>Representor</b>	1232 D 2	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr & Mrs Roy Llewellyn	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM9		
<b>Summary of Comments</b>	The former Bleancaerau school site has been in community uses since it was built in the 1900's. The representor feels that the site should be retained for community uses and not housing.				
<b>Councils Response</b>	See consultation response to Alternative Site AS016.				
<b>Representor</b>	1232 D 10	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr & Mrs Roy Llewellyn	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM9		
<b>Summary of Comments</b>	The representor considers that the Bleanllyni site (COM9(8)) will only serve the bottom of Caerau where as Noddfa Chapel (COM9(14)) is very small in terms of providing floorspace for community use in northern Caerau.				
<b>Councils Response</b>	The site is located in very close proximity to the retail centre of Caerau and is therefore considered to be in an accessible location for the entire community. This development, in addition to the existing Noddfa Chapel with its proposed extension and other existing provision within the Caerau area (other pubs/clubs etc), is considered sufficient to meet the needs of the area.				
<b>Representor</b>	806 D 10	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	National Grid Property	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM9(9)		
<b>Summary of Comments</b>	The representor would like to make the Council and potential developers aware that overhead electricity lines are situated over this site and this should be taken into account during planning / development of this site.				
<b>Councils Response</b>	<p>Comment is noted.</p> <p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	72 D 16	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM10		
<b>Summary of Comments</b>	The representor states that water supplies can be provided to the allocations although in certain instances they might require off site water mains to be provided to the boundary of and within the development site to safeguard security of water supplies to existing customers and new developments. The representor states that the WWTW's in the County Borough can accommodate foul demands from the locations proposed but points out that there is limited capacity at Llety Brongu (covering the Maesteg Area) dependent on the pace of new properties where increased capacity is required. They state that the management plan to year 2015 does not include improvements to the WWTWs but this will be subject to review and, if not included for investment following review (reviews take place every 5 years), developers can fund the works necessary to proceed with the development.				
<b>Councils Response</b>	Comments are noted.				



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<b>Representor</b>	1232 D 7	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr & Mrs Roy Llewellyn	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM10(10)		
<b>Summary of Comments</b>	The representor questions what nature of educational and training facility is proposed at Coegnant and suggests that it maybe better located in a vacant building in the village or in a purpose built facility.				
<b>Councils Response</b>	The sites allocated for educational purposes in the LDP have been included subject to close consultation with the Councils education department. The sites allocated are based on local need and/or previous/ongoing feasibility work that has considered various options and are located in areas where they are suitable for purpose and are deliverable within the plan period. Further detail on the precise nature of the facilities is, or will be available in the Councils School Modernisation Programme which is continually updated on the Councils web pages				
<b>Representor</b>	54 D 88	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM11		
<b>Summary of Comments</b>	<p>Whilst the representor welcomes the inclusion of a policy that proposes that people should not live more than 300m from their nearest area of accessible natural green space, it is not clear how areas of accessible natural green space will be defined, provided or what is considered to be a realistic and appropriate size for such areas. Additionally, there is no reference of how any newly proposed areas are intended to be managed in the future, and whether the provision and management of such areas will be the responsibility of the developer or the Council.</p> <p>We recommend that further detail is provided in the policy or its amplification which clarifies the above points. (to meet Tests of Soundness CE1, CE2 and CE3).</p>				
<b>Councils Response</b>	<p>It is not considered that this level of detail is relevant for inclusion within the LDP. Further detail relating to design and maintenance of such new spaces will be considered at the planning application stage taking consideration of relevant Supplementary Planning Guidance (SPG), which will be produced by the Council in partnership with the Countryside Council for Wales.</p> <p>Existing areas of natural open space and areas with deficiency across the County Borough are already defined by a study undertaken by consultants (KKP) in accordance with the Countryside Council for Wales Toolkit relating to Accessible Natural Greenspace which was jointly funded by the Council and the representor.</p>				
<b>Representor</b>	160 D 6	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Home Builders Federation	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM11		
<b>Summary of Comments</b>	<p>The HBF object to Policy COM 11 as it does not accord with national planning legislation or national planning guidance.</p> <p>From 6 April 2010 the CIL regulations have now been enshrined within law and regulation 122 limits the use of planning obligations in order to ensure such regulations are fair and reasonable and to increase the scrutiny of financial requirements within section 106 obligations.</p> <p>In this context, Regulation 122 states that that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:</p> <ol style="list-style-type: none"> <li>necessary to make to the development acceptable in planning terms;</li> <li>directly related to the development; and</li> <li>fairly and reasonably related to the scale and kind to the development."</li> </ol> <p>Therefore, Local Authorities must ensure that planning obligations are directly related to the development and are absolutely necessary, otherwise such obligations will fall foul of the legal requirements of the Community Infrastructure Levy Regulations.</p> <p>In terms of Policy COM11, the fact that the policy requires all development to contribute to open space, effectively means the policy is being applied irrespective of whether or not the three tests above can be satisfied. As such, the HBF believe Policy COM 11 falls foul of CIL regulation 122 and is therefore contrary to national planning legislation.</p> <p>In addition to the above, Circular 13/97 also contains these tests and therefore, for the same reasons, Policy COM11 is contrary to national guidance.</p>				
<b>Councils Response</b>	Policy COM11 provides a reasonable starting point (based on National Guidance) for the assessment of the level of recreation facilities that a development may have to provide to meet the recreational requirements of the population in the context of Regulation 122. In this regard the Council will have regard to local evidence (in the form of recreational open space audits etc) which may indicate local deficiencies in an area and which could be exacerbated by further development there by complying with the CIL regulations. In addition, in the interest of good design principles amenity/open space should ne provided as an integrated part of the developments - which will be expended in subsequent SPG. This detailed assessment will take place at the planning application stage in accordance with all national, regional and local guidance and other material considerations relevant at that time.				
<b>Representor</b>	160 D 8	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Home Builders Federation	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM11		
<b>Summary of Comments</b>	There is nothing within the policy that describes how development viability has been considered when setting any prescribed standard. It is essential that development viability is considered when setting planning obligation policies, because such policies might have an adverse impact on development viability. Even though it might not be the case that one single policy has a negative effect on viability, the accumulative requirements of other planning obligations policies might be enough to render a development unviable unless a proper analysis of the impact of each policy is undertaken.				
<b>Councils Response</b>	Site viability in respect of developer contributions can only be fully assessed at a planning application stage when both Council and developer has all relevant information at their disposal to quantify what contributions are relevant and necessary at that point in time when balanced against other policies and considerations. The purpose of the LDP is to make provision for contributions to be sought where necessary, relevant and appropriately justified. Further clarity on this issue is provided in Background Paper 11: Outdoor Recreational Facilities.				
<b>Representor</b>	160 D 9	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Home Builders Federation	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM11		
<b>Summary of Comments</b>	The HBF are not aware of how the authority has reconciled the effect on net developable area of the open space requirements and how this might impact on the density of development. Given that the authority has a minimum density policy and the affordable housing viability assessment makes the point that higher densities can sometimes result in less viable developments, we believe this issue needs to be considered, if the Council proposes to implement such onerous open space requirements.				
<b>Councils Response</b>	The open space requirements in the LDP are those which are recommended by the Fields in Trust Standard. The level of requirement sought can only be fully assessed at a planning application stage when both Council and developer has all relevant information at its disposal to quantify the level of contributions which are relevant, necessary and appropriately justified at that point in time when balanced against other policies and considerations. Further clarity on this issue is provided in Background Paper 11: Outdoor Recreational Facilities.				

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<b>Representor</b>	160 D 10	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Home Builders Federation	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM11		
<b>Summary of Comments</b>	<p>The HBF believe the FIT standards have not been properly considered. In this context, the Reasoned Justification to the policy states the following - "for the purposes of Policy COM11, the Council has adopted the benchmark standards endorsed by Fields in Trust (FIT)"</p> <p>The FIT standard does not state that a minimum of 2.6 hectares of open space should be made available, which is what is required by Policy COM11. The standard in fact states that 2.4 hectares of open space should be made available, so the interpretation of the standard is flawed.</p>				
<b>Councils Response</b>	<p>Policy COM11 states that 0.2 hectares per 1000 population will be sought for allotment provision. This substantiates the additional requirement and was sourced from the National Society of Allotments and Leisure Gardeners to ensure that this increasingly important element of recreational activity is not adversely impacted by new residential development.</p> <p>It should be noted however that this additional 0.2 hectares for allotment provision is not necessarily cumulative. It represents an aspect of open space which, where there is an identified deficiency, will be considered against the need for other recreational facilities.</p> <p>Further clarity on this issue is provided in Background Paper 11: Outdoor Recreational Facilities.</p>				
<b>Representor</b>	160 D 7	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Home Builders Federation	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	6.2.17		
<b>Summary of Comments</b>	<p>The representor makes the observation that paragraph 6.2.17 states that all new housing developments will be expected to include approximately 10% of the development site area for public 'amenity' purposes in the interest of good design.</p> <p>The representor states that there is absolutely no justification for this requirement and it is therefore completely inappropriate. In addition to this, the representor does not understand why this additional requirement has been couched within the reasoned justification, rather than placed within the policy, as it seems to be a policy requirement in itself, as opposed to an explanatory text.</p>				
<b>Councils Response</b>	<p>The 10% figure is intended to provide the developer with guidance on what the Council considers to be an appropriate starting point on which to base the provision of amenity green space as good development design. The exact level which will be expected at an application stage will be balanced against the need for additional facilities outlined in Policy COM11 and taking account of relevant SPG and the FIT standards. It should be noted that any on-site provision of recreational space and aspects of design, including green verges and any 'private' green space which can be shared in visual amenity terms as part of the development could contribute to the 10% guidance. Further clarity on this issue is provided in Background Paper 11: Outdoor Recreational Facilities.</p>				
<b>Representor</b>	660 D 4	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Blackmill & Glynogwr Tenants & Residents Association	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM12		
<b>Summary of Comments</b>	<p>The representor would like a playing field allocated in Blackmill.</p>				
<b>Councils Response</b>	<p>All allocations in the LDP have to be realistic and deliverable within the plan period. The Council does not have sufficient evidence to demonstrate that a site in Blackmill would be realistic and deliverable within the plan period. However, if opportunities arose within the plan period to support the development of this facility, there are policies within the plan to support such a proposal.</p>				
<b>Representor</b>	661 D 3	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Blackmill Youth & Community Centre	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM12		
<b>Summary of Comments</b>	<p>The representor would like to see a playing field allocation in Blackmill.</p>				
<b>Councils Response</b>	<p>All allocations in the LDP have to be realistic and deliverable within the plan period. The Council does not have sufficient evidence to demonstrate that a site in Blackmill would be realistic and deliverable within the plan period. However, if opportunities arose within the plan period to support the development of this facility, there are policies within the plan to support such a proposal.</p>				
<b>Representor</b>	928 D 3	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Blackmill Over 60s Club	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM12		
<b>Summary of Comments</b>	<p>The representor would like to see a playing field allocation in Blackmill</p>				
<b>Councils Response</b>	<p>All allocations in the LDP have to be realistic and deliverable within the plan period. The Council does not have sufficient evidence to demonstrate that a site in Blackmill would be realistic and deliverable within the plan period. However, if opportunities arose within the plan period to support the development of this facility, there are policies within the plan to support such a proposal.</p>				
<b>Representor</b>	1232 D 8	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr & Mrs Roy Llewellyn	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM12(2)		
<b>Summary of Comments</b>	<p>The representor considers that the playing field allocation on Coegnant will only serve the new development rather than the village as a whole and highlights examples where they consider that this has happened in the past.</p>				
<b>Councils Response</b>	<p>It is considered that the mixed-use development of this site provides an opportunity for the development of a playing field which meets the recreational needs of the entire community</p>				
<b>Representor</b>	1228 D 3	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Ms Valerie Evans	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM12(3) West Of Grassholm Way, Nottage		
<b>Summary of Comments</b>	<p>The representor considers that the playing field designation at Rest Bay in Nottage is 'elastic'.</p>				
<b>Councils Response</b>	<p>Comments are noted. However, the Council considers that Policy COM12 is clear in its purpose to safeguard this area of land for playing fields.</p>				

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<b>Representor</b>	53 D 2	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Cornelly Community Council	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM13		
<b>Summary of Comments</b>	Members of Cornelly Community Council feel strongly that the area of farmland adjacent to Maudlam Cross, as outlined on the attached plan, should remain as a form of recreational space, as allocated in the former UDP.				
<b>Councils Response</b>	See consultation response to AS003.				
<b>Representor</b>	54 D 89	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM13		
<b>Summary of Comments</b>	Whilst the representor welcomes the principle of the policy, it is not clear how the policy will be delivered. To meet test of soundness CE3, we recommend that additional text is provided setting out broadly how the identified areas of open space will be delivered, and by whom.				
<b>Councils Response</b>	<p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	61 D 46	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Support
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM13		
<b>Summary of Comments</b>	<p>Policy COM13. Provision of accessible natural green space.</p> <p>The representor supports this policy which can be interlinked with green corridors and even water based activities to the benefit of man and the environment.</p>				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	806 D 11	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	National Grid Property	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM13(7)		
<b>Summary of Comments</b>	The representor would like to make the Council and potential developers aware that overhead electricity lines are situated over this site and this should be taken into account during planning / development of this site.				
<b>Councils Response</b>	<p>Comment is noted.</p> <p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	35 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Support
<b>Organisation</b>	Bridgend Town Council	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM13(9) Land off Waunscil Avenue, Bridgend		
<b>Summary of Comments</b>	Members agree with Green Wedge designation on land between Bridgend and Brackla.				
<b>Councils Response</b>	The support of the representor is noted. However, Policy COM13(9) is a policy for the provision of public open space rather than the designation of a Green Wedge.				
<b>Representor</b>	756 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Paddle Homes Ltd	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM13(9) Land off Waunscil Avenue, Bridgend		
<b>Summary of Comments</b>	<p>The representor considers that the Land off Waunscil Avenue should be de-allocated as an outdoor recreation facility in light of previous planning applications and inspectors comments which, although refused/dismissed, have endorsed the principle for residential development on the site.</p> <p>The representor outlines the planning history of the site and submits detailed submissions in the form of a Planning Statement and Environmental Statement to support the submission.</p>				
<b>Councils Response</b>	See consultation response to Alternative Site AS043.				

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<b>Representor</b>	54 D 90	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Support
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM14		
<b>Summary of Comments</b>	The representor welcomes the policy and particularly supports the encouragement of community food networks in association with allotments, and consider the policy meets Test of Soundness CE1.				
<b>Councils Response</b>	Support is welcomed				
<b>Representor</b>	1229 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr George Davis	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM14		
<b>Summary of Comments</b>	The representor considers that there is inadequate allotment provision in Pencoed and suggests a site at Greenacre Drive as a potential allocation.				
<b>Councils Response</b>	See consultation response to Alternative Site AS004  All allocations in the LDP have to be realistic and deliverable within the plan period. The Council does not have sufficient evidence to demonstrate that this site would be realistic and deliverable within the plan period. However, if opportunities arose within the plan period to support the delivery of this facility, there are policies within the plan to support such a proposal.				
<b>Representor</b>	1231 D 1	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	A Phillips	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM14		
<b>Summary of Comments</b>	The representor suggests more provision for allotments, providing more facilities for the elderly and suggests a site at Greenacre Drive as a potential allocation.				
<b>Councils Response</b>	See consultation response to Alternative Site AS004  All allocations in the LDP have to be realistic and deliverable within the plan period. The Council does not have sufficient evidence to demonstrate that this site would be realistic and deliverable within the plan period. However, if opportunities arose within the plan period to support the delivery of this facility, there are policies within the plan to support such a proposal.				
<b>Representor</b>	1232 D 3	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Representor N</b>	Mr & Mrs Roy Llewellyn	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM14(1) Caerau And Brynglas Market Garden		
<b>Summary of Comments</b>	The representor supports the protection of the old allotments at the back of Brynglas Terrace. The representor considers that the land has excellent potential to be used for growing vegetables.				
<b>Councils Response</b>	Support is welcomed				
<b>Representor</b>	61 D 47	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	6.2 - Social and Community Facilities		
		<b>PolicyNo/Paragraph</b>	COM15		
<b>Summary of Comments</b>	Policy COM15. Provision of cemeteries.  The representor highlighted advice relating to this matter in their pre-deposit comments and reiterate that where a new cemetery or extension to an existing cemetery within the plan there are certain constraints to its location. It cannot be located upon a major aquifer or source protection zone, it must be a minimum of 250m from any potable groundwater supply source, 30m from any watercourse/spring and 10m from any field drains. We hope all these factors have been taken into consideration during the proposed 5 site allocations.				
<b>Councils Response</b>	Following liaison with the Environment Agency and the BCBC Land Drainage Officers, the conclusion was reached that there is no evidence at present to indicate any major groundwater constraints. However, during the planning application stages for the proposed extensions, there will be a requirement for consultation with the Environment Agency to ascertain whether a Tier 1 Risk Screening Assessment of potential groundwater contamination would be required on the site.				
<b>Representor</b>	54 D 91	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	6.3 - Infrastructure		
		<b>PolicyNo/Paragraph</b>	SP14		
<b>Summary of Comments</b>	The representor considers that the policy meets Tests of Soundness CE1 and C2.				
<b>Councils Response</b>	Comment is noted.				

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<b>Representor</b>	61 D 49	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	6.3 - Infrastructure		
		<b>PolicyNo/Paragraph</b>	SP14		
<b>Summary of Comments</b>	<p>Strategic Policy SP14. Infrastructure.</p> <p>The inclusion of an infrastructure policy acts as a good cornerstone for developing a robust and deliverable LDP. We support its inclusion but must express some reservations about its clarity.</p> <p>We find the opening paragraph is a rather convoluted statement which detracts from the positive goal of the policy. Additionally in the bullet points we would suggest you clarify what the term "the public realm" actually refers.</p> <p>We respectfully suggest an alternative opening paragraph for your consideration;</p> <p>"All proposals for built development must include details of infrastructure requirements associated with the scheme and they will only be acceptable in those locations where:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> suitable utility service infrastructure is available;</li> <li><input type="checkbox"/> or programmed within a feasible phasing period within the Borough.</li> <li><input type="checkbox"/> or the provision of infrastructure is secured by means of agreements or obligations, and/or by any other agreement or undertaking and phased to accord with the availability of those services.</li> </ul> <p>Future use of obligations will be considered in light of the provisions of the Community Infrastructure Levy (CIL)".</p>				
<b>Councils Response</b>	<p>The Council welcomes the support for the inclusion of Policy SP14. Notwithstanding the appropriateness or otherwise of the proposed changes, the Council considers that they do not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Policy and any subsequent outcome as a result of implementation.</p>				
<b>Representor</b>	61 D 50	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Comment
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	6.3 - Infrastructure		
		<b>PolicyNo/Paragraph</b>	SP14		
<b>Summary of Comments</b>	<p>Our key concern is the relationship and link between policy expectations and reality in terms of the provision of suitable infrastructure. It is imperative that this plan accords with the requirements and phasing of the infrastructure provider. For example Dwr Cymru Welsh Water (DCWW) AMP programmes to ensure suitable foul and surface water networks exist to facilitate development. It is suggested that your authority and DCWW engage in liaison meetings to clarify relative positions/opportunities.</p> <p>We are aware that a current SPG 15 Community facilities and Residential Development (June 2008) incorporates elements relating to this issue. Clearly there is a slight overlap in text content between the LDP Strategic policy SP 14 and Part 1 policy 22 of the adopted Bridgend Unitary Development Plan. We respectfully suggest that this SPG is reviewed to reflect current Council policy and requirements.</p>				
<b>Councils Response</b>	<p>Comment noted. As detailed in Chapter 8 of the LDP, SPG 14:Infrastructure, incorporating existing SPG's on Community Facilities and Educational Facilities, will be published after the adoption of the LDP.</p>				
<b>Representor</b>	64 D 6	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	6.3 - Infrastructure		
		<b>PolicyNo/Paragraph</b>	SP14		
<b>Summary of Comments</b>	<p>Policy SP14 Infrastructure (page 65) seeks infrastructure delivery through planning conditions, obligations or the Community Infrastructure Levy (CIL). Paragraphs 6.3.5 – 6.3.9 provide some clarification in relation to the CIL. However, further clarification is required on how the CIL will be taken forward when pooled s106 contributions are no longer allowed after 6th April 2014 (5 or more), particularly in delivering the necessary infrastructure to support the plan and the timing of any transition to a CIL. The deliverability of the plan could come under question if there is no mechanism in place to capture the financial benefits arising from development which can be used to assist the provision of appropriate infrastructure.</p> <p>If a CIL is not in place until after April 2014 there could be a vacuum in the plans ability to capture financial receipts to support development. This should not be left to an early review of the plan. It is not in the interest of the plan to create a policy void. Further explanation is required to demonstrate how this is not an issue or, if it is, how it is to be resolved. The implications of infrastructure delivery on the housing provision and employment allocations in terms of phasing should be clarified and could be included in Chapter 9/ Appendix 3.</p>				
<b>Councils Response</b>	<p>The Council is currently undertaking work to examine how the Community Infrastructure Levy could be applied across the borough, including discussions with neighbouring authorities. Once this work has been completed, and the LDP adopted, Council will look to progress the introduction of a Community Infrastructure Levy at the earliest opportunity, with the aim of having a scheme in place in 2014. However, there will still be scope to collect contributions through Section 106 Agreements.</p> <p>It is worth noting that the delivery of the LDP is not dependent on large significant infrastructure projects, most developments will require local mitigation for example provision of on-site open space or local highways upgrades, these will still be financed with Section 106 agreements.</p>				
<b>Representor</b>	72 D 17	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Support
<b>Organisation</b>	Welsh Water / Dwr Cymru	<b>Section No</b>	6.3 - Infrastructure		
		<b>PolicyNo/Paragraph</b>	SP14		
<b>Summary of Comments</b>	<p>The representor support Policy SP14 stating that they will wherever possible meet developers needs in terms of water and sewage but there maybe instances where developer contributions in the form of Section 106 agreements maybe necessary.</p>				
<b>Councils Response</b>	<p>Support is welcomed.</p>				
<b>Representor</b>	911 D 9	<b>Chapter No</b>	Chapter 6 - To Create Safe, Healthy and Inclusive Communities	<b>Response</b>	Objection
<b>Organisation</b>	Persimmon Homes (Wales)	<b>Section No</b>	6.3 - Infrastructure		
		<b>PolicyNo/Paragraph</b>	SP14		
<b>Summary of Comments</b>	<p>The representor makes a general point that Policies should have sufficient flexibility in their application to encourage suitable and deliverable regeneration projects. The representor suggests that greater flexibility needs to be allowed, in certain circumstances, in respect of infrastructure provision.</p>				
<b>Councils Response</b>	<p>The policy highlights the general principle that infrastructure will be required where necessary in planning terms and indicates the broad range of matters that may need to be addressed.</p> <p>As stated the Council encourages Developers to make use of pre application discussions to identify likely requirements at an early stage and Section 106 agreements are a product of negotiation. It is the Councils intention to carry out negotiations in respect of such agreements in an open and transparent manner.</p> <p>It is also acknowledged that development costs, including the costs of implementing planning agreements should not prejudice development that supports the Council's aspiration to see the regeneration and improvement of the Borough. However, if such costs would result in a proposal being unviable, the Council may conclude that the benefits of the development outweigh the benefits of seeking to secure all the infrastructural requirements.</p>				

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<b>Representor</b>	61 D 53	<b>Chapter No</b>	Chapter 7 - Monitoring and Review	<b>Response</b>	Objection
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	7 - Monitoring and Review		
		<b>PolicyNo/Paragraph</b>	7		
<b>Summary of Comments</b>	<p>We consider the scope of trigger points associated with the policy monitoring could be enlarged and extended within the LDP. These could include:</p> <ul style="list-style-type: none"> <li>- Within transport planning – utilise levels of air quality improvements or deteriorations.</li> <li>- There appears no reference to noise – utilise the Environmental Noise Directive and the identification/numbers of quiet areas.</li> <li>- Flooding – no reference to numbers of dwellings or areas protected by flood prevention.</li> <li>- Biodiversity/Environment – Could utilize figures to indicate any increase/decrease of land area or numbers of sites protected by national regional and local environment status.</li> </ul>				
<b>Councils Response</b>	<p>The Council considers that the framework contained within the LDP strategy and policies together with the monitoring framework outlined in chapter 7 of the LDP provides an appropriate context for monitoring the implementation of Plan.</p> <p>Of the specific indicators mentioned:          Air Quality is monitored under IND17; albeit under the Natural Environment section rather than Transport Planning          Noise has not been identified as a significant issue of concern in the County Borough and, although policies are in place to prevent noise pollution, it does not seem appropriate to include a specific indicator on this issue.          It does not seem relevant to monitor the number of houses / areas protected by flood prevention as this statistic would be meaningless. Policies and allocations in the plan protect new development from areas prone to flooding and therefore it is considered that IND6 would suffice in this instance.          Similarly, by monitoring the number or land area of sites protected by national/regional/local environment allocations would not necessarily reflect the reality of the situation in that acceptable development could take place on these sites which could offer positive mitigation measures. In addition, it may not be the planning system per se which has an impact on this situation. Other legislation provides for the protection of protected species and habitats. It is therefore considered more appropriate to monitor planning application outcomes for this issue.</p>				

<b>Representor</b>	64 D 16	<b>Chapter No</b>	Chapter 7 - Monitoring and Review	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	7 - Monitoring and Review		
		<b>PolicyNo/Paragraph</b>	7		
<b>Summary of Comments</b>	<p>Whilst the Welsh Government recognises the commitment to ensure that the key objectives and policies of the plan are monitored and the work undertaken to date, it considers there is merit in reviewing the indicators to determine if they and the trigger points categorising performance are appropriate, in all instances. For example, there appears to be no indicator monitoring the delivery of the strategy, spatially. It would be helpful if the plan could demonstrate that the appropriate scale of growth is being delivered in line with the spatial hierarchy set out in the plan.</p> <p>Some of the indicators themselves may require further refinement, such as ensuring the provision of a 5 year housing land supply throughout the whole plan period, and being able to respond if affordable housing is not being delivered. Other indicators could better reflect national planning policy (e.g. TAN15 'Development and Flood Risk') which states that residential Class C3 development should not be permitted in C2 flood risk areas. The monitoring framework does not seem to include trigger points for housing in the SRGAs only for employment and as long as the plan is delivering 500 dwellings per annum it does not matter where they are located.</p>				
<b>Councils Response</b>	<p>The Council considers that the framework contained within the LDP strategy and policies together with the monitoring framework outlined in chapter 7 of the LDP provides an appropriate context for monitoring the implementation of Plan.</p> <p>On the specific indicators referred to by the objector the Council would respond as follows:</p> <p>The delivery of the spatial strategy is monitored by IND1 which relates to the level of housing and employment development within the SRGAs</p> <p>Indicators on the 5 year housing land supply and affordable housing delivery are included at IND31 and IND33</p> <p>It would be inappropriate to simply monitor development in the floodplain per se as defined in TAN15 as further, detailed flood consequences assessment work may indicate that development is acceptable in these locations. Monitoring of the Environment Agency Wales objections is more effective to realistically monitor this issue.</p>				

<b>Representor</b>	54 D 93	<b>Chapter No</b>	Chapter 7 - Monitoring and Review	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	7 - Monitoring and Review		
		<b>PolicyNo/Paragraph</b>	7.2		
<b>Summary of Comments</b>	<p>We consider that, as drafted this [IND8] is not workable and does not meet the test of soundness CE3. As quite large areas of biodiversity habitat could be lost before the policy is reviewed, other triggers and as well as a black trigger indicator may need to be considered to review the policy once a specified area (cumulatively) of habitats from the Natural Environment and Rural Communities Act (NERC) section 42 list has been lost to development and its associated infrastructure.</p>				
<b>Councils Response</b>	<p>The Council considers that the framework contained within the LDP strategy and policies together with the monitoring framework outlined in chapter 7 of the LDP provides an appropriate context for monitoring the implementation of Plan.</p> <p>Monitoring the number or land area of sites protected by national/regional/local environment allocations would not necessarily reflect the reality of the situation in that acceptable development could take place on these sites which could offer positive mitigation measures. In addition, it may not be the planning system per se which has an impact on this situation. Other legislation provides for the protection of protected species and habitats. It is therefore considered more appropriate to monitor planning application outcomes for this issue.</p> <p>In relation to IND16, a black trigger is not considered necessary in this instance as a red trigger would require a policy review which would examine the way in which the policy is being implemented which could give rise to the need for further officer or member training and the protection of additional guidance where appropriate.</p>				

<b>Representor</b>	54 D 94	<b>Chapter No</b>	Chapter 7 - Monitoring and Review	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	7 - Monitoring and Review		
		<b>PolicyNo/Paragraph</b>	7.4		
<b>Summary of Comments</b>	<p>As currently worded, CCW considers that the [IND16] target to prevent "appropriate development" is confusing. In addition the target does not seem to monitor adverse impact on designations from development located outside those designated sites, or differentiate between the hierarchy of different types of designation.</p> <p>We therefore recommend that the target is amended to read: "No development will take place which will adversely affect the integrity of statutory designated sites".</p> <p>Further we do not consider that the proposed triggers are appropriate to ensure that development does not have adverse effects on designated sites or affect their integrity. As CCW are unlikely to comment on all applications that affect local or regionally designated sites, a more appropriate trigger will be to measure areas lost or adversely impacted by planning permissions granted.</p> <p>Additionally, there is the potential for cumulative impacts on designated sites or the cumulative loss of BAP habitat from SINCs from development falling below the major development threshold, which should be measured. It is not only major applications that result in biodiversity loss or harm to designated sites. We would be happy to discuss appropriate triggers and indicators for this policy further with the authority.</p>				
<b>Councils Response</b>	<p>There is an error in the wording of the target IND16 which should read "inappropriate" rather than "appropriate". However (as a typographical error) the Council are willing to accept the proposed change by the representor and would offer no objection to this should the Inspector be minded to recommend such a change and do not consider that it goes to the heart of the Plan.</p> <p>Whilst CCW are not consultees on development proposals situated in areas of local or regional importance, the Council's Countryside section is; hence their inclusion in the indicator also. The Environment Agency will also comment on related issues.</p> <p>The Council does agree that it is not only major applications which will have an impact on designated sites, and would offer no objection to this should the Inspector be minded to recommend that the word 'major' is deleted from the yellow and red triggers of IND16; it considers that such a change does not go to the heart of the Plan.</p>				

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<b>Representor</b>	54 D 95	<b>Chapter No</b>	Chapter 7 - Monitoring and Review	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	7 - Monitoring and Review		
		<b>PolicyNo/Paragraph</b>	7.4		
<b>Summary of Comments</b>	Given that other factors, beyond the control of plan policies may influence air quality, we suggest that the Monitoring Framework identifies this target and associated indicator as 'contextual' outputs of the framework.				
<b>Councils Response</b>	<p>The Council has not introduced 'contextual' indicators into the LDP; however it considers that such data and information could be introduced as necessary as a supplement to an Annual Monitoring Report.</p> <p>IND17 specifically refers to Air Quality Management Areas (AQMAs) which could be a key determinant on the impact of new development in the County Borough. It therefore considers that no change should be made to the Plan.</p>				
<b>Representor</b>	54 D 92	<b>Chapter No</b>	Chapter 7 - Monitoring and Review	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	7 - Monitoring and Review		
		<b>PolicyNo/Paragraph</b>	Table 7.2		
<b>Summary of Comments</b>	<p>Deposit LDP Target: "To minimise the number of developments permitted in the flood plain or which decrease water quality".</p> <p>Whilst we welcome the objective to minimise the number of developments permitted in the flood plain or which decrease water quality, the associated indicator (IND6) does not include an indicator for water quality. We recommend that the indicator should therefore be amended to reflect Dwr Cymru Welsh Water observations in relation to water quality and quantity in response to planning application consultations.</p>				
<b>Councils Response</b>	Notwithstanding the appropriateness or otherwise of this suggested change, the Council consider that this does not go to the soundness of the Plan. However, the Council offers no evidence to counter this representation given the limited impact such a change will have on the application of the Plan and any subsequent outcome as a result of implementation.				
<b>Representor</b>	61 D 51	<b>Chapter No</b>	Chapter 8 - Supplementary Planning Guidance	<b>Response</b>	Comment
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	8 - Supplementary Planning Guidance		
		<b>PolicyNo/Paragraph</b>	8		
<b>Summary of Comments</b>	We acknowledge that there are a series of SPG's which appear to be linked to the UDP and it is suggested these are reviewed once the LDP is adopted. We also request that we are consulted upon any new SPG's being drafted.				
<b>Councils Response</b>	<p>Chapter 8 of the LDP clearly sets out the Supplementary Planning Guidance (SPG) programme of the Council. Those existing (UDP-related) SPG's will be revised upon adoption of the LDP.</p> <p>As a Statutory Consultee it is standard practice of the Council to consult the Environment Agency Wales on all draft SPG documents.</p>				
<b>Representor</b>	54 D 96	<b>Chapter No</b>	Chapter 9 - Delivery and Implementation	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	9 - Delivery and Implementation		
		<b>PolicyNo/Paragraph</b>	9		
<b>Summary of Comments</b>	<p>A number of sites have been specifically identified in paragraphs 6.22 to 6.25, 6.52 to 6.55, and 6.96 to 6.100 (together with specific measures outlined in paragraph 6.108) of the HRA Screening and Assessment: Bridgend County Borough LDP (June 2011) which should be screened to determine whether a site specific HRA is required at the planning application stage. Therefore, for improved clarity, the representor suggests that an additional column is added to the table in Chapter 9 to clearly identify that there will be a screening requirement for proposed developments at these sites.</p> <p>Please see also the representors above comments to:</p> <ul style="list-style-type: none"> <li>- Policy PLA3(9) Pwll y Waun, Porthcawl</li> <li>- Policy REG1(15) Pwll y Waun, Porthcawl</li> <li>- PLA3(10) Land West of Maesteg Road</li> <li>- Policy PLA7(24) Junction 36 of M4 – Park and Share scheme</li> <li>- Policy SP9(2) Island Farm</li> <li>- Policy REG1(8) Waterton Industrial Estate</li> <li>- Policy REG1(18) Brynmenyn Industrial Estate</li> <li>- Policy PLA8(5) Access to Island Farm Strategic Employment Site, A48.</li> </ul>				
<b>Councils Response</b>	<p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper. The information provided by the Representor will be included in this.</p>				
<b>Representor</b>	64 D 5	<b>Chapter No</b>	Chapter 9 - Delivery and Implementation	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	9 - Delivery and Implementation		
		<b>PolicyNo/Paragraph</b>	9		
<b>Summary of Comments</b>	<p>Although Chapter 9 of the plan 'Delivery and Implementation' provides a helpful context illustrating the phasing and delivery issues associated with each site, this is not true in all cases. For example, PLA3(3) (page 80) identifies 140 dwellings at Coity Road Sidings to be implemented and funded through the private sector. Whilst this is phased during the later two thirds of the plan period there is no information regarding possible constraints, relevant infrastructure or costings/funding source.</p> <p>It is not expected that the minutiae should be identified, rather the generality. However, there do appear to be instances where greater clarity will assist demonstrating deliverability of the plan. It may also be appropriate to consider how any relevant policy would influence the phasing of development.</p>				
<b>Councils Response</b>	<p>The Council considers that Section 9 (Delivery and Implementation) of the deposit LDP gives sufficient information to enable the reader to ascertain the general status and likely implementation dates of a site or proposal allocated in the Plan.</p> <p>However, it also recognises that the deliverability of a site is an ongoing, evolving process. Specific site details are constantly changing and new issues may arise post plan-making stage.</p> <p>To this end, it is proposed that an online LDP Site Database is established which is kept up-to-date and formally published once a year as part of the LDP Annual Monitoring Report (AMR). This database will outline the current status of the site and its likely implementation timescales with links to any relevant planning applications, planning / environmental studies which have been undertaken and any further constraints which have been identified. Where relevant it may also indicate likely section 106 requirements associated with the site. Land ownership details will also be included to facilitate contact between interested parties.</p> <p>The Council will produce the first of these database reports in a 'Site Implementation and Delivery' background paper.</p> <p>It should be noted in the context of Policy PLA3(3) that the land owners have produced a Planning Brief outlining various constraints to development and this has been submitted in support of the allocation.</p>				

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<b>Representor</b>	61 D 52	<b>Chapter No</b>	Chapter 9 - Delivery and Implementation	<b>Response</b>	Comment
<b>Organisation</b>	Environment Agency Wales	<b>Section No</b>	9 - Delivery and Implementation		
		<b>PolicyNo/Paragraph</b>	Table 9.1		
<b>Summary of Comments</b>	The representor supports the moves to phase development throughout the Borough and urge close monitoring of the various sites/proposals to ensure a feasible delivery. Certainly Strategic Policy SP12 (Housing) indicates a series of 5 year housing delivery targets and these will act as a guide to the progress of development within the LDP.				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	117 D 5	<b>Chapter No</b>	LDP Proposals Maps	<b>Response</b>	Objection
<b>Representor N</b>	Mrs M C Wilkins	<b>Section No</b>	LDP Proposals Maps		
		<b>PolicyNo/Paragraph</b>	Proposal Map 1		
<b>Summary of Comments</b>	White land does not have any specific land use allocations but is covered by relevant policies in the LDP depending on whether it is located inside or outside the designated settlement boundary.				
<b>Councils Response</b>	The land lying outside of the designated settlement boundaries (defined by Policy PLA1), including white land, is defined as countryside.				
<b>Representor</b>	145 D 6	<b>Chapter No</b>	LDP Proposals Maps	<b>Response</b>	Objection
<b>Organisation</b>	Coal Authority	<b>Section No</b>	LDP Proposals Maps		
		<b>PolicyNo/Paragraph</b>	Proposal Map 1		
<b>Summary of Comments</b>	The Proposals Map does not appear to show more than one mineral being safeguarded, whilst we have not had chance to check the whole Proposals Map it is normal in the South Wales coalfield for primary or secondary coal resources to be present in the same areas as other minerals being safeguarded for example limestone. In other LDPs where there is more than one mineral being safeguarded then all minerals have been shown. This LDP appears to only show the 'principal' mineral which is inconsistent with other LDPs.				
<b>Councils Response</b>	The Council was provided with one dimensional maps from the BGS showing the mineral resources in the County Borough. These did not include overlapping resources and the safeguarding areas on the LDP Proposals Maps replicate those received from the BGS, excluding those which were located within settlement boundaries.				
<b>Representor</b>	1239 D 6	<b>Chapter No</b>	LDP Proposals Maps	<b>Response</b>	Objection
<b>Representor N</b>	Mr M & C Jones	<b>Section No</b>	LDP Proposals Maps		
		<b>PolicyNo/Paragraph</b>	Proposal Map 15		
<b>Summary of Comments</b>	The representor objects to the settlement boundary of Bettws as shown on Proposals Map 15 and requests that the site at Glyn Teg / Bryn Siriol is included.				
<b>Councils Response</b>	See consultation response to Alternative Site AS001.				
<b>Representor</b>	1245 D 6	<b>Chapter No</b>	LDP Proposals Maps	<b>Response</b>	Objection
<b>Representor N</b>	Mr K W Avrill	<b>Section No</b>	LDP Proposals Maps		
		<b>PolicyNo/Paragraph</b>	Proposal Map 15		
<b>Summary of Comments</b>	The representor objects Proposals Map 15 on the grounds that their site at Blackmill Road, Bryncethin is excluded from the settlement boundary of Bryncethin.				
<b>Councils Response</b>	See consultation response to Alternative Site AS022.				
<b>Representor</b>	117 D 1	<b>Chapter No</b>	LDP Proposals Maps	<b>Response</b>	Objection
<b>Representor N</b>	Mrs M C Wilkins	<b>Section No</b>	LDP Proposals Maps		
		<b>PolicyNo/Paragraph</b>	Proposal Map 21		
<b>Summary of Comments</b>	LDP is unreliable as the map shows the area at Penyfai Common as white land. Gives the wrong impression to developers. LDP does not define and mark the football field as being situated on Penyfai common land. Common land has also been given the status of meadow land.				
<b>Councils Response</b>	The LDP does not show Common Land on the Proposals Map.				
<b>Representor</b>	975 D 2	<b>Chapter No</b>	LDP Proposals Maps	<b>Response</b>	Objection
<b>Representor N</b>	Mr Keith Williams	<b>Section No</b>	LDP Proposals Maps		
		<b>PolicyNo/Paragraph</b>	Proposal Map 21		
<b>Summary of Comments</b>	The representor states that the settlement boundary for the village of Penyfai, as shown on the Proposals Map 21 is incorrect. The representor would like their land, at the rear of Penyfai Post Office, to be included within the settlement boundary of Penyfai making it suitable for residential development.				
<b>Councils Response</b>	See consultation response to Alternative Site AS055.				
<b>Representor</b>	788 D 6	<b>Chapter No</b>	LDP Proposals Maps	<b>Response</b>	Objection
<b>Organisation</b>	Bellway Homes	<b>Section No</b>	LDP Proposals Maps		
		<b>PolicyNo/Paragraph</b>	Proposal Map 22		
<b>Summary of Comments</b>	The representor objects to the omission of land at Ffoes-yr-Efai Farm, Pencoed as a residential allocation in Policy COM2 on the basis that it fails tests of soundness: C2, CE2 and CE4.				
<b>Councils Response</b>	See consultation response to Alternative Site AS006.				



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<b>Representor</b>	753 D 5	<b>Chapter No</b>	LDP Proposals Maps	<b>Response</b>	Objection
<b>Representor N</b>	Mr David H C Evans	<b>Section No</b>	LDP Proposals Maps		
		<b>PolicyNo/Paragraph</b>	Proposal Map 23		
<b>Summary of Comments</b>	The representor objects to the proposals map on the basis that the site at Ty Draw Farm, Pencoed was not included within the settlement boundary.				
<b>Councils Response</b>	See consultation response to Alternative Site AS029.				
<b>Representor</b>	853 D 6	<b>Chapter No</b>	LDP Proposals Maps	<b>Response</b>	Objection
<b>Organisation</b>	Tarmac	<b>Section No</b>	LDP Proposals Maps		
		<b>PolicyNo/Paragraph</b>	Proposal Map 25		
<b>Summary of Comments</b>	The representor considers that Proposals map page no. 25 should be amended to include mineral safeguarding areas as currently defined on UDP Map 25 as M4(1) and M4(3).				
<b>Councils Response</b>	There is no need for a site specific safeguarding policy as a county-wide safeguarding policy is in place and is more appropriate (see Policy ENV9) and favoured in line with national guidance.				
<b>Representor</b>	855 D 6	<b>Chapter No</b>	LDP Proposals Maps	<b>Response</b>	Objection
<b>Organisation</b>	Gaens Quarry	<b>Section No</b>	LDP Proposals Maps		
		<b>PolicyNo/Paragraph</b>	Proposal Map 25		
<b>Summary of Comments</b>	The representor considers that Proposals map page no. 25 should be amended to include mineral safeguarding areas as currently defined on UDP Map 25 as M4(1) and M4(3).				
<b>Councils Response</b>	There is no need for a site specific safeguarding policy as a county-wide safeguarding policy is in place and is more appropriate (see Policy ENV9) and favoured in line with national guidance.				
<b>Representor</b>	1063 D 6	<b>Chapter No</b>	LDP Proposals Maps	<b>Response</b>	Objection
<b>Representor N</b>	PJK Developments Ltd	<b>Section No</b>	LDP Proposals Maps		
		<b>PolicyNo/Paragraph</b>	Proposal Map 25		
<b>Summary of Comments</b>	Whilst it is noted that Policies ENV 9 (Development in Mineral Safeguarding Zones) and ENV 11 (Mineral Development) do not necessarily restrict development if it complies with the criteria in the policies, the Proposals map (Page 25) is objected to as a significant proportion of the site is shown as within a Mineral Site Quarry Boundary.				
<b>Councils Response</b>	The mineral safeguarding areas have been defined on the proposals maps using the new mineral resource map of Wales produced by the BGS. No action required.				
<b>Representor</b>	46 D 12	<b>Chapter No</b>	LDP Proposals Maps	<b>Response</b>	Objection
<b>Organisation</b>	Merthyr Mawr Community Council	<b>Section No</b>	LDP Proposals Maps		
		<b>PolicyNo/Paragraph</b>	Proposal Map 27		
<b>Summary of Comments</b>	The representor is concerned that Newbridge Fields have been designated as White Land as the river still floods below the A48 and occasionally into Newbridge Fields.				
<b>Councils Response</b>	Areas at risk of flooding have not been designated on the Proposals Map. Newbridge Fields has not been allocated for any development. Flooding issues on sites is taken into account in the Development Control process under Policy PLA4 of the LDP.				
<b>Representor</b>	1258 D 4	<b>Chapter No</b>	LDP Proposals Maps	<b>Response</b>	Objection
<b>Organisation</b>	Waterstone Estates Ltd	<b>Section No</b>	LDP Proposals Maps		
		<b>PolicyNo/Paragraph</b>	Proposal Map 27		
<b>Summary of Comments</b>	The representor considers that CACI retail needs report is flawed and that there is additional retail need in the Bridgend area. They therefore consider that the South Wales Police Headquarters site should be allocated for retail development and request Proposal Map 27 is changed.				
<b>Councils Response</b>	See consultation response to Alternative Site AS053.  The Council is confident that both original 2007 and 2010 update retail needs reports undertaken by CACI Ltd (which form the evidence on which retail allocations are based) follow a well-established and robust procedure for assessing future retail need.  Policy REG5 does allocate land for new local-convenience food shopping opportunities on a variety of its mixed use regeneration sites. Policy REG9 allocates sites within and adjacent to town and district centres for retail and commercial developments. These will help to meet the day-to-day needs of residents of the area, enabling to undertake a proportion of their shopping needs in a sustainable way.  The representor seeks that part of the current South Wales Police HQ site on Cowbridge Road, Bridgend is allocated for convenience retail development on the basis of that the CACI study is not robust. However, the Council maintains its position that, taking into those sites allocated in Policy REG5 and REG10, and the application of the national retail planning policy tests, that there is no requirement to allocate this site for future retail development.				
<b>Representor</b>	1256 D 3	<b>Chapter No</b>	LDP Proposals Maps	<b>Response</b>	Objection
<b>Organisation</b>	Lee and Turner	<b>Section No</b>	LDP Proposals Maps		
		<b>PolicyNo/Paragraph</b>	Proposal Map 28		
<b>Summary of Comments</b>	The representor objects to the proposal map as their site at Waterton Lane, Bridgend is not identified as a residential land allocation.				
<b>Councils Response</b>	See consultation response to Alternative Site AS052				

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<b>Representor</b>	54 D 45	<b>Chapter No</b>	LDP Miscellaneous	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	LDP Miscellaneous		
		<b>PolicyNo/Paragraph</b>	LDP Misc		
<b>Summary of Comments</b>	<p>Although we welcome the provision for the protection of UK BAP and LBAP habitats and species that the LDP proposes, as currently drafted the plan, does not afford any protection to statutory designations and protected species.</p> <p>Paragraph 3.3.2 of Technical Advice Note 5: Nature Conservation and Planning (2009), requires LDPs to make provision for the protection of protected species and their habitats, and to provide criteria against which a development affecting the different types of designated site will be assessed.</p> <p>We therefore advise that the LDP is amended to specifically set out the criteria against which proposals likely to affect (i) protected species and their habitat, and (ii) national and international designations will be assessed (to meet Test of Soundness CE1). Such provision could be included in the LDP, by stating that proposals likely to affect international and nationally designated nature conservation sites will be determined in accordance with national policy set out in Planning Policy Wales (Edition 4, 2011) and Technical Advice Note 5: Nature Conservation and Planning (2009), and include a cross-reference to the relevant sections of the documents.</p> <p>(To meet Tests of Soundness C2 and CE1)</p>				
<b>Councils Response</b>	<p>The LDP sufficiently covers these issues in Policy SP2, PLA4, ENV4, ENV5 and ENV6. It is not considered necessary to formulate a policy which replicates these provisions or makes reference to Planning Policy Wales and Technical Advice Note 5. National planning policies are material considerations in the decision making process and are not required to be replicated in development plans.</p> <p>This, in addition to the statutory protection which the designations and species already benefit from, outside of the planning system, is considered sufficient to ensure their protection from development which has the potential to cause harm.</p>				
<b>Representor</b>	54 D 82	<b>Chapter No</b>	LDP Miscellaneous	<b>Response</b>	Objection
<b>Organisation</b>	Countryside Council for Wales	<b>Section No</b>	LDP Miscellaneous		
		<b>PolicyNo/Paragraph</b>	LDP Misc		
<b>Summary of Comments</b>	<p>Appendix 9 of the Deposit LDP Habitats Regulations Assessment (June 2011) clarifies that a significant proportion of the water resources used in the Bridgend CBC come from the Tywi Conjunctive Use Water Resource Management Zone (WRMZ). However, as also acknowledged in the appendix, some of Bridgend's water resources also come from the SE Wales Conjunctive Use System (SEWCUS), which includes water from both the River Usk and River Wye SACs. We recommend that Bridgend CBC satisfies itself, by confirming with Welsh Water Dwr Cymru or the Environment Agency, that there are sufficient resources available to supply the levels of growth proposed by the Plan without impacting on these European designations (To meet Tests of Soundness CE1 &amp; CE3).</p>				
<b>Councils Response</b>	<p>Information from Welsh Water states that the water supply to the Bridgend area is via the Llyn Brienne reservoir in Mid Wales which regulates the flows within the River Tywi. The water is abstracted at Nantgaredig near Carmarthen and is pumped to the Upper and Lower Lliw Valley reservoirs, north of Swansea. From here the water is treated at the nearby Felindre Water Treatment works and then pumped across to the Bridgend area</p> <p>The Council through the plan making process has not received any objection from Welsh Water/ Dwr Cymru in respect of water resource availability and issues of supply.</p>				
<b>Representor</b>	64 D 19	<b>Chapter No</b>	LDP Miscellaneous	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	LDP Miscellaneous		
		<b>PolicyNo/Paragraph</b>	LDP Misc		
<b>Summary of Comments</b>	<p>The consistency of information in background documents e.g. Bridgend's population varies from one document to another - Background paper 1 &amp; Allotment study.</p>				
<b>Councils Response</b>	<p>Comment is noted.</p>				
<b>Representor</b>	64 D 20	<b>Chapter No</b>	LDP Miscellaneous	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	LDP Miscellaneous		
		<b>PolicyNo/Paragraph</b>	LDP Misc		
<b>Summary of Comments</b>	<p>The policy wording in some instances makes the application of policies to future proposals potentially difficult, i.e. Policy COM 14. It is not clear how the policy would be applied to increase the provision of allotments.</p>				
<b>Councils Response</b>	<p>The comment is noted however the Council considers that the Policies are appropriately worded to allow their application. However, as outlined in Chapter 7 of the LDP, the Council will produce an Annual Monitoring Report to assess whether the Policies are being successful in delivering their intended objective.</p>				
<b>Representor</b>	64 D 21	<b>Chapter No</b>	LDP Miscellaneous	<b>Response</b>	Objection
<b>Organisation</b>	Welsh Government	<b>Section No</b>	LDP Miscellaneous		
		<b>PolicyNo/Paragraph</b>	LDP Misc		
<b>Summary of Comments</b>	<p>Clarity would be much improved if the LDP would contain cross references to information placed elsewhere. This is also true for the background papers as well.</p>				
<b>Councils Response</b>	<p>The Council considers the LDP contains appropriate cross references to relevant Background Papers and Studies.</p>				
<b>Representor</b>	742 D 1	<b>Chapter No</b>	LDP Miscellaneous	<b>Response</b>	Comment
<b>Representor N</b>	E T & M J S Williams	<b>Section No</b>	LDP Miscellaneous		
		<b>PolicyNo/Paragraph</b>	LDP Misc		
<b>Summary of Comments</b>	<p>The representor wishes to seek clarification that a previous inaccuracy relating to his candidate site submission (742.B1) as it appeared in the Candidate Site register has been rectified. The representor also raises issues with regards damage to his gate.</p>				
<b>Councils Response</b>	<p>Part of Candidate Site 742.B1 has been allocated and safeguarded for the provision of a Cemetery under Policy COM15(1) in the Plan. In this respect Planning Application P/11/784/BCB is pending a decision for the change of use from farm land to burial ground.</p>				
<b>Representor</b>	1052 D 1	<b>Chapter No</b>	LDP Miscellaneous	<b>Response</b>	Comment
<b>Representor N</b>	Mr G Gwynne	<b>Section No</b>	LDP Miscellaneous		
		<b>PolicyNo/Paragraph</b>	LDP Misc		
<b>Summary of Comments</b>	<p>Candidate Site No. 783, B1</p> <p>Location Site: Cae Cymrg, Maesteg Road - Area (HA) 0.5</p> <p>Due to the past history of flooding on this site and the fact that it has been turned down for building on a number of occasions, we would like to be kept informed of any developments on this site.</p>				
<b>Councils Response</b>	<p>Comment is noted. Development proposal that require Planning Permission will be advertised on site and in the local press.</p>				

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<b>Representor</b>	1213 D 1	<b>Chapter No</b>	LDP Miscellaneous	<b>Response</b>	Objection
<b>Representor N</b>	Ms M Elward	<b>Section No</b>	LDP Miscellaneous		
		<b>PolicyNo/Paragraph</b>	LDP Misc		
<b>Summary of Comments</b>	The representor generally supports the proposals for Bridgend in the LDP.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1215 D 4	<b>Chapter No</b>	LDP Miscellaneous	<b>Response</b>	Support
<b>Representor N</b>	Mr Ian Jones	<b>Section No</b>	LDP Miscellaneous		
		<b>PolicyNo/Paragraph</b>	LDP Misc		
<b>Summary of Comments</b>	The representor is happy with the LDP for employment, tourism and housing.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1221 D 1	<b>Chapter No</b>	LDP Miscellaneous	<b>Response</b>	Support
<b>Representor N</b>	Councillor Phil N John	<b>Section No</b>	LDP Miscellaneous		
		<b>PolicyNo/Paragraph</b>	LDP Misc		
<b>Summary of Comments</b>	The representor complimented the consultation exercise in Maesteg and states the importance of 'pure' and 'true' consultation and emphasises that the Council should ensure that the views of all of the public and not just the Councillors.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1221 D 2	<b>Chapter No</b>	LDP Miscellaneous	<b>Response</b>	Comment
<b>Representor N</b>	Councillor Phil N John	<b>Section No</b>	LDP Miscellaneous		
		<b>PolicyNo/Paragraph</b>	LDP Misc		
<b>Summary of Comments</b>	The representor would like the Caerau Development trust to be involved in development projects in Maesteg and suggest maintaining housing projects and providing a community based venue for local residents.				
<b>Councils Response</b>	Comment is noted.				
<b>Representor</b>	1226 D 1	<b>Chapter No</b>	LDP Miscellaneous	<b>Response</b>	Support
<b>Representor N</b>	Mrs Mary Harris	<b>Section No</b>	LDP Miscellaneous		
		<b>PolicyNo/Paragraph</b>	LDP Misc		
<b>Summary of Comments</b>	The representor considers that the plan is sound.				
<b>Councils Response</b>	Support is welcomed.				
<b>Representor</b>	1228 D 1	<b>Chapter No</b>	LDP Miscellaneous	<b>Response</b>	Objection
<b>Representor N</b>	Ms Valerie Evans	<b>Section No</b>	LDP Miscellaneous		
		<b>PolicyNo/Paragraph</b>	LDP Misc		
<b>Summary of Comments</b>	The representor considers that the period of consultation co-incided with the main holiday weeks when many people are away from their area. She considers that the consultation period should be extended or another should be added, suggesting the autumn as an option				
<b>Councils Response</b>	The Statutory period for public consultation on the Deposit Plan is six weeks. However the Council did realise that they would be consulting on the Plan during the summer months and inline with a previous commitment the consultation period was extended to just under 10 weeks. This was to ensure that the public and organisations had opportunity to view the Deposit Documentation and consider their responses outside of the peak summer holiday season.				
<b>Representor</b>	1228 D 2	<b>Chapter No</b>	LDP Miscellaneous	<b>Response</b>	Objection
<b>Representor N</b>	Ms Valerie Evans	<b>Section No</b>	LDP Miscellaneous		
		<b>PolicyNo/Paragraph</b>	LDP Misc		
<b>Summary of Comments</b>	The representor has experienced problems viewing the proposal maps on the website and suggests that this will make it difficult for people to formulate informed responses to the LDP.				
<b>Councils Response</b>	The Council was unable to find any problems with the LDP web pages. However hard copies of the Deposit Documentation were made available for inspection at the Council's Civic Offices in Bridgend, and at the Authority's public libraries (including the mobile library).				
<b>Representor</b>	1228 D 5	<b>Chapter No</b>	LDP Miscellaneous	<b>Response</b>	Comment
<b>Representor N</b>	Ms Valerie Evans	<b>Section No</b>	LDP Miscellaneous		
		<b>PolicyNo/Paragraph</b>	LDP Misc		
<b>Summary of Comments</b>	The representor states that Porthcawl should reclaim more responsibility for its own decision making and financial spending, only buying into BCBC initiatives when they consider that it will benefit them.				
<b>Councils Response</b>	Comment is noted, however the issues raised are outside the remit of the LDP.				

# Deposit Plan - Report

**Representor** 1230 D 1 **Chapter No** LDP Miscellaneous **Response** Objection

**Representor N** Mr Andrew Collier **Section No** LDP Miscellaneous  
**PolicyNo/Paragraph** LDP Misc

**Summary of Comments** The representor considers that the consultation was too brief (one day per centre) and it was more of a gesture than an exchange of views and considers that the consultation was too late in the process for meaningful feedback.

**Councils Response** The Statutory period for public consultation on the Deposit Plan is six weeks. However the Council did realise that they would be consulting on the Plan during the summer months and inline with a previous commitment the consultation period was extended to just under 10 weeks. This was to ensure that the public and organisations had opportunity to view the Deposit Documentation and consider their responses outside of the peak summer holiday season.  
 The Council also undertook 14 days of exhibitions and community drop in sessions where officers were available to discuss the LDP in detail and answer any questions raised. Further details of the deposit LDP publicly consultation is contained in the Consultation Report.

**Representor** 1234 D 1 **Chapter No** LDP Miscellaneous **Response** Comment

**Representor N** Mr C Phillips **Section No** LDP Miscellaneous  
**PolicyNo/Paragraph** LDP Misc

**Summary of Comments** The representor made the following points:  
 - People who use/or live in rest bay enjoy it for its unspoilt beauty and natural resources  
 - Forget future plans for minority groups  
 - Keep Rest Bay unspoilt  
 - Switch off the tannoy  
 - Consider the local council tax-paying residents for a change

**Councils Response** Comments are noted.

**Representor** 1240 D 1 **Chapter No** LDP Miscellaneous **Response** Comment

**Representor N** Mrs Carole Phillips **Section No** LDP Miscellaneous  
**PolicyNo/Paragraph** LDP Misc

**Summary of Comments** The representor made the following points:  
 - Further building on the Rest Bay shoreline and immediate vicinity will commercialise an area of natural beauty, and are misguided.  
 - The Adrenaline Festival will increase visitor numbers to Rest Bay with the attendant litter and noise pollution and are not wanted.  
 - Keep Rest Bay unspoiled.

**Councils Response** Comments are noted.

**Representor** 1244 D 1 **Chapter No** LDP Miscellaneous **Response** Objection

**Representor N** Mrs Gaynor Ball **Section No** LDP Miscellaneous  
**PolicyNo/Paragraph** LDP Misc

**Summary of Comments** The representor wishes to object to Candidate site no.710.B1 and does not consider that the site is suitable for residential development.

**Councils Response** Candidate Site 710.B1 Land adjacent to Swn-Yr-Afon, Kenfig Hill has not been allocated in the LDP.