

Annual Monitoring Report 2016-17



Local Planning Authority
Bridgend County Borough Council

1. INTRODUCTION

- 1.1 The Bridgend County Borough Local Development Plan (2006 – 2021) was formally adopted by the Council on the 18th September 2013. Following the adoption of the Bridgend LDP, the Council has a statutory obligation under section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR). This is the third AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2016 to 31st March 2017 and is required to be submitted to Welsh Government by the 31st October 2017.
- 1.2 The main aim of the AMR is to assess the extent to which the LDP Strategy and Policies are being achieved. Therefore, the AMR has two primary roles; firstly to consider whether the policies identified in the monitoring process are being implemented successfully; and secondly to consider the plan as a whole against all of the information gathered to determine whether a complete or partial review of the plan is necessary.

The Requirement for Monitoring

- 1.3 In order to monitor the Local Development Plans performance, it needs to be considered against a set of monitoring aims and indicators. Chapter 7 of the LDP sets out the Monitoring Framework that forms the basis of the AMR and provides information that is required to be included by LDP Regulation 37.
- 1.4 In this context the AMR is required to identify policies that are not being implemented and for each such policy:
- Outline the reasons why the policy is not being implemented;
 - Indicate steps that can be taken to enable the policy to be implemented;
 - Identify whether a revision to the plan is required;
 - Specify the housing land supply from the Housing Land Availability Report for that year, and for the full period since the adoption of the plan; and
 - Specify the number of net additional affordable and general market dwellings built in the LPA area for that year, and for the full period since the adoption of the plan.
- 1.5 The LDP Manual (Edition 2, 2015) supplements this requirement by setting out additional factors that should be assessed in the AMR:
- Whether the basic strategy remains sound (if not, a full plan review may be needed);
 - What impact the policies are having globally, nationally, regionally and locally;

- Whether the policies need changing to reflect changes in national policy;
- Whether policies and related targets in the LDP have been met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG);
- Where progress has not been made, the reasons for this and what knock on effects it may have;
- What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and
- If policies or proposals need changing, the suggested actions that is required to achieve them.

1.6 Monitoring the Plan also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/ SA) (Strategic Environmental Assessment Regulations (2004) and The Conservation of Habitats and Species Regulations 2010 (as amended 2011).

Format and Content

1.7 The structure of the AMR is as follows:

Chapter 2: Executive Summary (pages 4-9) - provides a succinct written summary of the key monitoring findings;

Chapter 3: Monitoring Framework (pages 10-13) – explains the process of monitoring the LDP, how to quantify the resulting data and if necessary, determine whether a review of the LDP and Sustainability Appraisal (SA) is required;

Chapter 4: Contextual Change (pages 14-28) – analyses the potential impact of factors such as changes to national planning policy, the economic climate and local issues on the implementation of the LDP;

Chapter 5: Local Development Plan Monitoring (pages 29-72) – provides an analysis of the effectiveness of the LDP policy framework in delivering the plans targets;

Chapter 6: Sustainability Appraisal Monitoring (pages 73-78) – analyses the impact the LDP is having on the social, economic and environmental well-being of Bridgend and;

Chapter 7: Conclusions and Recommendations (pages 79-84) – provide an overview of the findings of the AMR and makes recommendations about issues that require further consideration.

2. EXECUTIVE SUMMARY

2.1 Section 76 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to monitor the implementation of their adopted LDPs by preparing an Annual Monitoring Report (AMR). This is the third AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2016 to 31st March 2017 and is required to be submitted to Welsh Government by 31st October 2017.

Background

2.2 The Council formally adopted the Bridgend County Borough Local Development Plan (LDP) on the 18th September 2013. Following the adoption of its LDP, the Council has a statutory obligation under section 61 of the Planning and Compulsory Purchase Act 2004 to keep all matters under review that are expected to affect the development of its area. In addition, section 76 of the Act requires the Council to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government. This is the third AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2016 to 31st March 2017 and is required to be submitted to Welsh Government by the end of October 2017.

2.3 There have been many changes since 2013 that will impact on the successful implementation of the LDP; the most notable are the changes in the Welsh Economy and the changes in the regional context. The AMR will therefore consider whether the development strategy that underpins the LDP remains valid; and will assess whether or not the Strategy Policies contained in the LDP are being effective in delivering the Development Strategy and meeting the objectives of the plan.

2.4 The LDP Regulations and the LDP Manual specify what the AMR is required to include:

- An Executive Summary;
- A review of changes to national and regional policy and guidance and their implications for the LDP;
- SEA/SA Monitoring based on the SEA/SA Monitoring Framework;
- LDP Monitoring based on the LDP Monitoring Framework;
- Statutory Indicators; and
- Recommendations on the course of action in respect of policies and the LDP as a whole.

Key findings of the Annual Monitoring Process

External Influences

- 2.5 The AMR considers the external factors that have had, or could have, an influence on the implementation of the plan and thus on development in the County Borough. These include changes in:
- Policy and legislation;
 - National statistics;
 - External conditions; and
 - Local development context.

Policy and Legislation

- 2.6 The AMR is required to identify documents, at national and regional level, that may have implications for the policies in the LDP and to assess them to identify their implications. The Welsh Government did not introduce any national legislative changes during the current monitoring period but has commenced work on the production of a National Development Framework (NDF) which will replace the Wales Spatial Plan. The NDF will set out the 20 year spatial framework for land use in Wales, providing a context for the provision of new infrastructure/growth. A revised version of Planning Policy Wales (PPW) was published in November 2016 and TAN 4 Retail and Commercial Development was also updated during the current monitoring period. The changes in National Policy and Legislation have resulted in significant changes to policy and will be addressed through the statutory LDP review in 2018.

External Conditions

National Context

- 2.7 The UK economy has been recovering at a relatively strong rate since early 2013, although there was a slight slowdown in growth in late 2014 before the EU referendum due to slower global growth, but the vote to leave the EU is likely to lead to a significant further slowdown. PWC forecast that UK growth will slow to around 0.6% in 2017 and 2018, largely due to the increased political and economic uncertainty following the 'Brexit' vote. The main reason for the slowdown will be a decline in business investment, particularly from overseas in areas like commercial property. This is being driven by political instability in the short term, as well as uncertainty about the UK's future trading relationships with the EU in the longer term. In Wales, the picture for house building continues to be a mixed story. Welsh Government statistics indicate that since 2012 there has been a gradual increase in the number of new dwellings started in Wales. For the period 2016 / 2017 a total of 6,871 new dwellings were started; compared to the previous year where 6,708 new dwellings were started representing an increase of 4%. However, the number of new

dwellings completed has decreased over the last year. During 2016 / 2017 there were 6,833 new dwellings completed in Wales, which represents a decrease of 0.9% compared to 2015 / 2016 and continues to remain below the annual levels seen prior to the recession where in 2006 / 2007 completions totalled 9,334.

The Local Development Context & Economic Conditions

- 2.8 Land Registry Statistics in relation to house building and prices in Bridgend during 2016 /2017 suggests that the housing market in the County Borough is beginning to show signs of recovery with average house sale prices for 2017 for Bridgend as being £153,243 compared to £136,701 for the previous year, an increase of 12.1%. The Land Registry data indicates house sale prices in Bridgend consistently below the national England and Wales sales prices. The 2017 JHLAS indicates that 406 new homes were completed during the monitoring period 1st April 2016 to 31st March 2017 and that 5046 dwellings have been completed in total, during the LDP period 2006 to 2017.
- 2.9 In the County Borough of Bridgend between April 2016 & March 2017 there were 64,900 economically active people of which 61,800 are employed. At 2016 (latest statistics) there were 4,540 businesses registered in the County Borough compared to 4,400 the previous year. An examination of the size of businesses in the county borough shows that the majority of enterprises are micro (defined as up to nine employees).
- 2.10 On the ground the signs that the economy is continuing to recover are evident, with planning permission being granted for a development of up to 71,441sq.m of B1, B2 and B8 employment floorspace (planning application reference P/16/549/OUT refers). In addition Ford recently announced an investment of 181 million pounds for their existing facility in Bridgend. In addition, other sectors of the economy including tourism and services, not dependent on being located on traditional employment sites are growing. The County Borough is experiencing growth in golf tourism, outdoor activity destinations linked to cycle touring, mountain biking and other extreme sports.

Strategic Environmental Assessment/Sustainability Appraisal Monitoring

- 2.11 The Strategic Environmental Assessment Directive requires local authorities to undertake Strategic Environmental Assessment (SEA) as part of the preparation of the LDP. In addition to this the LDP Regulations requires a Sustainability Appraisal (SA) to be undertaken. In preparing the LDP the council undertook joint SEA and SA and produced and published its SEA/SA Report in conjunction with the LDP.

- 2.12 The SEA Directive also requires that the council monitor the state of the environment through monitoring the sustainability objectives set out in the SEA/SA Report. This forms an integral part of the AMR and is contained in Section 6. The SEA/SA monitoring indicates a positive change to the environment thus far in the plan period.

LDP Policy Monitoring

- 2.13 An overview of the LDP Monitoring Data for the 3rd AMR period provides an interesting insight into the implementation of the LDP over the past 12 months. The key findings are set out below:

- The 2017 JHLAS indicates that 406 new homes were completed during the monitoring period 1st April 2016 to 31st March 2017 and that 4978 dwellings have been completed in total, during the LDP period 2006 to 2017;
- The 2017 JHLAS indicates that the Council has a housing land supply, assessed against the housing requirement of the Bridgend LDP of 4.0 years;
- To date 1150 affordable dwellings have been provided;
- During the monitoring period 01 April 2016 to 31 March 2017 1.40 hectares of vacant employment land was developed;
- Within Bridgend Town Centre of the 379 commercial properties surveyed 67 were vacant – representing a vacancy rate of 17.68 %;
- Within Porthcawl Town Centre of the 204 commercial properties surveyed 10 were vacant – representing a vacancy rate of 4.90%;
- Within Maesteg Town Centre of the 167 commercial properties surveyed 10 were vacant – representing a vacancy rate of 5.99%;
- The requirement as to whether the Council will need to identify a Gypsy and Traveller Site is now however determined by the new requirements of the Housing (Wales) Act 2014. The Housing (Wales) Act 2014 requires each local authority in Wales to undertake a Gypsy and Traveller Accommodation Assessment to ensure that needs are properly assessed and planned for. In summary, the GTAA covers the period 2016-2031 and estimates the additional pitch provision needed for Gypsies and Travellers in Bridgend. For the first 5 years of the GTAA plan period, there is no requirement for **additional pitches**, and for the remainder of the GTAA plan period, **a further 1 additional pitch is required**. This gives a total need for the whole GTAA plan period of 1 additional pitch.
- The County Borough is making a significant contribution to national renewable energy targets. The generating capacity within an immediately

adjacent the refined SSA (north of Evanstown) is 65 MW which is considerably higher than the estimated capacity within the SSA of 31 MW.

- 2.14 Chapter 5 of the AMR provides a detailed analysis of the success of the plan to date against the monitoring indicators and factors in terms of delivering sustainable development.

3. MONITORING FRAMEWORK

- 3.1 The Monitoring Framework comprises 2 key elements. These are the monitoring of:
- The LDP strategy, policies and proposals; and
 - The Sustainability Appraisal (SA) which includes the Strategic Environmental Assessment (SEA).
- 3.2 The on-going success of these documents and the policies within them are to be measured against a set of targets identified as part of the LDP process. Indicators have been formulated to determine whether these targets have been met. Where the results conclude that the targets are not being met, and that the effectiveness of the LDP documents (or parts or policies of it), are falling significantly below the level required, then consideration will be given to the need for a review of the LDP.

LDP Monitoring Aims, Indicators, Targets, Triggers and Outcomes

- 3.3 The LDP monitoring framework identifies 13 monitoring aims based on the Policies which deliver the strategy of the Plan; these monitoring aims are assessed against 31 indicators. It should be noted that whilst the targets and indicators relate to each Strategic Policy, the framework has been designed to ensure that linkages are made between the Strategic Policies, relevant objectives and Development Management and Allocation policies. Monitoring the delivery of the Strategic Policies therefore provides a mechanism for monitoring the LDP as a whole.
- 3.4 Trigger levels have been set which identify where a policy has diverged from the monitoring target to such an extent that the policy is failing to be implemented or needs to be amended. Where this happens the analysis in the monitoring table identifies the issue and, where necessary, the actions required to address it.

The Sustainability Appraisal Objectives and Indicators

- 3.5 The Sustainability Appraisal (SA) of the LDP identifies a set of objectives and significant effect indicators which are intended to measure the social, economic and environmental impact of the LDP. The SA identifies 4 objectives and 15 indicators specifically designed to monitor the environmental credentials of the LDP.

Monitoring Progress

- 3.6 The analysis of the monitoring process will be in the form of detailed written assessment of the indicator results and a subsequent view on the success of the targets and effectiveness of the policies. This will be provided in the respective monitoring sections of this report for the LDP and SA.
- 3.7 As a visual aid in showing the monitoring outcomes, a simple colour coded system has been formulated and will be included in the individual tables of Strategic Policies and SA results, as shown below:

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

Trigger for Review of the Plan

- 3.8 A review of the LDP in advance of the statutory 4-year review will only take place in exceptional circumstances. The monitoring framework for the LDP identifies specific trigger points where it was considered appropriate to highlight the need to consider the reasons why policies are failing to be delivered. However, these triggers are not in themselves sufficient to trigger a review of the Plan.
- 3.9 The Council will make a judgement on the need for a full or partial review based on the following factors:
- A significant change in external conditions;
 - A significant change in local context e.g. closure of major employment site;
 - A significant change in development pressures or needs and investment strategies of major public and private investors;
 - A significant change in national policy or legislation; and
 - Significant concerns from the findings of the AMR in terms of policy effectiveness, site delivery, progress rates, and any problems with implementation.

Local Development Plan Wales (2005)

- 3.10 Government sets out in LDP Wales paragraph 4.43 the following requirements:
- *Whether the basic strategy remains sound (if not, a full plan review may be needed);*
 - *What impact the policies are having globally, nationally, regionally and locally;*
 - *Whether the policies need changing to reflect changes in national policy;*
 - *Whether policies and related targets in LDPs have been met or progress is being made towards meeting them, including publication of relevant Supplementary Planning Guidance (SPG);*
 - *Where progress has not been made, the reasons for this and what knock on effects it may have;*
 - *What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and*

- *If policies or proposals need changing, what suggested actions are required to achieve this.*

3.11 *The AMR must also specify the housing land supply (from the current Housing Land Availability Study) and the number of net additional affordable and general market dwellings built in the authority's area, and report on other LDP indicators.*

4. CONTEXTUAL CHANGE

4.1 The findings of the AMR Monitoring Framework are fundamental in determining how the implementation and delivery of the LDP is progressing. However, it is equally important to understand how the implementation of the LDP has been influenced by local, regional, national and international social and economic factors. By seeking to understand how different factors have affected the delivery of the LDP, the Council will gain a better understanding of what it can do to support the Plan's implementation. In focussing on those factors it can influence and better support delivery of its objectives and shape future strategies.

4.2 The following section looks specifically at the external factors that have had, or could have, an influence on the implementation of the plan and thus on development in Bridgend County Borough. These include changes in:

- Policy and legislation;
- National statistics;
- External conditions; and
- Local development context.

Policy and legislation

4.3 The Council needs to consider through its AMR whether changes to national planning policy have any implications for the LDP. If the implications are significant, the Council will need to determine how it addresses the issues.

Legislative Changes

4.4 The Welsh Government did not introduce any national legislative changes during the current monitoring period.

National Planning Policy National Development Framework (NDF)

4.5 The Welsh Government has commenced work on the production of a National Development Framework (NDF) which will replace the Wales Spatial Plan. The NDF will set out the 20 year spatial framework for land use in Wales, providing a context

for the provision of new infrastructure/growth. It will concentrate on development and land use issues of national significance which the planning system is able to influence and deliver. Welsh Government undertook a Call for Evidence and Projects during the current monitoring period. Future progress on the NDF and any subsequent implications for the LDP will be reported in future AMRs. It is expected that the NDF will be adopted in 2020.

National Planning Policy Amendments

Planning Policy Wales (Edition 9, November 2016)

4.6 A revised version of Planning Policy Wales (PPW) was published in November 2016. The main changes contained in Edition 9 relate to the following matters:

- **Introduction (Chapter 1):** This has been updated to reflect the introduction of the 'Planning Performance Framework' and to take account of the introduction of validation appeals policy expectations;
- **Local Development Plans (Chapter 2):** This has been updated to reflect changes in legislation, including provisions within the Planning (Wales) Act 2015;
- **Development Management (Chapter 3):** The procedural content has been streamlined as a result of the publication of the Development Management Manual covering these processes. The revised chapter also includes reference to 'Developments of National Significance' following the coming into force of the relevant Regulations related to the Planning (Wales) Act 2015;
- **Planning for Sustainability (Chapter 4):** This has been updated to include the statutory purpose of the planning system as introduced by the Planning (Wales) Act 2015. There have also been minor amendments to take account of the Well-being of Future Generations (Wales) Act 2015 and regarding Design and Access Statements, linked to the Planning (Wales) Act 2015;
- **Historic Environment (Chapter 6):** This chapter has been revised in conjunction with Cadw following Royal Assent of the Historic Environment (Wales) Act 2016; and
- **Retail and Commercial Development (Chapter 10):** This chapter has been updated to reflect the Welsh Government's revised national planning policy for retailing and commercial development.

Technical Advice Notes (TANs)

- 4.7 TAN 4: 'Retail and Commercial Development' (2016) was updated during the current monitoring period.

Regional Context

Strategic Development Plans (SDP)

- 4.8 The Planning (Wales) Act provides a legal framework for the preparation of Strategic Development Plan. This will allow larger than local issues such as housing demand, search areas for strategic employment sites and supporting transport infrastructure, which cut across a number of local planning authorities, to be considered and planned for in an integrated way. SDPs will address cross-boundary issues at a regional level and must be in general conformity with the NDF. The Regulations make reference to three potential strategic planning areas including South East Wales. It is anticipated that Bridgend will be part of this strategic planning area, in alignment with the Cardiff Capital Region City Deal proposals. Regional discussions on the options for progressing a SDP were held during the current monitoring period. Future progress on the SDP and any subsequent implications for the LDP will be reported in future AMRs.

Cardiff Capital Region and City Deal

- 4.9 The Cardiff Capital Region (CCR) is made up of an area of South East Wales, consisting of the ten local authorities, (including Bridgend) who are working collaboratively in order to tackle issues that affect the whole of the region, such as poor transportation links and unemployment, with the aim of working together and collaborating on projects and plans for the area. The Authorities forming the Capital Region are progressing the City Deal to fund projects aimed at boosting the competitiveness of the region over the next 20 years. The CCR City Deal will help boost economic growth by improving transport links, increasing skills, helping people into work and giving businesses the support they need to grow. It will also establish strong governance across the region through the Cardiff Capital Region Joint Cabinet. The Leaders of the ten local authorities in South East Wales formally ratified the Cardiff Capital Region City Deal on March 1st 2017. Following this the City Deal will enter a transition phase and the Cardiff Capital Region Transition Plan will be created. This plan will detail the key activities to be undertaken, including the establishment of a Regional Office to drive the delivery of the Regional Cabinet's work programme in anticipation of receiving proposals for investment. The progress of the Cardiff Capital Region agenda, City Deal Bid and any subsequent implications for the LDP will be given further consideration in subsequent AMRs where appropriate. This investment represents a significant opportunity for the region.

External Conditions (National Context)

Economy

- 4.10 The UK economy has been recovering at a relatively strong rate since early 2013, although there was a slight slowdown in growth in late 2014 before the EU referendum due to slower global growth, but the vote to leave the EU is likely to lead to a significant further slowdown. PWC forecast that UK growth will slow to around 0.6% in 2017/18, largely due to the increased political and economic uncertainty following the 'Brexit' vote.
- 4.11 The main reason for the slowdown will be a decline in business investment, particularly from overseas in areas like commercial property. This is being driven by political instability in the short term, as well as uncertainty about the UK's future trading relationships with the EU in the longer term. It is predicted that the services sector will slow but should remain positive in 2017 and remain the main driver of UK growth for both output and employment. Manufacturing and construction growth have slowed recently, but should remain positive contributors to the UK economy for 2017 with some manufacturing exporters benefiting from the weaker pound. London and the South East will remain the fastest growing region but its pace of expansion is likely to slow markedly to just over 1% in 2017 / 2018 following the Brexit vote. Other UK regions are likely to see growth slow below 1% next year.
- 4.12 Whilst the picture for the UK economy is relatively positive, Wales has been one of the many countries significantly affected by the global economic downturn and this has been visible in many areas, most notably in the business, commercial and property markets. Welsh Government Statistics indicate that there were 1.4 million people in employment in Wales in May to July 2017, down 22,000 (1.5 %) from the same period a year earlier. Wales is still experiencing a prolonged and gradual realignment of the economy and the levels of growth anticipated at the start of the plan period may take longer to deliver than originally envisaged. The economy in Wales has a high reliance on public sector employment and continuing government cuts and subsequent public sector job losses will significantly dampen predicted growth.
- 4.13 There are two sectors of the Welsh economy that are particularly relevant to the successful implementation of the LDP. These are the housing and commercial markets, which combined with the need for an efficient transport system, are essential to ensure that people have access to homes and jobs.

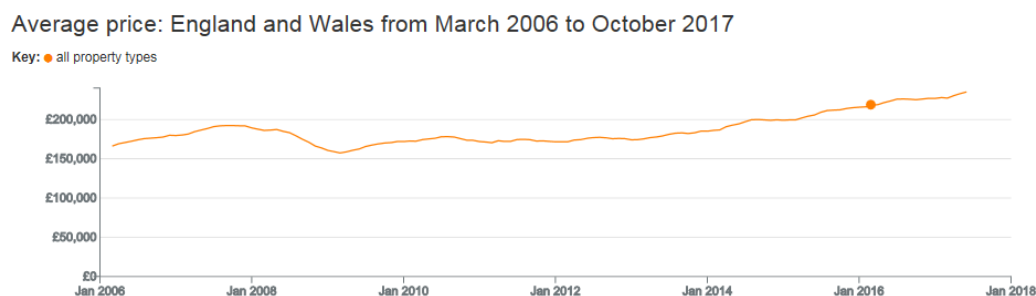
Housing Market

- 4.14 Welsh Government statistics indicate that since 2012 there has been a gradual increase in the number of new dwellings started in Wales. For the period 2016 / 2017 a total of 6,871 new dwellings were started; compared to the previous year where 6,708 new dwellings were started representing an increase of 4%. However, the number of new dwellings completed has decreased over the last year. During 2016 / 2017 there were 6,833 new dwellings completed in Wales, which represents a

decrease of 0.9% compared to 2015 / 2016 and continues to remain below the annual levels seen prior to the recession where in 2006 / 2007 completions totalled 9,334.

- 4.15 A review of house prices for England and Wales for the period 2006 – 2017 indicates clearly the fluctuations that have taken place in house prices over the last eleven years, as shown in the graph below.

Average House Sales Price in England and Wales 2006 – 2017



Source: Land Registry

The Local Development Context & Economic Conditions

- 4.16 In order to properly understand the local context for the LDP, it is necessary to consider a range of factors which affect implementation. These factors include changes to the local policy framework, local economic conditions (in particular the operations of the housing and commercial markets) and the investment strategies of major public and private sector organisations.
- 4.17 The following documents have been added to the LDP evidence base since the adoption of the LDP:

Bridgend Joint Housing Land Availability Study 2017

- 4.18 The recently published 2017 JHLAS shows that the County Borough has housing land supply, assessed against the housing requirement of the Bridgend LDP of 4 years that is below the minimum requirement of 5 years.

Local Economic Conditions

- 4.19 The housing and commercial property markets are two sectors of the local economy that are particularly relevant to the successful implementation of the LDP.

Bridgend Housing Market

- 4.20 Land Registry Statistics in relation to house building and prices in Bridgend during 2016 /2017 suggests that the housing market in the County Borough is beginning to

show signs of recovery with average house sale prices for 2017 for Bridgend as being £153,243 compared to £136,701 for the previous year, an increase of 12.1%. The Land Registry data indicates house sale prices in Bridgend consistently below the national England and Wales sales prices.

Bridgend Economy

- 4.21 Bridgend County Borough falls within the West Wales and Valleys area for European regional aid purposes. This comprises 15 of Wales' 22 local authorities. Over the period 2014 to 2020 approximately £1.4billion of European Union support will be invested in the area to stimulate economic development and growth. Alongside this, the whole area is designated an assisted area which allows the highest levels of state aid to be awarded to businesses seeking to invest.
- 4.22 Although the county borough has strong links both east and west, it falls into the remit of the Cardiff City Region. This is likely to have a significant influence on economic development and infrastructure investment across the region over the forthcoming years. It takes in 10 local authority areas covering the whole of south east Wales.
- 4.23 In the County Borough of Bridgend between April 2016 & March 2017 there were 64,900 economically active people of which 61,800 are employed.

Employment and unemployment (Apr 2016-Mar 2017)				
	Bridgend (Numbers)	Bridgend (%)	Wales (%)	Great Britain (%)
All People				
Economically Active†	64,900	73.3	74.8	78.0
In Employment†	61,800	69.6	71.4	74.2
Employees†	55,700	63.0	61.5	63.2
Self Employed†	6,100	6.6	9.4	10.6
Unemployed (Model-Based)§	3,100	4.8	4.4	4.7
Males				
Economically Active†	33,700	76.9	78.5	83.2
In Employment†	32,300	73.7	74.8	79.0
Employees†	28,800	66.0	61.1	64.5
Self Employed†	3,500	7.7	13.1	14.2
Unemployed§	1,400	4.0	4.6	4.9
Females				
Economically Active†	31,300	69.8	71.1	72.8
In Employment†	29,500	65.6	68.1	69.4
Employees†	26,900	60.1	61.9	62.0
Self Employed†	2,600	5.5	5.7	7.1
Unemployed§	1,800	5.8	4.2	4.5

Source: ONS annual population survey

4.24 The table below shows the proportion of jobs in each sector in the County Borough.

	Employee Jobs by Industry (2015)			
	Bridgend Employee Jobs	Bridgend %	Wales %	Great Britain%
Mining And Quarrying	10	0.0	0.1	0.2
Manufacturing	8,000	13.8	12.0	8.3
Electricity, Gas, Steam And Air Conditioning Supply	600	1.0	1.1	0.7
Construction	3,000	5.2	4.2	4.6
Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles	10,000	17.2	15.9	15.8
Transportation And Storage	2,000	3.4	3.6	4.7
Accommodation And Food Service Activities	3,500	6.0	7.6	7.2
Information And Communication	1,750	3.0	1.7	4.2
Financial And Insurance Activities	600	1.0	2.3	3.6
Real Estate Activities	450	0.8	1.2	1.7
Professional, Scientific And Technical Activities	2,250	3.9	5.1	8.4
Administrative And Support Service Activities	5,000	8.6	6.4	8.9
Public Administration And Defence; Compulsory Social Security	6,000	10.3	7.1	4.4
Education	6,000	10.3	10.4	9.2
Human Health And Social Work Activities	9,000	15.5	16.2	13.3
Arts, Entertainment And Recreation	800	1.4	2.7	2.4
Other Service Activities	600	1.0	1.5	2.0

Source: ONS Business Register and Employment Survey.

- Manufacturing remains strong in the area, in comparison with Wales and Great Britain, despite sustained job losses in the sector. Whilst data indicates that manufacturing has shown considerable falls in employment over the past 15 years, there has been an increase of 1.2% compared to last year;
- Wholesale and retail trade have seen an increase in full time employment of 11% since last year;
- Full-time employment in the construction sector has risen from 2,800 to 3,000 an increase of 7.14%;
- Banking, finance, insurance and other service sectors are still under-represented in the county borough when compared to the UK; and
- The percentage of jobs in public administration, education and health in the county borough is higher than both the Welsh and British averages.

- 4.25 At 2016 (latest statistics) there were 4,540 businesses registered in the County Borough compared to 4,400 the previous year. An examination of the size of businesses in the county borough shows that the majority of enterprises are micro (defined as up to nine employees).

Businesses				
UK Business Counts (2016)				
	Bridgend (Numbers)	Bridgend (%)	Wales (Numbers)	Wales (%)
Enterprises				
Micro (0 To 9)	3,145	87.2	88,930	89.1
Small (10 To 49)	390	10.8	9,260	9.3
Medium (50 To 249)	65	1.8	1,375	1.4
Large (250+)	10	0.3	300	0.3
Total	3,605	-	99,860	-
Local Units				
Micro (0 To 9)	3,640	80.2	101,840	82.9
Small (10 To 49)	730	16.1	17,220	14.0
Medium (50 To 249)	145	3.2	3,260	2.7
Large (250+)	25	0.6	495	0.4
Total	4,540	-	122,820	-

Source: Inter Departmental Business Register (ONS)

- 4.26 The majority of employment is focused within Bridgend, reflecting that the town is the County Borough's largest settlement and its historical role as a service, employment hub and regional service centre. This is likely to continue into the future as the town is seen as an attractive place for business to locate, given the existing employment base and the availability of skilled labour. Key employment locations are the town centre, Bridgend Industrial Estate, Waterton Industrial Estate, Bridgend Science Park and Brackla and Litchard Industrial Estate.
- 4.27 The LDP recognises that the County Borough has one of the highest rates of employment land development in South East Wales. The Council considers that this wide and balanced portfolio will allow the local economy to attract higher value-added knowledge intensive employment uses, while maintaining the significant manufacturing base that is an important driver of growth for the local economy.
- 4.28 Following a difficult period for the local economy analysis of the monitoring data in chapter 5 indicates a low take up of employment land however; this is not a true reflection of what is happening in the real economy. Also on the ground the green shoots of recovery are continuing to emerge, with Ford announcing last year an investment of 181 million pounds into their existing facility in Bridgend. Production of a new highly efficient petrol engine is expected to start in 2018, safeguarding 750 skilled jobs and demonstrates a growing confidence in the Bridgend economy. In addition, planning permission has been granted for a development of up 71,441sq.m of B1, B2 and B8 employment floorspace at land in Brocastle, Waterton.

- 4.29 In addition, other sectors of the economy including tourism and services, not dependent on being located on traditional employment sites are continuing to grow. The County Borough is experiencing growth in golf tourism, outdoor activity destinations linked to cycle touring, mountain biking and other extreme sports.
- 4.30 The above chapter has identified a number of key contextual changes in national and local planning guidance as well as in the broader economic and social climates. At present, it is not considered that any individual change in circumstance would, at this stage in the plan period, have a substantial effect on the delivery of the objectives of the LDP. However, there are various issues identified that will need to be considered further when the LDP review is undertaken.

5. LOCAL DEVELOPMENT PLAN MONITORING

To Produce High Quality Sustainable Places			
Strategic Development Distribution		Primary Policy: Strategic Policy SP1	LDP Objectives: 1a, 1b, 1c, 1d
Monitoring Aim: Development to be distributed according to the Regeneration-Led Sustainable Development Spatial Strategy			Other Policies:
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
1. 85% or more of housing development on allocated sites takes place within the SRGAs by 2021.	Percentage of the total housing allocation in the Plan developed in the SRGAs.	By 2016 38% or more of the total proposed housing development on allocated sites takes place within the SRGAs.	By 2016 less than 38% of the total proposed housing development on allocated sites takes place within the SRGAs.
2. 80% or more of employment development on Policy REG1 and SP9 sites takes place within the SRGAs by 2021.	Percentage of the total annual employment development on Policy REG1 and SP9 sites located within the SRGAs.	80% of the annual employment development takes place within the SRGAs and Strategic Employment Sites.	Less than 80% of the annual employment development takes place within the SRGAs and Strategic Employment Sites.
3. To ready the Strategic Employment Sites for delivery.	Strategic Employment Sites status in the annual Employment Land Review study.	By 2016 all the Strategic Employment Sites are classified by the Annual Employment Land Review as immediately or short term available. By 2016 all Strategic Employment sites will have a planning consent or approved development brief.	By 2016 all the Strategic Employment Sites are not classified by the Annual Employment Land Review as immediately or short term available. By 2016 all Strategic Employment Sites do not have a planning consent or an approved development brief.

Analysis of Results

In order to Produce High Quality Sustainable Places, Strategic Policy SP1 aims to ensure that development is distributed according to the LDP's Regeneration-Led Sustainable Development Strategy. To assess how effective the LDP is in implementing its overall Strategy a number of indicators and targets have been devised by the Council that measure the 'spatial distribution' of housing and employment development. Policy Target 1 measures the spatial distribution of housing growth and requires that 85% or more of housing development, on allocated sites takes place within the Strategic Regeneration Growth Areas (SRGAs) by 2021.

At a base date of 2009, Housing Policies COM1 and COM2 of the LDP allocated 7,894 housing units across the County Borough. 6,358 of these allocated housing units are located within the 4 SRGAs of Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the Valleys Gateway.

At 2017, since the base date of 2009, a total of 2703 housing units have been completed on all allocated sites, 1773 of these units have been completed within the 4 SRGAs – which represents 65.6% of overall completions on allocated sites within the 4 SRGAs. This is below the 85% 2021 target but considerably greater than the 2016 Interim Target of 38%.

In distribution terms 'between' the 4 SRGAs, Bridgend and the Valleys Gateway have over performed in terms of delivery, with 43% of completions taking place in Bridgend (compared with a distribution of allocations of 42%) and 17.5 % of completions, within the Valleys Gateway (compared with a distribution of 16% of allocations), Porthcawl (5%) and Maesteg and the Llynfi Valley (0.2%) have underperformed in terms of delivery, which is largely attributed to the delay in bringing forward the Porthcawl Waterfront Regeneration Area and within the Llynfi Valley, where there has been issues of housing market viability and the need to overcome various site constraints by land reclamation and land assembly. (A review of these sites is provided in the analysis for Monitoring Target 25).

Policy Targets 2 and 3 measure the 'distribution' of employment development on allocated employment sites, and the readying of the 4 Strategic Employment Sites respectively. Policy Targets 2 and 3 requires that 80% or more of employment land is developed within employment allocations located within the 4 Strategic Regeneration Growth Areas (SRGAs) and that by 2016 all the Strategic Employment Sites are classified in the Annual Employment Land Review as immediately or short term available.

For the monitoring period 1st April 2016 – 31 March 2017, 1.13 hectares of vacant employment land was taken up for development on allocated sites within the SRGAs. The total take up of employment land (including sites outside of SRGAs) totalled 1.40 hectares. This therefore represents 80.7% of overall take with the SRGAs, which meets the monitoring target of 80% and reveals that the spatial distribution is broadly on track, albeit it is accepted that the take of

vacant employment land is low.

Considerable progress is also being made with 'readying' the 4 Strategic Employment Sites for development.

Strategic Employment Sites

SP9(4) Ty Draw Farm – The site benefits from a planning consent, P/12/796/FUL – granted 22/01/14, for 94 dwellings associated access, open space, with B1 employment use for the remainder of the site. On the basis that the residential part of the site is now complete, the B1 part of the site is considered to be available for development in the short term. The applicant is seeking to vary the S106 to extend the time limit for delivering the employment element of the scheme. The site is currently being marketed and it is anticipated that development will start in 2018. However, as a result of the LPA not maintaining its 5 year housing land supply it is expected that the LPA will come under pressure to release this site for new residential development.

SP9(2) Land at Island Farm, Bridgend – The site benefits from an outline planning application, P/08/1114/OUT, granted for mixed-use sport, leisure, commercial and offices on 14/03/12. P/14/824/RES – Highway infrastructure, green bridge and drainage infrastructure, was also granted on 12/06/15 at Island Farm. The infrastructure will enable the B1 part of this approved mixed-use, leisure led development to come forward. A further planning application, P/15/318/NMA has been approved for amendments to conditions relating to P/08/1114/OUT, to enable ecological mitigation to take place. HD limited has started work on site and are in the process of delivering the key infrastructure for the site including roads and drainage. The developer has provided a timescale of two years for the delivery of the Tennis Academy followed by the commercial part of the scheme.

SP9(1) Brocastle, Waterton – Planning permission has been granted for a development of up to 71,441sq.m of B1, B2 and B8 employment floorspace, including access, car parking, diversion of public rights of way, site remediation, drainage, landscaping and associated engineering operations. The approved development complies with the Council's planning policies and will deliver national and local policy objectives of achieving a sustainable development by minimising impact on ecology and habitats, supporting existing green infrastructure and using the site's natural features to provide a layout that responds to its semi-rural location thus creating a high quality development. The development will also support inclusive access and active travel and provide connectivity to Bridgend Town Centre and links to the Vale of Glamorgan. Furthermore, the development can be designed to minimise its potential visual impact and any impacts on the amenity of those residents that adjoin the site (Planning application reference P/16/549/OUT refers). It is hugely positive that planning permission is in place and it is considered that this site is available for employment development in the medium term.

SP9(3) – Pencoed Technology Park is also owned by Welsh Government. The site straddles the eastern administrative boundary of Bridgend and RCT. The site is identified and the focus of High Quality Life Sciences and manufacturing and is already the home of a number of high profile investments. Welsh

Government have extended their ownership at the site by acquiring the brownfield former Sony land holding and are also in the process of acquiring a small land parcel in the Council's ownership. Substantial infrastructure is in place, including 'road stubs' to undeveloped parcels, including the land within Bridgend's administrative area, and the site is considered to be immediately available for development. In January 2017 planning permission was granted to NHS Wales for a change of use of the former Sanken Power Systems building to create a National Imaging Academy offering a state of the art facility to train Consultant Radiologists and ancillary office work space (planning application P/17/39/FUL refers). This site was chosen by the NHS for its strategic location in the heart of 'South Wales' and proximity to the strategic road network. The creation of National Academy is extremely positive as it demonstrates that the Technology Park is in the right location to attract new business but also has the potential to become a hub for office headquarters for both the public and private sectors. Also, in the context of 'City Deal' and a future Strategic Development Plan for SE Wales; Bridgend and RCT local planning authorities have had initial discussions regarding the potential of a wider Pencoed / Llanilid growth area that could deliver significant levels of high quality residential and employment land for the Cardiff Capital Region. This site could make a significant contribution to the employment element of such a growth area.

Performance

Action

Policy Targets 1, 2 and 3 are broadly on track, however the indicators suggest that LDP Policy SP1 is not being effective as it should. In terms of Policy Target 1 the underperformance of Porthcawl, Maesteg and the Llynfi Valley SGRAs in terms of housing delivery are largely attributed to the delay in bringing forward the Porthcawl Waterfront Regeneration Area and within the Llynfi Valley, where there has been issues of housing market viability and the need to overcome various site constraints by land reclamation and land assembly rather than the spatial distribution of new residential development in the LDP being fundamentally flawed.

This issue will be the subject of rigorous testing during the statutory LDP review which will commence in early 2018.

To Produce High Quality Sustainable Places			
Design and Sustainable Place Making		Primary Policy: Strategic Policy SP2	LDP Objectives: 1f, 1g, 2a, 2b, 2c
Monitoring Aim: All development to meet Sustainable Place Making Criteria			Other Policies: PLA4
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
4. No highly vulnerable development will take place within the C1 and C2 floodplain area.	Amount of development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests (paragraph 6.2 i-v).	No applications permitted for highly vulnerable development permitted within the C1 and C2 floodplain area.	1 or more planning applications for highly vulnerable development permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.2 i-v).
5. No development will adversely impact on water quality or quantity.	Number of planning applications approved in any given year, contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water quality or quantity grounds.	No planning applications approved in any given year, contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water quality or quantity grounds.	1 or more planning applications approved in any given year, contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water quality or quantity grounds.
6. All development proposals will give consideration to Climate Change adaptation techniques within a Design and Access Statement.	Number of planning applications which consider Climate Change adaptation techniques with a Design and Access Statement.	All planning applications give consideration to Climate Change adaptation techniques within a Design and Access Statement: 2015 Revision of Climate Neutral Development SPG.	1 or more major planning application fails to give consideration to Climate Change adaptation techniques within a Design and Access Statement in any given year. Revision of Climate Neutral Development SPG is not complete by 2015.
7. By 2021 60% of the permitted residential development is on previously developed land.	Amount of new residential, development (ha) permitted on previously developed land	By 2016 21% or more of new residential development is permitted on previously	By 2016 less than 21% of new residential development is permitted on previously developed land.

	expressed as a percentage of all residential development permitted.	developed land.	
<p><u>Analysis of Results</u></p> <p>The aim of Strategic Policy SP2 is to ensure that all development contributes to Sustainable Place Making.</p> <p>In order to monitor whether development is meeting Sustainable Place Making criteria set out in Policy PLA4, the Council considers 4 Policy Targets (4, 5, 6 and 7) to ensure that no vulnerable development takes place within the C1 and C2 floodplain (Policy Target 4); no development will adversely impact on water quality and quantity (Policy Target 5); all development proposals give consideration to climate change (Policy Target 6) and that by 2021 60% of permitted residential development is on brownfield land (Policy Target 7).</p> <p>In terms of Policy Target 4, between 1st April 2016 and 31st March 2017 4 developments for highly vulnerable (residential) development were permitted within a C2 flood zone:</p> <ul style="list-style-type: none"> • P/16/195/FUL: Change of use from Bakery / Café to Playschool / Day-care Service at Old Parish Lane, Maesteg; • P/16/270/FUL: 2 no. detached bungalows & detached garages; • P/14/185/FUL: 40 residential dwellings, land at Waterton Lane, Bridgend; and • P/16/943/FUL: Change of from office to D1 private tutoring establishment, 1st and 2nd floors at 24A Dunraven Place, Bridgend. <p>However, all planning applications were the subject of no objections from NRW and all proposals satisfied the TAN15 justification test. As such the assessment ‘trigger’ has not been breached, and the Plan is therefore on target in 2016-2017</p> <p>With respect to Policy Target 5, during the monitoring period 1st April 2016 – 31 March 2017 no development was permitted contrary to NRW and/or Dwr Cymru/Welsh Water’s advice that would adversely impact on water quality or quantity.</p> <p>Policy Target 6 requires that all development proposals will give consideration to climate change adaptation techniques within a Design and Access Statement. Part of the interim target for this indicator is that by 2015 there should be a revision of SPG12 – Climate Neutral Development which was originally adopted in 2007. This SPG was updated and replaced by SPG 12 – Sustainable Energy on the 30th April 2014.</p>			

Furthermore, of the 39 qualifying developments approved during the monitoring period 1st April 2016 to 31st March 2017, 5 planning applications failed to give consideration to environmental sustainability matters, sustainable building techniques and/or energy usage within a Design and Access Statement. These applications are set out below:

- P/15/559/FUL: Redevelopment of existing office units to create 10 no. residential units at 10 & 12 Dunraven Place, Bridgend. Duraven Place is a Grade 2 listed building located in Bridgend Town Centre. The application involved minimal alterations to ensure the historic character of the building was not compromised but as a result meant that it would be impractical to utilise the latest sustainable building techniques when converting this listed building.
- P/16/444/FUL: Waste wood recycling facility: Land North of Heol Y Splot, South Cornelly. The operational process that will be undertaken at the development involves recycling unprocessed wood material. Uses of the recycled wood include; animal bedding, renewable biomass, feedstock and commercial boiler operations, board mill operations and manufacturing of panel board products. The failure of this application to give consideration to climate change adoption techniques is negated by the fact that the development will provide a significant contribution to delivering renewable energy and recycling a waste product.
- P/16/414/FUL: Change of use from B1 to D2 leisure at Zone 3 Eastern Business Park, Bridgend Industrial Estate. Further investigation of this application highlights that viability issues would prevent the proprietor investing in implementing climate change adaption techniques.
- P/16/128/FUL: Restoration and aftercare scheme at former Margam Surface Mine, Cefin Cribwr. This application relates to engineering and landscape improvement work at the worked out Margam surface coal mine to create more visually and environmentally acceptable landform. Consideration of climate change adaption techniques within a Design and Access Statement is not considered necessary for this development proposal.
- P/16/111/FUL: Change of Use from office and day centre to 15no. One bedroom apartments. Whilst no mention of climate change adaption techniques are mentioned in the Design and Access Statement accompanying this application, the proposal conforms to the latest Building Regulation incorporating good levels of insulation, double glazing and efficient boilers which will in turn will reduce the energy consumption of the building.

The LPA is not unduly concerned that Policy Target 6 has not been met as it is considered that failure of the individual applications identified above to not undermine the plan strategy or the thrust of Policy Target 6 that seeks to address climate change. However, it is accepted that the Development Control and Development Planning staff should have been more diligent in identifying the omission of this information during the planning application process. This failure is largely due to limited staff resources.

In terms of Policy Target 7, of the 406 new residential units that were permitted between 1st April 2016 and 31st March 2017, 173 or 42.6% were on previously developed land. This exceeds the target of achieving 21% of permitted residential units on previously developed land by 2021 and greatly exceeds the Interim Target of 21% by 2016.

The Plan is therefore on target in 2016-2017 with respect to all 4 indicators relating to Sustainable Place Making.

Performance

Action

Continue monitoring.

To Produce High Quality Sustainable Places			
Strategic Transport Planning		Primary Policy: Strategic Policy SP3	LDP Objectives: 1f, 1g, 2a, 2b, 2c
Monitoring Aim: All development required to meet Strategic Transport Planning Principles			Other Policies: PLA4
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
8. To increase sustainable forms of transport and reduce overall levels of traffic congestion, the Council will aim to implement the strategic transport improvement schemes detailed in Policy PLA7.	Progression of Regional Transport Plan developments detailed in Policy PLA7, in accordance with the Regional Transport Plan delivery timetable.	PLA7 proposals being implemented in accordance with the Regional Transport Plan delivery timetable.	Regional Transport Plan developments detailed in Policy PLA7, are not being implemented in accordance with the Regional Transport Plan delivery timetable.
<u>Analysis of Results</u>			
<p>Delivering development that meets the requirements of the ‘Strategic Transport Planning Principles’ set out in Strategic Policy SP3 of the LDP is central to the aim of Producing High Quality Sustainable Places.</p> <p>The transportation and improvement schemes set out by Policy PLA7 will increase sustainable forms of transport and reduce overall levels of traffic congestion, as well as contributing to the requirements of the new Active Travel (Wales) Act 2013.</p> <p>Policy Target 8 monitors the schemes set out by Policy PLA7 against the delivery timetable of the Regional Transport Plan (RTP). However, since the LDP was adopted in September 2013, the Regional Transport Plan (RTP) has been replaced by Bridgend’s Local Transport Plan (LTP) 2015-2030, and the various schemes included within Policy PLA7 have been ‘re-set’ accordingly. It is therefore against this new delivery timetable set out in the LTP that Policy Target 8 should be considered with respect to this and future AMRs, in particular those schemes programmed in the first phase of the LTP 2015-2020/21, which coincides with the LDP Plan period.</p> <p>It should be noted that the LTP includes many additional schemes to those originally proposed in the RTP and set out in PLA7, many of which (up to 13 separate schemes) relate to ‘bridge’ replacements associated with the electrification of the railway line.</p>			

In terms of delivery, the following schemes included in Policy PLA7 were partially during the monitoring period:

- PLA7(9) Porthcawl and Rest bay. This route was completed through funding obtained via the Coastal Communities Fund and was completed in January 2017; and
- Works were due to be completed on PLA7(13) – National Cycle Network 885 to Bridgend, however, this was postponed due to a programming conflict with the Civic Offices envelope works although funding has been secured in 2017/18 to complete the scheme.

A number of 'rail' proposals included within Policy PLA7, relating to improvements to the capacity of the Maesteg – Bridgend Railway line and a new railway station at Brackla, are now investment proposals reserved for the Welsh Government, and not the LTP. Welsh Government are now the coordinating body for investment in all railway related matters, including all new rail services, rail infrastructure and railway stations.

Walking and Cycling Schemes included within the new Phase 1 LTP programme, up to 2021 are:-

PLA7(2) – Improved links to the National Cycle Network in the Vale of Glamorgan;

PLA7(4) – Bridgend and Pencoed (which is financed and programmed for implementation before the end of 2016);

PLA7(7) – Bridgend and Designer Outlet at Junction 36 of the M4 (the middle section of which could be secured by S106 funding); and

In terms of highway schemes:-

PLA7(25) – Improvements to A4063 between Sarn and Maesteg is programmed for delivery up to 2021 in the LTP.

All remaining proposals included within Policy PLA7 have been re-scheduled within the LTP, and fall for delivery beyond the LTP Plan period. Notwithstanding this, all of the proposals remain valid and could be implemented earlier should there be further changes to investment decisions or assisted by Section 106 infrastructure funding.

Performance	
<u>Action</u>	
Continue monitoring within the context of schemes set out within the Local Transport Plan.	

To Protect and Enhance the Environment			
Natural Environment		Primary Policy: Strategic Policy SP4	LDP Objectives: 2a, 2b, 2c
Monitoring Aim: To protect sites and buildings of acknowledged natural, built and historic interest			Other Policies: ENV1, ENV2, ENV4, ENV5, ENV6, ENV7, ENV8
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
9. No inappropriate development takes place in the countryside of the County Borough.	Amount of land in the countryside (ha) lost to development which is permitted by way of a departure application to Policy ENV1.	No land in the countryside lost to development which is permitted by way of departure applications to Policy ENV1.	> 0 ha of land in the countryside lost to development which is permitted as a departure application to Policy ENV1.
10. No inappropriate development in Green Wedges which would contribute to the coalescence of settlements.	Planning permissions given for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.	No planning permissions given for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.	1 or more planning permissions granted for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.
11a. No development will take place which adversely affects a Special Landscape Area.	Number of developments permitted with the potential to adversely affect a Special Landscape Area.	No planning permissions approved contrary to the advice of NRW or the Council's	1 or more planning permissions granted contrary to the advice of NRW or the Council's Countryside section / Landscape Officer.
11b. No development will take place which affects the integrity of	Number of developments permitted which adversely affect		

a designated site for nature conservation.	the features of a protected site for nature conservation.	Countryside section / Landscape Officer.	Green Infrastructure SPG is not in place by 2014.
11c. No development will take place which results in detriment to the favourable conservation status of European protected species, or significant harm to species protected by other statute.	Number of developments permitted with the potential to result in detriment to the favourable conservation status of European protected species, or significant harm to species protected by other statute.	2014: Production of a Green Infrastructure SPG.	

Analysis of Results

Strategic Policy SP4 of the LDP aims to conserve and enhance the natural environment of the County Borough. The Monitoring Framework sets out 5 Policy Targets (9, 10, 11a, 11b and 11c) to measure how effective the Plan has been in terms of achieving this outcome. These targets relate to monitoring whether inappropriate or detrimental development has taken place within the countryside (Policy Target 9), in Green Wedges (Policy Target 10) within Special Landscape Areas (Policy Target 11a), designated sites of nature conservation (Policy Target 11a) and whether development is detrimental to protected species (Policy Target 11c).

In terms of Policy Target 9, 'inappropriate' development in the countryside, between 1st April 2016 and 31st March 2017 there were 3 planning applications classified as departures' from the LDP:

However, these proposals were not deemed to be 'inappropriate' development in the countryside after a full assessment. The proposals are:-

- P/16/309/FUL – Heol Ty Gwyn Industrial Estate, Maesteg CF34 0BQ: Steel Portal Framed Extension. Whilst located outside of the settlement boundary, it was considered that the extension to the existing building would detrimental to the surrounding countryside;
- P/16/656/FUL – The Meadows, Bryn Road, Coychurch: This application was for a direct replacement of an existing dwelling consistent with the provisions of Policy ENV1 and SP2 of the Local Development Plan; and
- P/16/939/FUL – South Wales Police Headquarters: Single storey café building with ancillary spaces for use by the South Wales Police: This application represents a departure from the Local Development Plan, however South Wales Police have clarified that they do not intend to release

the land for residential development as part of their disposal strategy. As such the proposal was considered compatible with the Local Development Plan policies relating to the Bridgend Strategic Regeneration Growth Area.

In terms of Policy Target 10 'inappropriate' development within a 'Green Wedge' (defined by Policy ENV2 of the LDP) which would contribute to the coalescence of settlements, there were 4 planning applications permitted within the Green Wedges between 1st April 2016 to 31st March 2017. However, none of these proposals were classified as inappropriate or contributed to the coalescence of settlements. The proposals are:-

- P/16/230/FUL – Ty Risha, Penycae, Bridgend: Installation of car park flood lighting and associated works.
- P/16/303/FUL – Coed Parc (off A473), Coychurch: Replacement hay barn and machinery store.
- P/16/750/FUL – Pine Range/Village Diner, Pottery Hill, Ewenny: Change of use from 1st floor furniture showroom to dwelling and side porch.
- P/17/103/FUL – Woodbine Cottage, Cefn Glas Road, Bridgend: Demolish garage and outbuildings and replace with integral garage with internal door.

In terms of Policy Target 11a, development adversely affecting Special Landscape Areas (defined by Policy ENV3), 19 planning proposals were approved within Special Landscape Areas during the period 1st April 2016 and 31st March 2017. None of these proposals however were the subject of 'objection' from the Council's Countryside and/or Landscape Officer or were approved contrary to the advice of NRW and were considered appropriate.

Similarly with respect to Policy Targets 11b and 11c, no proposals have been granted within the County Borough, contrary to the advice of NRW or the Council's Countryside Section that would be detrimental to the conservation of designated sites of nature conservation or would adversely affect the protection and conservation of European protected species (or species protected by other statutes).

The Council is therefore on target to achieve its aim of protecting and enhancing the natural environment.

Performance	
<u>Action</u>	
Continue monitoring.	

To Protect and Enhance the Environment			
Built and Historic Environment		Primary Policy: Strategic Policy SP5	LDP Objectives: 2a
Monitoring Aim: To protect sites and buildings of acknowledged natural, built and historic interest			Other Policies: ENV8
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
12. Development proposals do not adversely impact upon buildings and areas of built or historical interest and their setting.	Occasions when development permitted would have an adverse impact on a Listed Building; Conservation Area; Site/Area of Archaeological Significance; or Historic Landscape, Park and Garden or their setting.	No Planning consents are issued where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT). 2015: Production of Built Heritage Strategy.	1 or more planning consents are issued where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT). Built Heritage Strategy is not in place by 2015.
<u>Analysis of Results</u>			
<p>Strategic Policy SP5 of the LDP aims to conserve, preserve or enhance the built and historic environment of the County Borough and its setting. Policy Target 12 measures how effective Policy SP5 has been in achieving this outcome, by monitoring whether developments have been permitted which would have an adverse impact on a Listed Building, Conservation Area, Site/Area of Archaeological Significance or Historic Landscape, Park and Garden or their setting.</p> <p>The assessment is undertaken by analysing whether planning consents have been issued where there are outstanding objections from the Council's Conservation and Design Team, CADW or Glamorgan Gwent Archaeological Trust (GGAT). Analysis for the monitoring period 1st April 2016 to 31st March 2017 of those planning applications where these bodies have been specifically consulted, indicate that no proposals were permitted that had any 'outstanding' objections.</p>			

In this respect the Council is therefore on target to achieving its aim of protecting sites and buildings of acknowledged built and historic interest.

Interim Monitoring Target 12 is to produce a Built Heritage Strategy by 2015 and to adopt the Strategy as Supplementary Planning Guidance (SPG). This target has not been achieved to date. The Strategy's production was delayed to coincide with the outcome of the Historic Environment Bill, which received Royal Assent on the 21st March 2016. In addition, TAN24 was issued on the 1st May 2016 for public consultation. Therefore, it was considered prudent to delay the document until the final outcome of TAN 24 was known. TAN 24 was published on 31 May 2017, as such it has not been possible to finalise the Built Heritage Strategy in this monitoring period, however the strategy's future production is anticipated in early 2018.

Performance

Action

Progress Built Heritage Strategy and adopt as SPG.

To Protect and Enhance the Environment			
Minerals		Primary Policy: Strategic Policy SP6	LDP Objectives: 2d
Monitoring Aim: Safeguard areas of aggregates and coal resources			Other Policies: ENV10, ENV11, ENV12
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
13. Maintain a minimum 10 year aggregate landbank throughout the plan period.	Aggregates landbank for Bridgend County Borough in years.	Maintain a minimum 10 year supply of aggregates resource.	Less than a 10 year supply of aggregates resource.
14. No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.	Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone or a minerals safeguarding area.	No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.	1 permanent, sterilising development permitted within a mineral buffer zone or a minerals safeguarding area.
<u>Analysis of Results</u>			
<p>Strategic Policy SP6 aims to provide a contribution to national, regional and local demand for a continuous supply of minerals. LDP Policy Targets 13 and 14 have a particular focus on monitoring whether the LDP maintains a minimum landbank for aggregates (Policy Target 13) and also safeguarding against permanent sterilising development within mineral buffer zones and mineral safeguarding areas (Policy Target 14).</p> <p>Policy Target 13 specifically requires the maintenance of a minimum 10 year aggregate landbank throughout the plan period within the County Borough. The latest SWRAWP Annual Report has been drafted but has not been published due to an objection from the Mineral Products Association). Therefore, the Council has used the SWRAWP Annual Report (2014) which calculates the 10 year aggregate landbank as 70 years. As such the LDP is meeting its target of providing a minimum 10 year supply.</p> <p>With respect to Policy Target 14, analysis of planning applications show that no permanent sterilising developments have been approved in the monitoring period 1st April 2016 to 31st March 2017, within mineral safeguarding areas or mineral buffer zones, that did not comply with the criteria of LDP Policies</p>			

ENV9 or ENV10. The LDP is therefore meeting its monitoring target with respect to Policy Target 14.	
Performance	
<u>Action</u>	
Continue monitoring.	

To Protect and Enhance the Environment			
Waste		Primary Policy: Strategic Policy SP7	LDP Objectives: 2d
Monitoring Aim: Seeks to meet the County Borough's contribution to regional and local waste facilities			Other Policies: ENV14, ENV15, ENV16
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
15. Provide 7.7 to 11.9 hectares of available land (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities to meet the regionally identified need to treat up to 228,000 tonnes of waste per annum.	The availability of 7.7 to 11.9 hectares of land (or consented for that purpose) on sites identified under Policy SP7 to meet the identified need to treat up to 228,000 tonnes of waste per annum.	7.7 to 11.9 hectares of land is provided (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities.	The availability of land on the sites identified under Policy SP7 falls below 7.7 hectares (or has not been developed for that purpose).
<u>Analysis of Results</u>			
Strategic Policy SP7 aims to make provision for new waste treatment facilities to meet regional (and local) waste treatment needs.			
Strategic Policy SP7 identifies 5 sites where waste facilities will be favoured at Heol y Splott, South Cornelly, Brynmenyn Industrial Estate, Village Farm			

Industrial Estate, Brackla/Litchard Industrial Estate and Waterton Industrial Estate. Waste proposals on other appropriate sites or land allocated for industrial purposes may also be permitted, provided the proposal meets the criteria set out in Policy ENV16 of the LDP.

In order to satisfy regional (and local) waste treatment needs Policy Target 15 requires the availability of 7.7 to 11.9 hectares of land (or land consented for that purpose), on the 'favoured' sites set out in SP7.

At the monitoring date of 31st March 2017, the table below illustrates that 29.36 hectares of land remained available on SP7 sites.

SP7(1)	Land at Heol-y-Splott, South Cornelly	00
SP7(2)	Brynmenyn Industrial Estate, Brynmenyn	7.16
SP7(3)	Village Farm Industrial Estate, Pyle (cumulative total)	2.83
SP7(4)	Brackla/Litchard Industrial Estate, Bridgend	7.71
SP7(5)	Waterton Industrial Estate, Bridgend	11.66
Total		29.36

The analysis indicates that the Council is therefore achieving its requirement to contribute to identified regional (and local) waste treatment needs and facilities.

Performance

Action

Continue monitoring.

To Protect and Enhance the Environment			
Energy Generation, Efficiency and Conservation		Primary Policy: Strategic Policy SP8	LDP Objectives: 2d
Monitoring Aim: That the County Borough contributes towards the country's renewable energy requirements			Other Policies: ENV17, ENV18
Policy Target	Indicators	Annual/Interim Target	Monitoring
16. All major planning applications assess the potential for onsite Renewable / Low Carbon Energy technologies.	Major planning applications which are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17.	100% of all major planning applications are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17. 2014: Production of Energy Opportunities Plan SPG.	<100% of all major planning applications are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17 in any year. Energy Opportunities Plan SPG is not in place by 2014.
17. To increase the amount (in MW) of energy produced in the County Borough from renewable sources.	Permitted and installed capacity (MW) of renewable electricity and heat projects within the County Borough.	Annual increase in the permitted or installed capacity of renewable electricity and heat projects within the County Borough through the Plan period. 2014: Production of Energy Opportunities Plan SPG.	No annual increase in the permitted or installed capacity of renewable electricity and heat projects within the County Borough. Energy Opportunities Plan SPG is not in place by 2014.
18. 35MW of renewable energy generated in the refined Strategic Search Areas (Policy ENV18) by the end of the Plan period.	The capacity of renewable energy developments (MW) installed inside the refined Strategic Search Areas (Policy ENV18).	If planning applications which would cumulatively meet the 35MW target are not submitted by 2018.	If planning applications which would cumulatively meet the 35MW target are not submitted by 2018.

Analysis of Results

The monitoring aim of Strategic Policy SP8 is to ensure that development proposals within the County Borough contribute to meeting national renewable energy efficiency targets. The Monitoring Framework sets out 3 targets (16, 17 and 18) to measure how effective the Plan has been in achieving this aim.

Policy Target 16 requires that all major planning applications assess the potential for on-site renewable/low carbon energy technologies and this is measured by analysing whether each major application is accompanied by a renewable/low carbon energy assessment – this is a requirement of Policy ENV17. Of the ‘qualifying’ developments no major planning applications submitted (and granted) for the monitoring period 1st April 2016 to 31st March 2017 were accompanied by a ‘specific’ energy assessment. This is the third consecutive year that the Council has failed to meet the requirements of monitoring target 16 however it must be recognised that energy efficiency in new development is achieved by strict adherence to Building Regulations. Nevertheless further investigation is required to understand and action where further measures are required to ensure compliance with the provisions of LDP Policy EN17. This issue will be scrutinised in detail during the statutory LDP review and consideration given as to whether the policy approach needs to be amended.

Notwithstanding the fact that not all major planning applications have been accompanied by an Energy Assessment the Council has achieved its ‘interim target’ of producing an Energy Opportunities Plan SPG by 2014. The Council originally produced its Energy Opportunities Plan in November 2011 and this has been updated and subsequently been incorporated into the Sustainable Energy SPG adopted by Council on 2nd May 2014.

The LPA is committed to ensuring that the County Borough contributes towards the country’s renewable energy requirements and is both disappointed and concerned that Policy Target 16 has not been met. However, the issue of ‘renewable energy’ has had its profile raised following the selection of two demonstrator schemes:- the Bridgend Town Heat Network and the Upper Llynfi Valley Heat Network (Caerau Minewater) Projects. The Caerau Minewater Heat Project was recently announced in August 2017 as the third prize winner in the NEA and British Gas Energy Impact Awards 2017-18. Bridgend CBC is working with the Energy Technology Institute (ETI) who is developing an Energy Path Networks tool which will identify the most cost-effective local energy systems (heat and power) for Bridgend to a lower carbon energy system as part of a Low Carbon Transition Plan. Acting as a catalyst for energy project investment in the Bridgend borough, the heat network projects SSH Programme has attracted additional studies to be carried out such as an analysis of the Bridgend Gas Network by Wales and West Utilities to inform the future of the gas debate, identifying opportunities for Community Renewable Energy Schemes in Rural Bridgend.

The aim of Policy Target 17 is to increase the amount of energy produced in the County Borough from Renewable Sources in the County Borough. Success is judged by monitoring whether there has been an annual increase in the permitted or installed capacity of renewable electricity and heat projects.

During the Monitoring Period 1st April 2016 to 31st March 2017 2.5 mw of renewable electricity capacity was permitted. The scheme approved relates to 1 Wind Turbine on land at Parc Stormy (planning application P/15/868/FUL refers) which represents an increase of 3.1% on last year's figures. It is worth noting that during the Monitoring Period 1st April 2015 to 31st March 2016 78.4mw of renewable electricity capacity was permitted. The schemes approved comprised an Anaerobic digestion facility for 30yr period at Parc Stormey Down Airfield; Biomass Power Station of 25 mw electric output; 12 Wind Turbines and Pant-y-Wal Farm, East of Ogmores Valley; Solar Photovoltaic Farm at Stormy Down and Electric Energy Storage Facility also at Stormy Down.

The LDP is therefore annually increasing the amount of energy produced from renewable source and is meeting Policy Target 17.

Policy Target 18 aims to generate 35MW of renewable energy within the refined Strategic Search Areas (SSAs) by 2021.

Parts of Bridgend County Borough lie within the Strategic Search Area (SSA) for large scale wind energy projects outlined in TAN8. As part of a consortium, Bridgend County Borough carried out a refinement exercise in these areas in 2006. The refinement carried out by Ove Arup and partners, calculated the generation capacity of parcels of land, included in the SSA. For those 'refined' areas of the SSA in Bridgend County Borough the capacity was calculated as:-

- Zone 20 North East of Maesteg 19MW
- Zones 31-34 North of Evanstown 31MW

During the Monitoring Period 1st April 2016 to 31st March 2017 no applications have been approved within the refined Strategic Search Areas (SSAs). However, it is important to note that within zones 31-34 the Council has already consented planning applications at Pant Y Wal and Fforch Nest wind farms totalling 35MW – thereby exceeding this capacity. All of this capacity is already installed and operational. It should be noted that Zone 20 was excluded from the capacity assessment on the basis of the operational Ffynon Oer wind farm in Neath Port Talbot. The Plan has therefore met its target with respect of the generation of 35MW of renewable energy by the end of the Plan period.

In addition the Pant Y Wal extension, comprising of an additional 10 wind turbines with a generating capacity of 3MW each was consented on 28/02/15. Although not located within the refined SSA boundary, the turbines are located immediately adjacent to it and within the wider SSA and will contribute an additional 30 MW of renewable energy capacity.

As such the generating capacity from large-scale wind turbines (within and immediately adjacent to the refined SSA) is 65 MW. As such the County Borough is making a significant contribution to national renewable energy targets.

Performance – Policy Target 16

Action

Policy Research

This is the third consecutive year that the Council has failed to meet the requirements of monitoring target 16. Therefore, further investigation is required to understand and action where further measures are required to ensure compliance with the provisions of LDP Policy EN17. In this respect it is likely that further training of officers to promote the requirement to submit Energy Assessments with planning applications is required and to promote this requirement as part of the planning application validation process. This issue will be the subject of rigorous testing during the statutory LDP review that will commence in early 2018.

Performance – Policy Targets 17 & 18

Action

Continue monitoring.

To Spread Prosperity and Opportunity through Regeneration			
Employment Land Development		Primary Policy: Strategic Policy SP9	LDP Objectives: 1a, 1b, 1d, 3a, 3b, 3c
Monitoring Aim: Protect 164 hectares of vacant employment land			Other Policies: REG1
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
19. 72.5 ha of employment land allocated by Policies SP9 and REG1 are developed over the Plan period.	Employment land development on Policies SP9 and REG1 sites in hectares.	6.3 ha of employment land allocated by Policies SP9 and REG1 are developed per year for employment uses.	<6.3 ha of employment land allocated by Policies SP9 and REG1 are developed per year for employment uses.
20. A readily available supply of land for development for employment purposes.	Proportion (%) of remaining allocated vacant employment land (SP9 and REG1 sites) which is classed as immediately available or available in the short term in the annual employment land survey.	30% or more of remaining vacant land allocated by Policy SP9 and REG1 is classed as immediately available or available in the short term in the annual employment land survey throughout the plan period.	<30% of remaining vacant land allocated by Policy SP9 and REG1 is classed as immediately available or available in the short term in the annual employment land survey.
<u>Analysis of Results</u>			
<p>The Local Development Plan's employment land is safeguarded for employment purposes, by Policies SP9 and REG 1. The future prosperity of the local economy is facilitated by ensuring that the County Borough can offer a range and choice of employment sites and premises for employment uses. To achieve the objective of a prosperous local economy Policy Target 19 aims to develop 72.5 ha of employment land during the Plan period up to 2021 and Policy Target 20 aims to ensure that the identified employment allocated by Policy SP9 and REG 1 is readily available.</p> <p>Policy Targets 19 and 20 are monitored by an annual employment land survey which monitors the take-up of vacant land on all of the County Borough's allocated employment sites together with the land's status in terms of availability.</p> <p>The monitoring target associated with Policy Target 19 is that 6.3 hectares of employment land is developed annually on allocated sites.</p>			

During the monitoring period 01 April 2016 to 31 March 2017 a total of 1.52 hectares of vacant employment land was developed. During the preceding year 0.45 ha of employment land was developed.

The LDP's strategic aim of delivering 6.3 ha of employment land per annum allocated by Policies SP9 and REG1 per annum has not been partially met for the third consecutive year with respect to Policy Target 21; therefore further analysis is required to determine why the LDP has not delivered 6.3ha of employment land.

In this context it is important to note that the amount of land allocated for employment purposes in the LDP exceeded the need identified in the Employment Land Review (2010). This approach was adopted to reflect that national planning policy advocated at the time adopting a positive, flexible approach to employment land provision which would provide a simple policy framework for private sector enterprise to operate within, giving a range and choice of sites across the County Borough. This approach also supported the Local Planning Authority in implementing the regeneration-led spatial strategy of the LDP.

Whilst the County Borough of Bridgend has one of highest rates of employment land in South East Wales it is important to recognise that the amount of employment land allocated has not frustrated the population and housing growth aspirations of the Plan. Employment land provision was aligned, to the strategic spatial distribution of this growth. In the context of a regeneration-led strategy, it was considered important that employment land provision should not be tied to, and limited by, population growth, but should reflect the economic regeneration objectives of the plan; helping to assist the Council and its partners in tackling some of the existing economic deprivation which currently exists in the County Borough in a positive, flexible manner.

In recognition of the need for the borough to have a range and choice of employment sites which are attractive and flexible enough to potential investors, LDP Policy SP9 allocated 38 hectares of strategic employment land at the following locations:

- | | |
|--|-------------|
| • SP9(1) Brocastle, Waterton, Bridgend | 20 Hectares |
| • SP9(2) Island Farm, Bridgend | 11 Hectares |
| • SP9(3) Pencoed Technology Park | 5 Hectares |
| • SP9(4) Ty Draw Farm, North Cornelly | 2 Hectares |

The strategic sites are distinguished from other employment sites on the basis of their physical and locational characteristics, particularly their prominent locations adjacent to areas of countryside, and their proximity to the strategic road network. They represent the greatest assets to Bridgend and the region in terms of their potential to generate high levels of jobs but it must be acknowledged that the allocation of these sites skew the figures in terms of the amount

land allocated for employment purposes exceeding the need identified in the Employment Land Review (2010).

Section 5 (Target 3) of this report outlines that considerable progress is also being made with 'readying' the 4 Strategic Employment Sites for development, however it is important to recognise that these sites require substantial investment in infrastructure and will have long-lead in times but as the economy improves (albeit slowly) and market demand improves it is predicted that these strategic sites are likely to be delivered at the end of the plan period / post 2021. It is also important to note that the allocation of these sites.

The LDP recognises that if Bridgend is to retain its competitive industrial base it is imperative that the area is able to offer a broad portfolio of sites. In addition to those Strategic sites identified and safeguarded under Policy SP9, Policy REG1 also identifies a variety of employment sites suitable for all types of employment uses of varying size and type.

In addition to identifying established employment sites, Policy REG1 also includes those employment areas which have vacant land for development for employment purposes and therefore have an important contribution to make in fulfilling the LDP Strategy. The remaining areas of vacant land on existing industrial estates collectively offer opportunities for investment for employment purposes whilst not frustrating the population and housing growth aspirations of the Plan

Many of the sites listed in the policy also form parts of much larger regeneration or mixed-use sites additionally allocated by Policy PLA3. The development of these sites for employment purposes as part of much wider schemes containing other uses will help to create sustainable mixed use areas within existing communities, helping to facilitate the physical regeneration of the site and acting as enabling development to the delivery of the employment element, thereby improving the socio-economic regeneration of the wider area.

The current low take-up of employment land on REG1 and PLA3 sites is attributed to the fact that because of the considerable loss of industrial and business capacity that took place during the recession, most new employment activity is actively being taken up within existing vacant buildings and/or extensions on allocated employment sites rather than on new sites. Effectively the lost capacity as a result of recession is being regained before new take-up accelerates as the economy improves.

The failure of the LDP to meet Policy Target 19 for a third consecutive year is of concern to the LPA but is not a true reflection of what is happening in the real economy, where between 2016 to 2017 the number of people in employment increased. Data indicates that the number of small to medium sized enterprises in Bridgend is increasing at a quicker rate than for Wales as a whole. Collectively, this demonstrates that the expansion in business stock in Bridgend is continuing to improve albeit at a slower pace than previously predicted. It is interesting to note that the Council's Economic Development Officer

has revealed that vacancy levels on the borough's employment sites are very low that indicates that the lost capacity is being regained. In addition the EDO has highlighted that many of the larger units are being sub-divided to cater for the demand being created by the increasing number of new small to medium enterprises being established.

It is reiterated that the amount of employment land allocated in the context of a regeneration-led strategy has not frustrated the population and housing growth aspirations of the Plan. Whilst the LDP monitoring target has not been met, the effects of the recession on South-east Wales and Bridgend must be given due consideration when determining the reasons as to why the development of vacant, allocated employment land has not occurred at the long-term average rate of 6.33 hectares per annum. It is considered that the employment allocations and strategy in the LDP remain broadly sound but will be the subject of rigorous testing during the statutory LDP review.

In terms of providing a readily available supply of land for development for employment purposes the monitoring target associated with Policy Target 20 is that 30% or more of vacant land allocated by Policies SP9 and REG 1 is classed as immediately available or available in the short term. The 2016 Employment Survey demonstrates that 41.54 ha of land is immediately available and a further 14.96 ha is available in the short term. This represents 56.26 ha in total or 51.7 % of all vacant land on allocated sites.

The Plan is therefore on target with respect to Policy Target 20 by providing a readily available supply of employment land.

Performance – Policy Target 19

Action

Contextual indicators and comparisons with other local authorities show that notwithstanding the low take up of employment land the 'real' economy is relatively buoyant and that the failure to meet this target is the result of the recent very deep recession and the regaining of previous lost capacity. The Council's Economic Development Section has highlighted that few empty units remain on the boroughs industrial estates and there is pent up demand for small to medium sized units. Bridgend retains its locational advantages for business and can expect higher levels of employment land take-up in the latter part of the Plan period. A formal review of policy will be undertaken during the statutory LDP review that will commence in early 2018.

Performance – Policy Target 20

Action

Continue monitoring.

To Spread Prosperity and Opportunity through Regeneration			
Retailing and Commercial Centres		Primary Policy: Strategic Policy SP10	LDP Objectives: 1a, 1b, 1d, 3e, 3f, 3g
Monitoring Aim: Directs new retail and leisure development to the town and district centres of the County Borough		Other Policies: REG6, REG7, REG8, REG9, REG11	
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
21. To ensure that vacancy rates within the town centres of the County Borough do not increase to a level that would adversely impact on the vitality of those centres.	Annual vacancy rates of commercial properties within the town centres of the County Borough.	Vacancy rates of commercial properties in the town centres of Bridgend, Maesteg or Porthcawl remain below 15% throughout the plan period.	Vacancy rates of commercial properties in the town centres of Bridgend, Maesteg or Porthcawl increase to more than 15%.
22. The integrity of the Primary Shopping Frontages are maintained.	Proportion of A1 retail uses in the Primary Shopping Frontages designated by REG6.	60% of more of units within the Primary Shopping Frontages are in an A1 use. 2014: Preparation of a Primary Shopping Frontages SPG.	<60% or more of units within the Primary Shopping Frontages are in an A1 use. Primary Shopping Frontages SPG is not in place by 2014.
23. The town centres of the County Borough are regenerated by the development of key sites.	Amount (sqm) of major retail, office and leisure development permitted in town centres.	2014: Planning consents in place for Porthcawl retail development. 2014: Completion of Maesteg Outdoor Market, Bus Station and Riverside Scheme. 2016: Development Briefs	Planning consents for Porthcawl Regeneration Area retail development not in place by 2014. Maesteg Outdoor Market, Bus Station and Riverside Scheme is not completed by 2014. Development Briefs for the sites highlighted in the Bridgend Town Centre Masterplan have

		prepared for sites highlighted in Bridgend Town Centre Masterplan.	not been prepared by 2016.
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Analysis of Results

The overall aim of Strategic Policy SP10 is to focus and direct new retail, commercial and leisure developments within the County Borough Retail and Commercial Centres in order to maintain and protect their vitality and viability. A key strand of the LDP's Sustainable Regeneration-Led Spatial Strategy is to promote the County Borough's 3 main town centres as part of the LDP Vision, which seeks to create a successful regional employment, commercial and service centre in Bridgend, a vibrant waterfront and tourism destination in Porthcawl and a revitalised Maesteg.

In order to measure how successful Policy SP10 is in directing appropriate new retail and leisure development to the County Borough's town and district centres to maintain their vitality and viability the monitoring framework looks at 3 Policy Targets relating to vacancy rates of commercial properties within town centres (Policy Target 21), the integrity of the Primary Shopping Streets within the town centres (Policy Target 22) and progress on the regeneration of key sites within the town centres (Policy Target 23).

The annual monitoring target for Policy Target 21 is to ensure that the vacancy rates of commercial properties within the 3 town centres of Bridgend, Porthcawl and Maesteg remain below 15% throughout the plan period.

The latest annual retailing and commercial centre survey indicates that:-

- Within Bridgend Town Centre of the 379 commercial properties surveyed 67 were vacant – representing a vacancy rate of 17.68%.
- Within Porthcawl Town Centre of the 204 commercial properties surveyed 10 were vacant – representing a vacancy rate of 4.90%.
- Within Maesteg Town Centre of the 167 commercial properties surveyed 10 were vacant – representing a vacancy rate of 5.99%.

The LDP's strategic aim of maintaining and protecting the vitality and viability of town centres has not been partially met for the monitoring period 1st April 2016 to 31st March 2017 with respect to Policy Target 21. Whilst the monitoring target has only been marginally missed for Bridgend, further investigations are required. This issue will be scrutinised in detail during the statutory LDP review where a comprehensive assessment of town centre policies combined

with an updated 'Retail Needs Assessment' will provide clarity on the appropriate policy direction.

In terms of seeking to improve the viability and vitality of the town centre, Bridgend businesses have voted for the establishment of a Business Improvement District in the town. Bridgend is now the eleventh BID in Wales, joining Swansea, Merthyr Tydfil, Newport and most recently Caernarfon, Bangor, Colwyn Bay, Neath, Llanelli, Pontypridd and Aberystwyth. The bid area includes the following streets: Adare Street, Angel Street, Boulevard de Villenave d'Ornon, Brackla Street, Brewery Lane, Caroline Street, Cheapside, Court Road, Cross Street, Derwen Road, Dunraven Place, Elder Street, Langenau Strasse, Market Street, Merthyr Mawr Road North, Nolton Street, Quarella Road, Queen Street, Station Hill, The Rhiw, The Rhiw Centre, Water Street and Wyndham Street.

The aim of the BID is to:

- Increase visitor numbers year on year by making our town centre a more attractive and accessible place to visit;
- Improve access, parking and gateways, including working towards making the proposed relaxation of pedestrianisation a reality and more affordable parking;
- Improve perceptions of our town centre by delivering marketing campaigns that enhance Bridgend's image as a place to visit and invest in;
- Reduce the number of vacant properties in the town through attracting new business and pop-up schemes; and

Enhance the town centre experience through small-scale environmental improvements and tackling anti-social behaviour. Also, public consultation is underway to determine if traffic should be re-introduced to Queen Street, Dunraven Place and Market Street. As part of the proposal, a 20mph speed zone and two pedestrian crossing would be introduced alongside approximately 18 parking / loading bays, while street bollards and other street furniture would be installed to safely separate pedestrian and vehicles. Due to issues such as the rise of internet shopping and changing shopping patterns the return of vehicular traffic to certain parts of the town is being considered to encourage more residents to shop in Bridgend.

The annual monitoring target relating to Policy Target 22, to maintain the integrity of the Primary Shopping Frontages of Bridgend, Porthcawl and Maesteg is to ensure that 60% or more units are in A1 (Retail) use.

The latest annual retailing and commercial centre survey indicates that:-

- Within Bridgend Town Centre of the 111 units within the Primary Shopping Frontages 67 were in A1 use – representing 60.36%.
- Within Porthcawl Town Centre of the 95 units within the Primary Shopping Frontages 62 were in A1 use – representing 65.26%.
- Within Maesteg Town Centre of the 85 units within the Primary Shopping Frontages 52 were in A1 use – representing 61.18%.

Data collected as part of last year's retailing and commercial survey highlighted that the proportion of Maesteg town centres' primary shopping frontages had fallen below the annual target for two consecutive years. However, the current data highlights a marginal improvement in the vacancy rates (61.18%) which means that the annual target has been met. Considering the current economic climate this data is very encouraging but will need to be considered in greater detail during the LDP Review to ensure this upwards trajectory.

The proportion of units occupied by A1 uses in Porthcawl's primary shopping frontages has increased from 63.16% to 65.26% which reflects the increasing number of tourists visiting Porthcawl. Conversely, whilst Monitoring Target 22 has been achieved, Bridgend town centre recorded a decrease in the number of units located in the Primary Shopping Frontage occupied by A1 uses for the third consecutive year. As such it is considered that further investigation is required to understand and action where further measures are required to limit further losses. This analysis will be combined with an update of the 'Retail Needs Assessment' (as part of the statutory LDP Review).

To mitigate against the tough economic conditions currently being experienced and to ensure the vitality of the borough's town centres, the Council has chosen to exercise sufficient flexibility when applying LDP Policy REG6 to allow changes of uses to non-A1 uses in Primary Shopping Frontages where an applicant can provide robust evidence to demonstrate that there is insufficient demand for A1 units and its loss would not materially dilute the continuity of the Primary Shopping Frontage. It is the view of this authority that permitting a small number of changes of uses is more conducive to sustaining the viability of the town centre rather than allowing empty units to stand idle.

The interim target for Policy Target 22 is that a Primary Shopping Frontage SPG should have been prepared and in place in 2014, as such the Council has not met its target with respect to this interim indicator for the third consecutive year. However, although the SPG has not as yet been through a statutory

<p>consultation process and adopted by the Council, its preparation is in hand and an officer draft version of the document exists. It is therefore proposed to present the draft SPG to Development Control Committee, undertake statutory consultation and adopt the document in 2018. Its delay is largely attributed to staff resource issues and the prioritisation of other work.</p>	
<p>Performance – Policy Target 21 & 23</p>	
<p><u>Action</u></p> <p>Policy Research</p>	<p>The LDP's strategic aim of maintaining and protecting the vitality and viability of town centres has not been partially met for the monitoring period 1st April 2016 to 31st March 2017 with respect to Policy Target 21.</p> <p>The retailing and commercial survey has highlighted that the proportion of Maesteg town centres' primary shopping frontages has improved after falling below the annual target for two consecutive years. Whilst the monitoring target has only been marginally missed for Bridgend in respect of unit vacancy rates, further investigations are required. This issue will be scrutinised in detail during the statutory LDP review where a comprehensive assessment of town centre policies combined with an updated 'Retail Needs Assessment' will provide clarity on the appropriate policy direction.</p>
<p>Performance – Policy Targets 22</p>	
<p><u>Action</u></p> <p>Prepare Supplementary Planning Guidance.</p> <p>It is proposed to present the draft SPG to Development Control Committee, undertake statutory consultation and adopt the document in 2018. Its delay is largely attributed to staff resource issues and the prioritisation of other work.</p>	

To Protect and Enhance the Environment			
Tourism		Primary Policy: Strategic Policy SP11	LDP Objectives: 1c, 3c, 3d
Monitoring Aim: Encourage high quality Sustainable Tourism			Other Policies: REG2, REG13
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
24. To increase year on year the number of visitors to the County Borough.	Annual number of visitors to the County Borough.	Year on year increase of visitors to the County Borough.	Decrease in visitors to the County Borough compared to previous year.
<u>Analysis of Results</u>			
<p>Strategic Policy SP11 aims to promote and encourage high quality sustainable tourism, through the implementation of various appropriate projects relating to activity based tourism, business, events and cultural tourism.</p> <p>Policy Target 24 measures how effective the Plan is in promoting and encouraging tourism and the indicator is to increase the annual number of visitors to the County Borough.</p> <p>The latest STEAM figures for Bridgend indicates that the total visitor numbers in 2016 for the County Borough rose from 3.64 million to 3.83 million representing a 5.2% increase. The increase in visitor numbers is encouraging; the STEAM data highlights that the number of staying visitors within the Borough totalled 0.62 million which is a 1% increase on last year's figures which is consistent with the aims and objectives of the Borough's tourism strategy and LDP policies.</p> <p>This has resulted in an increase in tourism related employment from 4,074 to 4,228 which represents an increase of 3.8% compared to last year's data which is considered positive for the County Borough's economy. The County Borough's tourism offer is continually being enhanced and schemes contributing to this success include the implementation of the Wales Coastal Path, a new touring caravan/camping site at Glynogwr , Lakeside (REG12(a)), various mountain bike trails and new visitor centres at Bnyngarw County Park and Parc slip. Within Porthcawl specifically the Harbourside Marina scheme has been implemented and the resort continues to host a number of successful festivals including the Elvis, Rockabilly and New Romantic festivals, attracting large number of visitors. In addition, more than 43,000 spectators attended The Senior Open Championship at the Royal Porthcawl Golf Club. An</p>			

agreement has been reached for Porthcawl to host this prestigious competition in three years' time which will undoubtedly attract significant tourism numbers to Porthcawl.

The Plan is therefore on target with respect to Policy Target 24.

Performance

Action

Continue monitoring.

To Create Safe, Healthy and Inclusive Communities

Housing and Affordable Housing

Primary Policy: Strategic Policy SP12

LDP Objectives: 1c, 3c, 3d

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

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

Policy Target	Indicators	Annual/Interim Target	Monitoring	Assessment Trigger
25. Maintain a 5 year supply of housing land for development throughout the plan period.	Forecast supply of housing land.	Maintain a 5 year supply of housing land for development throughout the plan period.		Less than a 5 year supply of housing land is recorded.
26. Provide 9,690 new dwellings by 2021 based on the three 5 year tranches set out in Policy SP12.	Annual dwelling completions.	By 2011 provide 2,085 dwellings. By 2016 provide 4,973 dwellings. By 2021 provide 9,690 dwellings.		Less than 4,973 dwellings developed by 2016.
27. Develop COM1 and COM2 Residential Allocations at or	Number of units permitted on COM1 and COM2 Residential	Residential Allocations developed at or above the estimated number		Residential Allocations developed below the estimated number of units specified in Policies

above the estimated number of units specified.	Allocations.	of units specified in Policies COM1 and COM2.	COM1 and COM2.
28. Develop Small and Windfall sites, over 0.15 hectares, at a density of 35 dwellings per hectare or more.	Average density of Small and Windfall sites over 0.15 hectares.	Small and Windfall sites over 0.15 hectares developed at a density of 35 dwellings per hectare or more.	Small and Windfall sites over 0.15 hectares developed at a density of less than 35 dwellings per hectare.
29. Provide 1,370 affordable dwellings by 2021 through the planning system as secured by condition or S106.	Annual affordable housing completions.	By 2011 provide 295 dwellings. By 2016 provide 703 dwellings. By 2021 provide 1,370 dwellings.	Dwelling completions fall below specified requirement.
30. Monitor the need for a permanent or transit Gypsy & Traveller site.	The annual number of authorised and unauthorised Gypsy & Traveller encampments in the County Borough.	Approve the Bridgend County Borough protocol for the management of unauthorised gypsy and traveller encampments by April 2014. No increase in the average of 3 unauthorised Gypsy and Traveller Sites recorded in 1 year by the biannual Gypsy and Traveller Caravan Count and / or the Gypsy and Traveller Protocol.	The Bridgend County Borough protocol for the management of unauthorised Gypsy and Traveller encampments is not approved by 2014. An increase above 3 unauthorised Gypsy and Traveller Sites recorded in 1 year by the biannual Gypsy and Traveller Caravan Count and / or the Gypsy and Traveller Protocol for 2 consecutive years will require the identification of a site.

Analysis of Results

In order to create safe, healthy and inclusive communities Policy SP12 of the LDP aims to provide 9,690 dwellings up to 2021, including 1,370 units of affordable housing, to provide for all the accommodation needs of the County Borough.

Five Policy Targets monitor the performance of whether the LDP is meeting its housing needs by measuring the supply of housing land (Policy Target 25), housing completions, for both market and affordable dwellings (Policy Targets 26 and 29), housing numbers permitted on allocated sites (Policy Target 27), housing density (Policy Target 28) and whether there is a need for a permanent or transit Gypsy and Traveller site (Policy Target 30).

Policy Target 25 aims to provide a 5 year supply of housing land for development throughout the plan period. The supply of land for housing is assessed as part of the annual Joint Housing Land Availability Study (JHLAS) which is a statutory document which local planning authorities are required to produce by Welsh Government in accordance with guidance set out in Planning Policy Wales (PPW) and Technical Advice Note (TAN) 1. Supply is assessed against the housing requirements of an adopted development plan.

The recently published 2017 JHLAS shows that the County Borough has housing land supply, assessed against the housing requirement of the Bridgend LDP of **4.0 years**.

Study Date	Number of Years Supply
2007	8.1
2008	6.6
2009	6.2
2010	5.2
2011	5.5
2012	5.1
2013	5.7
2014	6.0
2015	5.4
2016	5.1
2017	4.0

The table above demonstrates that this is the first year since the LDP adoption in 2013 that the land supply has fallen below the 5 year target. Where the land supply is less than 5 years, TAN1 states that local planning authorities should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole or in part.

It is considered that the most effective way of rectifying this issue is through an early review/revision of the adopted LDP given the importance attached to the land supply issue. However, the statutory 4 year review (due in 2018), will provide the impetus for the LPA to update its evidence base, review the LDP strategy, and rectify the land supply issues by identifying and allocating additional housing land. This would assist in seeking to avoid 'planning by appeal' and ad hoc development coming forward outside the development plan system and not in accordance with the LDP's strategy.

The adoption of a pragmatic approach to the determination of residential development sites may also assist in this context (as recognised in TAN1, paragraph 6.2). That is where sites are a departure from the LDP but is otherwise acceptable in planning terms a recommendation for approval may be considered. However, the Local Planning Authority will continue to actively work with landowners and developers to bring forward existing LDP residential allocations and other sites which already have the benefit of planning permission.

This and previous AMR's has shown that the Local Development Plan has performed well delivering many significant benefits for our communities. Most of the housing sites and associated infrastructure allocated in the LDP have been delivered. As expected Bridgend SRGA has delivered the highest proportion of residential units (reflecting the growth strategy of the LDP), in particular Parc Derwen which has delivered 999 residential units. However, it is acknowledged that in the Strategic Regeneration Growth Areas of Maesteg and the Llynfi Valley, Porthcawl and the Valleys Gateway. a number of challenging brownfield sites have stalled due to a combination of viability issues and in some cases land ownership issues albeit that progress is being made in bringing these sites forward. Whilst the LDP's key housing provision policies have largely been successful, it must be acknowledged that as the plan enters the final stages of its 'life-cycle' it is inevitable there would be land supply issues. Nevertheless it is imperative that this issue is addressed as a matter of urgency in the interests of ensuring sustainable growth for the County Borough of Bridgend.

It is also important to note that despite the slower than predicted rates of delivery (mainly attributed to market conditions and viability issues) there is no overriding evidence to suggest that the allocations are not deliverable (as detailed in the section below) or that the LDP strategy is fundamentally 'unsound'. Nevertheless, the slower than anticipated delivery rate does suggest that there is a need for additional site allocations to address the shortfall in the housing land supply and facilitate the identification and allocation of additional viable and deliverable housing land.

The following section provides an overview on the progress of LDPs sites:

North East Bridgend (Parc Derwen) COM1(1)

This site is located 1.5 km to the north of Bridgend town centre and south of Junction 36 of the M4 and is allocated in the LDP for 1,515 residential units, a new school, local retailing and associated community facilities. Development is ongoing on this strategic allocation and a range of developers are currently active on site including Persimmon Homes / Charles Church, Taylor Wimpey and Llanmoor. Persimmon Homes have recently acquired a large tranche of the site and as such from 2018 onwards they are likely to be the only developer active on the site. Whilst considerable progress has been made on this site with 999 units delivered to date, progress has been slower than anticipated largely attributable to the slow housing market and wider economic conditions. The agreed JHLAS (2017) forecasts that the remaining 666 units will be built out by 2021 which is broadly consistent with the phasing of development schedule set out in the LDP.

North East Brackla Regeneration Area COM 1(2)

The Site forms part of the North East Brackla Regeneration Area which is allocated as a mixed-use regeneration scheme accommodating an estimated 550 new dwellings together with commercial and recreation facilities to serve the new community, the industrial estate, the village of Coity and the wider residential community of Brackla to the south. A Development Brief has been approved to provide a planning policy document to guide a phased development of the land.

Lovell Partnership has already completed 99 affordable housing units on the eastern part of the site. The western portion of the site benefits from a recent consent for 220 units, 12 of which will be affordable being developed by Persimmon. The eastern part of the site also benefits from consents for 239 dwellings being developed by Taylor Wimpey. It is accepted that progress has been slow than expected largely due to market conditions The agreed JHLAS (2017) forecasts the site to deliver the remaining 459 units from 2017 to 2021 which is broadly consistent with the phasing of development schedule set out in the LDP.

Parc Afon Ewenni COM 1(3)

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

A planning application was submitted to the LPA for the construction of up to 240 residential units, 1123 sq m of A1/A2/A3/D1/D2 development, public open space and highway works in 2015 (application P/15/368/OUT refers). There have been a number of landowner and S106 issues that have now been resolved and the application was considered by Development Control Committee in September 2017 where planning permission was granted subject to the resolution of the S106 agreement. Access arrangements have now been clarified for the site and the Council is progressing a development brief to bring forward a development for up to 200 dwellings in the eastern most part of the site. A recent meeting with South Wales Police has provided a new time-line for the release of their Waterton Site in phases from now until 2019. The new strategy entails early disposal of Waterton to fund rationalisation relocation of existing facilities and new facilities of their existing Headquarter site on Cowbridge Road. The agreed JHLAS (2017) forecasts the site to deliver the remaining units from 2018 to 2021 which is slower than anticipated in the phasing of development schedule set out in the LDP.

Coity Road Sidings COM 1(4)

This 6.4 hectare brownfield site, in private ownership, is located less than 1 km north of Bridgend Town Centre. The site is substantially vacant despite its prime location, close to the town centre. The site offers the opportunity for a mix of uses including residential, a retained area of employment, recreation (including the possible expansion of adjacent allotment facilities) and a proposed park & ride facility, in connection with the existing Wildmill Railway Halt. This site, formerly owned by the British Railways Residuary Board, is now in private ownership with temporary consent for a limited storage facility. However the Council is still seeking to achieve residential development on the site. The site is in a highly sustainable location, close to the town centre and also benefits from a railway station. A small part of this mixed-use site has planning consent for a self-storage facility. The residential element and implementation of the proposed park & ride facility is likely to come forward during the latter part of the five year period. Uncertainty regarding the site in terms of whether the part landowner Dainton may expand their commercial operations on the site has recently been clarified by an appeal decision which upheld the Council's decision to refuse an incompatible energy use and underlined the site's suitability for housing purposes, within the medium term (application P/15/279/FUL refers).

The agreed JHLAS (2017) forecasts the site to deliver the remaining units from 2019 to 2021/22 which is slower than anticipated in the phasing of development schedule set out in the LDP, however, It is reasonable to assume that the delivery rate and demand will be high, similar to those achieved at Parc Derwen, especially given that delivery is forecasted in the latter part of the 5 year period when housing market recovery is expected to be sustained.

Land at Waterton Lane COM 1(7)

The site is approximately 1.2 hectares in area and lies directly south of the A473, one of the principle highway arteries into Bridgend which links the town with M4 Junction 35 at Pencoed. Bridgend Town Centre lies approximately 2.6 kilometres to the west. The site lies between the A473 and Waterton Lane. Waterton Lane is accessed via a 'left in, left out' junction as the A473 is a dual carriageway road. The junction currently serves the Council Maintenance Depot immediately to the south and west, and the Wicks Van Rental and Lee and Turner sites. In addition, it also serves approximately 25 dwellings at the recent Barratt development – Clos Waterton.

Pre-application meetings and design parameter advice have taken place with Development Control Officers and agents representing the land-owner, on the basis of developer interest in the site from a volume house builder. The land has recently changed hands and is now in the ownership of Phillip Jenkins (Wick Van Hire). Discussions indicate that the landowner would be willing to discuss offers and proposals going forward.

The agreed JHLAS (2017) forecasts that development will take place during 2019 and 2020 the remaining 666 units will be built out by 2021 which is broadly consistent with the phasing of development schedule set out in the LDP.

Jubilee Crescent COM 1(8)

This site represents an underutilised greenfield site within the existing urban area of Bridgend and forms part of the Bridgend SRGA with good public transport links and access to local services.

Planning permission for 48 dwellings was approved by Development Control Committee on the 7th January 2016 (planning application P/15/379/FUL refers). The S106 agreement has been signed; however, there are a number of conditions that need to be discharged before development on site can commence. The agreed JHLAS (2017) forecasts that this site will be built out between 2018 – 2020 which is broadly consistent with the phasing of development schedule set out in the LDP.

Brocastle Estate COM 1(10)

The site is located to the east of Brocastle House and A48, some 1.8 Km to the south east of Bridgend Town Centre. The site is at an extremity of the Bridgend County Borough on the boundary with the Vale of Glamorgan Borough.

The site is being developed by Hafod Care Association for assisted living units for the elderly in conjunction with the 78 bed nursing home. The remaining 30 units represent the second phase of the development project and involves the construction of an articulated row of units located to the east of the existing new buildings. No issues have been raised in respect of the proposed architecture, ecological matters or other technical matters.

Hafod Care Association has advised that they are going to bring forward the remaining 30 units for assisted living accommodation with start on site programmed within the five year period. The agreed JHLAS (2017) forecasts that this site will be built out between 2020 – 2021 which is slower than anticipated in the phasing of development schedule set out in the LDP.

South Wales Police COM 1(5)

The site lies to the north of the A473, Cowbridge Road, which is a principal route into Bridgend Town Centre, approximately 1.2 kilometres to the North West. The junction of the A48 (Bridgend By-Pass) and A473 Waterton Road, at Waterton Cross roundabout, lies 500 metres to the south east of the site.

The site effectively comprises the north-western part of the current Police Headquarters complex, which is accessed via a traffic light controlled junction which also serves Bridgend Retail Park and the Tesco superstore opposite. This site is brownfield, in the Bridgend SRGA located close to the main transport routes and within reasonable walking distance of Bridgend town centre with access to a range of social and community facilities.

Recent discussions with the Police has revealed that the site now forms a critical part of their rationalisation programme and will be retained for Police operations and as such will not be released for residential purposes.

Land at Waterton Manor And Waterton Lane COM 1(11) & COM 1(14)

The most recent planning application for 39 dwellings was approved at development control committee of 3rd September 2015. The permission combines housing allocations. The Section 106 agreement was signed on the 9 November 2016 and discussions with the landowner indicates that work on site is expected to commence later this year.

The agreed JHLAS (2017) forecasts that this site will be built out between 2019 – 2020 which is slower than anticipated in the phasing of development schedule set out in the LDP.

Parc Farm COM 1(13)

The site is located in the Bridgend SRGA and is a predominantly brownfield in the grounds of the former Parc Farm agricultural buildings.

The site benefits from outline consent and a prior notification submission for demolition of the existing buildings. The site has been acquired by Wales and West Housing Association and an application for 24 affordable dwellings is pending. The agreed JHLAS (2017) forecasts that this site will be built out between 2018 – 2019 which is broadly consistent with the phasing of development schedule set out in the LDP.

Land at Llangewydd Road COM 2(6)

This site lies on the western edge of the wider Cefn Glas area of Bridgend. Greenfield in nature, this site has good access to a variety of services locally and public transport links. The site was promoted by Redrow Homes at the LDP Examination which included the submission of a conceptual masterplan for the site. Outline planning application for 165 units has been granted, subject to resolution of a S106 agreement (planning application P/15/358/OUT refers).

The agreed JHLAS (2017) forecasts that this site will be built out between 2018–20222 which is broadly consistent with the phasing of development schedule set out in the LDP.

Ysgol Bryn Castell COM 2(7)

The release of this site is as a result of the school modernisation programme. The existing school and grounds will become surplus to requirements and provides the opportunity for its comprehensive redevelopment for residential purposes. This site is within the urban area of Bridgend, within walking distance of public transport hubs and social and community facilities. A Master Plan has been prepared to guide the future development of the site.

Planning application from Barratt Homes for Phase 1 of the site for 67 dwellings, accessed off Cefn Glas Road was approved in September 2015 and development has commenced (planning application P/15/25/FUL refers). GVA Grimley has recently completed a Development and Planning Brief for Phase 2 of the site and has identified capacity for 130 dwellings supported by an access appraisal undertaken by Vectos. The site is scheduled for disposal in early 2018. The agreed JHLAS (2017) forecasts that this site will be built out between 2018 – 2020 which is broadly consistent with the phasing of development schedule set out in the LDP.

Former Washery Site, Maesteg COM 1(16)

The site is located immediately north-east of the town centre and comprises of mixed-use development including educational, residential and recreational uses. Part remediation of the wider Washery site has resulted in the construction of the new Maesteg Comprehensive School and three development plateaux are earmarked for residential development. Two of these areas (as well as land at Llwynderw off Bridgend Road) already benefit from access arrangements but require an element of additional remediation to make them suitable for development. Welsh Government Land Reclamation monies of £2.5m have been approved and drawn down to enable the required remediation and development, (as well as land at Llwynderw off Bridgend Road) with marketing and implementation of the land envisaged within 3 years.

ARUP have been engaged to design a detailed scheme for remediation and will oversee the SI works which are scheduled to take place in 2017/18. The remediation scheme will provide an 'development-ready' site and marketing will be undertaken in parallel.

The agreed JHLAS forecasts that development will start in 2020-2021 reflecting that challenging nature of this site.

Ewenny Road COM 1(17)

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

The strategic and sustainable location of the site, adjacent to a rail halt on the Maesteg to Bridgend line, means that this regeneration opportunity could have benefits for the whole of the Llynfi Valley. The significance of this opportunity has been recognised by the Llynfi Valleys Area Regeneration Plan (VARP) which earmarks the future development of the area as a Strategic Project. The LDP strategy promotes the site as a flexible regeneration opportunity to create a new mixed-use neighbourhood that can deliver much needed development space for small businesses, new market and affordable housing, and related commercial and social facilities set within a pleasant environment that can capitalise on its riverside setting. Outline planning application P/13/808/OUT for a mixed use development, including 115 dwellings and a 50 unit residential extra-care facility (165 units total) was presented to Development Control Committee in June 2014. This has been amended to 138 dwellings. This revision of the Masterplan and the Heads of Terms of the Section 106 Agreement was presented to Committee in May 2016 and the S106 is soon to be finalised with just minor issues to be resolved.

The Council have agreed to dispose of their interest to Clowes (Pontardawe Coal and Metals Co. Ltd) at such time that the decision notice is issued. Clowes intend to dispose of the housing element immediately but retain the commercial element and build this out themselves. Volume builders are showing active interest in acquiring the site.

The agreed JHLAS (2017) forecasts that this site will be built out between 2018 – 2021 which is broadly consistent with the phasing of development schedule set out in the LDP.

Coegnant Reclamation Scheme COM 1(18)

This is a large development site in the upper Llynfi Valley comprising of a linear site of approximately 15 hectares of brownfield land, located immediately to the east of the communities of Caerau and Nantyllyon. Previously allocated solely for employment and recreational uses it is now recognised that the comprehensive development of the whole area represents a significant opportunity to enhance the environment, improve access to the countryside for the benefit of tourism and deliver a mixture of uses, including new market and affordable housing, open-space, more formal recreation facilities and local employment opportunities and social enterprises. At its northern end the site integrates well with the new primary school in Caerau and is currently the focus of recreation facilities and a new leisure park, including a BMX track. At its southern extremity, the site has the potential to link via a dedicated walking and cycling route to the Maesteg Washery Site and the newly opened Maesteg Comprehensive School, which is located less than 1.5km to the south.

The site is seen as having scope for a mixed-use scheme for residential / employment and leisure uses. The agreed JHLAS (2017) forecasts that this site will be built out in the latter part of the plan period between 2020 – 2022 in recognition that market conditions and land values will slowly improve in the upper valley areas. This forecast is broadly consistent with the phasing of development schedule set out in the LDP.

Crown Road, Maesteg COM 1(19)

This is a brownfield site within the urban area of Maesteg with good public transport links and access to local services. This site is located in close proximity to the Former Maesteg Washery Site and part of the Maesteg & Llynfi Valley SRGA and provides an opportunity for the development of additional housing close to local amenities. Whilst there is not any planning consent for site at present, discussions have taken place with landowners where they indicated that they intend to either develop the site themselves on a plot by plot basis but are also considering releasing the site to a local developer. There are no significant known site constraints that would prevent this site from coming forward.

The agreed JHLAS (2017) forecasts that 10 units are anticipated to be delivered in 2019 and 2020 with the remaining units post 2020 which is broadly consistent with the phasing of development schedule set out in the LDP. In addition, the adjacent Bryneithin Home site has been sold to a developer and the Prior Notification of the demolition of the former care home was approved in July 2015 and demolition has been carried out, which provides an additional incentive for development.

Y Parc COM 1(21)

This residential allocation is a brownfield (but partly regenerated) site within the existing urban area of Maesteg with good public transport links and access to local services. Highways issues constrain the development of the site to an area capable of accommodating only 51 units which the allocation reflects. The site is sustainably located within walking distance of Maesteg Town Centre. The site is relatively flat and there are not any known significant site constraints. Slow market conditions has contributed to this site not be brought forward for development, however it is encouraging that the site is being marketed by Cooke & Arkwright who confirm that there is considerable interest from developers in the site.

The agreed JHLAS (2017) forecasts that 20 units are anticipated to be delivered in 2019 and 2020 with the remaining 31 units post 2020 which is broadly consistent with the phasing of development schedule set out in the LDP and reflective of the slow market conditions in Maesteg & Llynfi Valley SRGA .

Porthcawl Regeneration Area COM 1(25)

The Porthcawl Waterfront Regeneration site (48 ha) is the main focus of existing and future development opportunities in Porthcawl in the adopted LPD and provides a unique opportunity to create a vibrant new focus that will bring social, economic and environmental benefits including flood protection measures to the Town itself and the wider area. This 48 hectare brownfield waterfront site provides a significant opportunity through comprehensive regeneration to transform Porthcawl into a premier seaside resort.

The entire Waterfront area has the benefit of an existing Masterplan (the Seven Bays Project Supplementary Planning Guidance (SPG)) which was adopted by the Council in November 2007. The Bridgend Local Development Plan (LDP) adopted in 2013 reaffirmed the general planning policy outlined in the SPG by allocating the site as a Mixed-Use Regeneration Scheme under Policy PLA3(8). The LDP proposes 1050 new dwellings for the whole of the Porthcawl Waterfront up to 2021, with an additional 300 dwellings anticipated to be delivered beyond the plan period. New retail, leisure and commercial development are also proposed, although the scale of this is not prescribed or confirmed in the plan. In addition, there was an outline planning consent obtained on the Harbourside site on 13th May 2013.

Since 2008 there have been several attempts by the owners to deliver development on the site. The first round was thwarted by the financial crises and subsequent moves to deliver a superstore and smaller retail units reached positions whereby Tesco, Morrison's and Sainsbury's were at advanced stages in negotiation but all subsequently withdrew. These retail operators have concluded that the large superstore which was originally to be the main driver of the scheme is undeliverable. However, evidence accumulated as part of this process suggests that a smaller scale food store should be achievable, alongside various other commercial, leisure and community uses. The residential market has continued to improve and the unique qualities of this site make it a valuable residential commodity.

In recognition on the need to deliver this key regeneration scheme, Nathaniel Lichfield and Partners were appointed in September 2015 by the landowning partnership (Bridgend County Borough Council and the Evans Family, represented by Cooke and Arkwright) to prepare a new Masterplan and supporting guidance to be a catalyst for delivery of the first phase of the Seven Bays Project. The new Porthcawl Harbourside Masterplan (2016) only considers the first phase of the Seven Bays Project SPG (2007) and is known as Porthcawl Harbourside which covers the area between the town centre and the Eastern Promenade. The site has a gross area of approximately 17 acres. The purpose of the new Masterplan (2016) was to revise the land-use section of the 'Western Development Area'. The reason for this was to reflect the changing market conditions particularly in the retail sector which is now significantly different than was anticipated in 2007. There is also a need to reconsider the infrastructure requirements in order to ensure that these do not present a financial barrier to development. The Masterplan proposes 559 residential units in a number of discrete commercial and residential parcels, suitable for take-up by a range of developers. There are ongoing discussions between the Council and the Evans family to amend the landowners agreement as a result of this new masterplan but resolving these legal issues has taken longer than anticipated and the LPA recognises that the lack of a revised landowner's agreement has been one of the main barriers to the site's delivery.

Looking forward, the regeneration of the site and Phase 2 may also benefit from a potentially successful bid to the Welsh Government Coastal Risk Management Programme funding of major flood defence works across Wales, where £125m is allocated for spend between 2018 – 2021.

The LPA recognises that the site is unlikely to be delivered in its entirety during the plan period. The agreed JHLAS (2017) forecasts that 50 units are anticipated to be delivered in 2018 and 2019 and 500 units delivered between 2019 and 2022 which is slower than anticipated in the phasing of development schedule set out in the LDP.

Albert Edwards Prince of Wales Court COM 1(28)

This site is a committed brownfield site within the urban area of Porthcawl, close to the town centre with good access to public transport and local services. RMBS have invested in the existing care home and have brought back a rear wing into use, part of which, serves an increasing need to provide for people with Dementia. Therefore they are no longer looking to re-develop the existing care home. The most recent communication with the RMBS Development Team Manager is that there are no programmed plans to release part of the site for alternative residential development.

Land off Maesteg Road COM 1(31)

Land off Maesteg Road COM 1(31) is a mixed-use Regeneration Area in Tondu measuring approximately 43 hectares of land, which has already delivered the Tondu Ironworks Heritage Centre and a new Waste Transfer Station, serving the whole of the County Borough. Llanmoor Homes are developing the southern part of the site and to date 218 units have been delivered on this site which is hugely positive in tough market conditions, however, delivery rates have been slower than expected. Merthyr Mawr Estates proposes to market the remainder of the site with the benefit of an outline planning consent, and introduce other developers on site. There is positive interest from other volume builders and Planning application P/16/366/OUT is expected to be presented to Development Control Committee in November 2017. Planning permission has also been granted for additional retail / commercial development within the designated commercial hub in the southern part of the site (planning application P/15/322/FUL refers)

The agreed JHLAS (2017) forecasts the site to deliver the remaining 474 units over the next six years.

Parc Tyn Y Coed COM 1(32)

To date Barratt South Wales have developed 264 residential units on site with development ongoing. The eastern part of site is in alternative ownership and access from Parc Tyn y Coed development exists together with developer interest. A recent planning application (P/16/251/OUT refers) has been submitted to the LPA with a resolution to grant planning permission subject to a S106 agreement for 16 dwellings with public open space and associated infrastructure on land accessed via Heol Leyshon.

The agreed JHLAS (2017) forecasts that 16 units are anticipated to be delivered in 2018-2019 with the remaining 106 units in 2019-2020 which is broadly consistent with the phasing of development schedule set out in the LDP.

Gateway to the Valleys COM 1 (34)

The comprehensive school is now operational and the new primary school is under construction. Linc Cymru have been granted planning permission for the development of 15 bedspace care unit & 25 apartment extra care combined with communal ancillary facilities, 15 No. 2 bed 4 person and 4 No. 3 bed 5 person served by adopted access road (P/16/600/FUL refers). Linc Cymru are expected to start development imminently.

A pre-requisite of the new school and the Linc Cymru development is for an access road to be built to adoptable standards delivered up to the boundary of the private land to the east which is currently land locked. This new road will able this 7 acre site to be released for development. The Private landowners are in contact with Bridgend Council's Property Department and are keen to progress when the necessary infrastructure is in place.

Housing delivery is anticipated from 2018 onwards on this part of the site to dovetail with primary school completion. The build programme for the 25 extra-care apartments by Linc Cymru is scheduled for completion by October 2017 and Linc Cymru's additional housing element of 20 units will follow on immediately. Given that the school is also programmed to open in 2018 it is reasonable to assume the whole site will be delivered in the five year period. The landowner is in discussion with the Council and a pre-application meeting recently took place and there is active interest from volume builders.

The agreed JHLAS (2017) forecasts that housing delivery is anticipated from 2018 onwards to dovetail with primary school completion.

Conclusion

It is recognised that there are a few challenging allocations that have progressed slower than anticipated but significant progress has been made in bringing these sites forward with Masterplans and Development Briefs in place. In addition, planning applications relating too many of these sites are substantially advanced demonstrating private sector interest and that the LDP strategy is broadly on track. It must be recognised that many of these sites have only not come forward due to viability and market conditions. There is no evidence to suggest that these sites are not deliverable or that their allocation needs to be reviewed. The delays in them coming forward, however, have implications for other monitoring targets and triggers and the need for any further action is being considered in connection with those particular indicators. Given the importance of delivering COM1 and COM2 sites, particularly in terms of their contribution to the 5 year land supply, the Local Planning Authority recognises the need to address this issue immediately through the statutory LDP Review process and will continue to monitor their progress closely.

Policy Target 26 aims to provide 9,690 new dwellings by 2021, based on the three, 5 year tranches of delivery set out in Policy SP12 of the LDP. This equates to an average annual completion rate of 646 dwellings per annum.

The table below highlights the annual completions set out in the JHLAS studies from 2013-2017 are consistently below the LDP average completion rate (646 dwellings per annum). The cumulative impact of not achieving the LDP average completion rate has resulted in failure to meet the interim monitoring target to deliver 4,973 residential units by 2016 (this was reported in last year's AMR).

Year	LDP Average Completion Rate	JHLAS Completions		Annual Need Identified In JHLAS	No. Years Land Supply
2013	646	266	-58%	561	5.7
2014	646	460	-28%	894	6.0
2015	646	582	-9%	940	5.4
2016	646	469	-27%	1020	5.1
2017	646	364	-43%	1011	4.0

Whilst it is disappointing that target 26 has not been met, the deficit is a reflection of the overall trend in the UK and Wales for housing completions. Last year's AMR highlighted a deficit of 333 units in terms of the requirement to deliver 4,973 residential units by 2016. The 2017 JHLAS indicates that 406 units were completed since the last study and that 4978 dwellings have now been completed in total, during the LDP period 2006 to 2017. Current data highlights that the LDP has meet the 2016 interim target figure albeit a year late.

Policy Target 27 requires that the development of housing allocations in the LDP is at or above the estimated numbers set out under Policies COM1 and COM2 of the LDP. This is monitored against the number of units permitted on allocated sites.

Analysis of planning applications indicates that housing allocations are coming forward at or above estimated capacity. Those allocations that have significantly exceeded estimated capacity include:

Site	Number of units indicated in LDP	Total Unit Capacity
COM1(2) North East Brackla Regeneration Area	550	558
COM1(8) Jubilee Crescent	40	48
COM1(17) Ewenny Road	125	165
COM1(31) Land of Maesteg Road	538	692
COM2(7) Ysgol Bryn Castell	150	197
COM2(22) Ty Draw Farm	94	105

The LDP is therefore on target with respect to the delivery of residential allocations at or above estimated capacity, as required by Policy Target 27.

Policy Target 28 aims to develop small and windfall sites, over 0.15 hectares at density of 35 dwellings per hectare or more. The Policy Target is a monitoring mechanism for the implementation of COM4 of the LDP.

An analysis of permissions granted from 1st April 2016 to the end of the monitoring period 31st March 2017 has been undertaken and 9 planning consents are relevant to this monitoring target, ranging from small-scale proposals for only 1 dwelling up to larger unit size windfall developments of 38 dwellings.

The development of 38 residential units at Bridgend Road, Maesteg is the only qualifying development that has achieved a residential density greater than 35 dwellings per hectare. The remaining 8 sites are smaller-scale developments of 1 -14 units at lower densities than 35 dwellings per hectare. However these proposals are justified exceptions permitted by Policy COM4 because of limitations imposed by the size of the site, highway and access issues, topography and site configuration issues.

SITE NO.	ADDRESS	NO. OF UNITS	SIZE	DENSITY	Comments
ID 1036 P/15/862/FUL	Former garage site Maes Glas, Tondu	4	0.20	20	The site is an awkward narrow rectangular piece of land that can only accommodate 2 x semi-detached dwellings. In addition, a higher density scheme incorporating apartments would be out of character with the surrounding area that is characterised by semi-detached dwellings, contrary to the provisions of LDP Policy SP2.
ID 1038 P/15/624/FUL	Plot 5, stable lane off New Street, Pantygog	1	0.17	5.88	The site is located on a plateau and as such due to topography of the site it is only possible to achieve 1 dwelling on the site.
ID 1040 P/16/301/FUL	Hermon Road, Filco Supermarket, Caerau	2	0.19	10.53	The site can only physically accommodate 2 – semi-detached dwellings as proposed by the application.
ID 1042 P/16/491/FUL	The Cottage, Merthyr Mawr	1	0.50	2	The site can only physically accommodate 2 – semi-detached dwellings as proposed by the application.
ID 1046 P/16/270/FUL	Heol Faen (land off) Maesteg	2	0.19	10.53	The site can only physically accommodate 2 – semi-detached dwellings as proposed by the application.
ID 1047 P/15/840/FUL	Pant y Gwbwn Farm, Blackmill	1	0.18	5.56	The site is an awkward triangular piece of land that can only accommodate 2 x semi-detached dwellings.
ID 1059 P/16/88/OUT	Former Blaenllynfi Infants School	14	0.45	31.11	Having regard to the indicative plan, including the size of the site and the scale parameters of the dwellings, it is considered that the site, in principle, is only capable of accommodating 14 units which would provide a reasonable degree of amenity space and incorporate the necessary highways requirements.

ID 1063 P/16/489/FUL	Tyn y Bettws Farm, Llangeinor (Land at)	3	0.21	14.29	The character of the area is low density and as such the proposal for 3 units would sit comfortably with the surrounding pattern of development. A higher density scheme in this rural location would not be acceptable and contrary to the provisions of LDP Policy SP2.
ID 1065 P/16/607/FUL	Bridgend Road, former school playing field, Maesteg	38	0.90	42.22	Density level achieved.

Taking account of the total area of 2.99 hectares 3 for these proposals, and the total number, 66 units to be delivered, the 'average' density of eligible small and windfall sites is 22.07 dwellings per hectare. The LPA is not unduly concerned that Policy Target 28 has not been met as it is considered that design quality, place making and respecting site context are more important than strict adherence to this density figure. The Council will therefore continue to monitor this issue closely in future AMRs.

In terms of the delivery of affordable housing, Policy Target 29 requires the delivery of 1,370 units by 2021 with the interim target to provide 703 affordable dwellings by 2016. Analysis of the housing data indicates that at 2016, 1014 affordable units had been delivered which met the interim target to provide 703 affordable dwellings by 2016. For the period 2016-2017 an additional 136 affordable housing units were delivered, which provides a total of 1150. As such, it is considered that the LDP is on track to deliver 1,370 units by 2021.

Policy Target 30 requires that the Local Planning Authority monitors the need for a Gypsy and Traveller Site by recording the annual number of authorised and unauthorised encampments in the County Borough. The interim target is that there is no increase in the average of 3 unauthorised Gypsy and Traveller Sites within 1 year, as recorded in the Gypsy and Traveller Caravan Count and/or the Council's Gypsy and Traveller Protocol. An increase above 3 unauthorised encampments for 2 consecutive years would trigger the requirement to identify a site.

Another part of the Council's interim target was to ensure that the Protocol for the Management of Unauthorised Gypsy and Traveller Encampments should be approved by April 2014. This has been achieved with the protocol being approved by Management Team, and a Lead Officer responsible for the protocol's implementation identified. For the monitoring period 1st April 2016 to 31st March 2017, 3 unauthorised incidences occurred within the County Borough which does not exceed the 1 year average of 3. As such the LDP is on target with respect to this indicator and will not 'breach' the assessment

trigger of 2 consecutive years of increase in unauthorised encampments within the next 2 years.

- April 2017: Land south of Coity Village between Heol West Plan and Heol Simonston, Coity.
- March 2017: Newton Nottage Road, Nottage, Porthcawl.
- November 2016: Church Acre, Coity.

Notwithstanding whether or not the assessment trigger of Policy Target 30 is breached within this or subsequent years, the requirement as to whether the Council will need to identify a Gypsy and Traveller Site is now however determined by the new requirements of the Housing (Wales) Act 2014.

The Housing (Wales) Act 2014 requires each local authority in Wales to undertake a Gypsy and Traveller Accommodation Assessment to ensure that needs are properly assessed and planned for. An assessment was required to be submitted to Welsh Government by February 2016 with a statutory duty placed on local authorities to make provision for site(s) where an assessment identifies an unmet need.

The Gypsy and Traveller Accommodation Assessment has now been formally approved by Bridgend County Borough Council Cabinet and Welsh Government. In summary, the GTAA covers the period 2016-2031 and estimates the additional pitch provision needed for Gypsies and Travellers in Bridgend. For the first 5 years of the GTAA plan period, there is no requirement for **additional pitches**, and for the remainder of the GTAA plan period, **a further 1 additional pitch is required**. This gives a total need for the whole GTAA plan period of 1 additional pitch.

Performance



Action

Continue monitoring.

To Create Safe, Healthy and Inclusive Communities

Community Uses

Primary Policy: Strategic Policy
SP13

LDP Objectives: 1c, 3c, 3d

Monitoring Aim: The retention of existing community uses and facilities and seek to develop new ones,

Other Policies: COM7, COM8, COM9, COM10,

where needed.			COM11, COM12, COM13, COM14, COM15
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
31. The retention or enhancement of Community Facilities.	Number of applications approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.	No applications approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.	1 application approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.
<p>Analysis of Results</p> <p>Strategic Policy SP13 aims to maintain and improve the quality of life of residents of the County Borough by retaining or enhancing a range of social and community facilities. In the interest of service efficiency the Policy also requires that where new or replacement facilities are proposed, co-location of facilities is considered before stand-alone facilities.</p> <p>Policy COM7 of the LDP specifically protects against facility loss, unless justified by provision of suitable alternative provision, if it is demonstrated that there is an excess of provision or the facility is no longer required.</p> <p>For the monitoring period 1st April 2016 to 31st March 2017 no planning applications were approved contrary to the protective aim of Policies SP13 or COM7.</p>			
Performance			
<u>Action</u>			
Continue monitoring.			

6. SUSTAINABILITY APPRAISAL MONITORING

- 6.1 The Sustainability Appraisal of the LDP identifies 15 objectives under the 4 wider sustainability objectives of:-
- Social progress which recognises the needs of everyone;
 - Effective protection of the environment;
 - Prudent use of natural resources; and
 - Maintenance of high and stable levels of economic growth and employment.
- 6.2 LDP monitoring is concerned with assessing performance of Policies in delivering the Plan's strategy and achieving its objectives and many relate directly to sustainable development. As such there is considerable overlap between the monitoring framework of the LDP and the SA which uses a subset of the LDP's monitoring objectives.
- 6.3 Each of the 15 Sustainability Appraisal objectives are therefore assessed against those LDPs monitoring indicators that have been identified as relevant to the 15 sustainability objectives.
- 6.4 Against each SA objective the monitoring result is cross-referenced to the action column in the previous monitoring chapter (with the exception of the SA objective relating to Built Environment, where performance is not dependant on whether the Built Heritage Strategy is in place). The symbol delineates the specific performance against the SA objective where:-
- represents 'Likely to contribute to the achievement of greater sustainability'; and
 - x represents 'Likely to detract from the achievement of greater sustainability'.
- 6.5 The 2016/2017 Sustainability Appraisal (SA) monitoring results show that out of the 15 objectives and their related targets, 11 have been achieved. In overall terms the LDP is therefore contributing positively to the achievement of greater sustainability.
- 6.6 The SA objectives relating to 'maintaining high and stable levels of economic growth and employment' has not been fully achieved with respect to 'Employment'.
- 6.7 The analysis shows that the LDP did not deliver the annual take-up of employment land of 6.3 hectares. However, as noted in the previous section this is considered not to be a true reflection of what is happening in the real economy, and the current low take up is expected to increase in the coming years in line with expected improvements to the general economy.
- 6.8 With respect to the SA objective of 'social progress which recognises the needs of everyone' the LDP has performed very well. Analysis shows that Bridgend, Porthcawl

and Maesteg Town Centres have achieved the target (60%) relating to the proportion of A1 retail uses in Primary Shopping areas.

- 6.9 Under the Sustainability Objectives of a 'prudent use of natural resources' the LDP has delivered on all of its targets relating to air, climate change, water land/soil, minerals and waste and renewable energy. Although not specifically measured under 'renewable energy' as part of the SA monitoring process there is also scope for further improvement, with the proper implementation of Policy ENV17 of the LDP and the requirement for major planning application to be accompanied by renewable/low carbon energy assessments which is commented on in the previous section.
- 6.10 SA Monitoring also shows that, the LDP is meeting its objective of 'the effective protection of the environment'. However, the 'Built Heritage Strategy' has not been prepared but is anticipated in 2018.

Social progress which recognises the needs of everyone				Monitoring Result
1	Accessibility	To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	IND1: % of total County Borough housing developed in the SRGA	●
			IND2: % of total County Borough employment land developed in the SRGA	●
			IND8: Progress on RTP schemes	●
			IND22: Proportion of A1 retail uses in the Primary Shopping Areas	●
2	Housing	To provide the opportunity for people to meet their housing needs	IND25: Forecast supply of housing completions	X
			IND26: Annual housing completion figures	X
			IND29: Annual affordable housing completion figures	●
3	Health, safety and security	To improve overall levels of health and safety, including the sense of security, for all in the County Borough	IND31: Improvements to community facilities provision secured through planning consents, conditions and/or Section 106 agreements.	●
4	Community	To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	IND31: Improvements to community facilities provision secured through planning consents, conditions and/or Section 106 agreements.	●

Effective protection of the environment				
5	Biodiversity	To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	IND11a/b/c: Loss of natural habitats without mitigation or translocation of species associated with CCW/Countryside section observations on development control applications	●
6	Landscape	To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	IND10: Green Wedge designated land lost to inappropriate development which contributes to coalescence of settlements.	●
			IND11a/b/c: CCW/Countryside section observations on development control applications	●
7	Built Environment	To maintain and enhance the quality of the built environment, including the cultural/historic heritage	IND12: Amount of development permitted which could potentially impinge upon one of those areas/buildings listed as advised by Cadw, the Glamorgan Gwent Archaeological Trust (GGAT) and the Conservation and Design section of the Council.	●
Prudent use of natural resources				
8	Air	To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	IND8: Progression on Regional Transport Plan developments	●
9	Climate change	To ensure that new development takes into account the effects of climate change	IND6: Developments which incorporate Climate Change adaptation techniques	X
10	Water	To maintain and improve the quality and quantity of ground waters, river waters and	IND5: NRW / DCWW observations on	●

		coastal and bathing waters	development control applications	
11	Land / Soil	To use land efficiently, retaining undeveloped land and bringing damaged land back into use	IND9: The amount of departure planning application permitted outside of the designated settlement boundaries of the County Borough	•
			IND10: Green Wedge designated land lost to inappropriate development which contributes to coalescence of settlements.	•
12	Minerals and waste	To maintain the stock of minerals and non-renewable primary resources	IND13: Amount of aggregates landbank permitted as a percentage of total landbank identified in the Regional Technical Statement	•
			IND14: Number of planning permissions for permanent, sterilising development permitted within a buffer zone or a minerals safeguarding area.	•
13	Renewable energy	To increase the opportunities for energy generation from renewable energy sources	IND17: Progress on adoption of an Energy Opportunities Plan	•
			IND17/18: Permitted and / or installed capacity of renewable electricity and heat projects within the County Borough.	•
Maintenance of high and stable levels of economic growth and employment				
14	Employment	To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a	IND2: % of total County Borough employment land developed in the SRGA	•
			IND3: Implementation of strategic employment sites.	•

		culture of entrepreneurship	IND19: Annual take-up rate of employment land allocations developed / redeveloped for employment purposes.	X
15	Wealth creation	To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	IND3: Implementation of strategic employment sites.	•
			IND19: Annual take-up rate of employment land allocations developed / redeveloped for employment purposes.	X
			IND20: Proportion of the allocated employment land immediately available or available in the short term.	•
			IND24: Annual number of overnight visitors to the County Borough.	•

7. CONCLUSIONS AND RECOMMENDATIONS

7.1 This is the third AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2016 to 31st March 2017 and is required to be submitted to Welsh Government by the 31st October 2017. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed.

7.2 Local Development Plan Wales (Amendment Regulation 2015) sets out seven questions that the AMR must seek to address. Whilst all of the issues are considered and addressed throughout the report as part of the analysis of the monitoring data, they are not set out specifically to directly address the particular questions. In order to ensure that the AMR complies with its statutory requirements, responses to each of the assessment factors identified in LDP Wales are outlined below:

1. Does the basic strategy remain sound (if not, a full plan review may be needed)?

7.3 The evidence collected as part of the annual monitoring process for 2016-17 indicates that the LDP Strategy remains sound, effective and is for the most part being delivered, however the Local Planning Authority acknowledges that it must progress with the statutory review of the LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land. Whilst the impact of the global economic recession has meant that development in some areas is slower than predicted, it remains the Councils view that the LDP will continue to provide a robust foundation to deliver sustainable economic growth and regeneration.

2. What impact are the policies having globally, nationally, regionally and locally?

7.4 Globally, the SEA Monitoring framework identifies that there is a positive impact on economic, social and environmental aspects of sustainability.

7.5 Nationally, the LDP policy framework is providing opportunities for development to meet national need for housing and employment land. The County Borough is making a significant contribution to national renewable energy targets. The generating capacity within and immediately adjacent the refined SSA (north of Evanstown) is 65 MW which is considerably higher than the estimated capacity within the SSA of 31 MW.

7.6 From a regional perspective the LDP is assisting in meeting transport, waste and mineral requirements.

7.7 At a local level, the LDP policy framework and allocations are assisting with regeneration objectives and meeting the needs of the local community.

3. Do the policies need changing to reflect changes in national policy?

- 7.8 Chapter 4 highlights significant changes in national planning policy guidance as well as proposed changes to the structure of the planning system in Wales during between 2013 and 2017. These national policy changes will be considered further at the statutory LDP Review stage from 2018 with any amendments made to the LDP as necessary.

4. Are policies and related targets in the LDP being met or progress being made towards meeting them, including publication of relevant supplementary Planning guidance (SPG)?

- 7.9 The findings of the LDP and SA monitoring exercise are outlined in chapters 5 & 6 of the AMR.
- 7.10 The following paragraphs provide a brief commentary on the LDP monitoring targets that have not been fully met.
- 7.11 The monitoring objectives relating to 'maintaining high and stable levels of economic growth and employment' has not been fully achieved with respect to 'Employment'. The analysis shows that the LDP did not deliver the annual take-up of employment land of 6.3 hectares. However, as noted in the main body of the AMR report this is considered not to be a true reflection of what is happening in the real economy. The current low take up is expected to increase in the coming years in line with expected improvements to the general economy.
- 7.12 In terms of achieving the required proportion of A1 retail uses in Primary Shopping Areas, the County Borough performed adequately, with Bridgend, Porthcawl and Maesteg Town Centres achieving the required proportion (60%) of A1 uses in Primary Shopping Areas.
- 7.13 Under the Sustainability Objectives of a 'prudent use of natural resources' the LDP has delivered on all of its targets relating to air, climate change, water land/soil, minerals and waste and renewable energy. Although not specifically measured under 'renewable energy' as part of the SA monitoring process there is also scope for significant improvement, with the proper implementation of Policy ENV17 of the LDP and the requirement for major planning application to be accompanied by renewable/low carbon energy assessments which is commented on in the previous section. This issue will be considered further at the statutory LDP Review stage with any amendments made to the LDP as necessary.
- 7.14 Interim Monitoring Target 12 set out a requirement to produce a Built Heritage Strategy by 2015 and to adopt the Strategy as Supplementary Planning Guidance (SPG). This target has not been achieved to date. The Strategy's production was delayed to coincide with the outcome of the Historic Environment Bill, which received Royal Assent on the 21st March 2016. In addition, it was considered prudent to delay the document until TAN24 was published on the 31 May 2017. Therefore it has not

been possible to finalise the document prior to the 31st October 2017. The Strategy's future production is anticipated early 2018.

5. Where progress has not been made, what are the reasons for this and what knock on effects it may have?

- 7.15 The main reason for the slow delivery of some parts of the LDP is linked to the impact of the global economic recession on the operations of the housing and commercial markets. A continued reduction in investment in housing and commercial development will inevitably have an adverse impact on the delivery of some elements of the LDP.
- 7.16 Section 5 provides a detailed analysis of the success of the plan to date against the monitoring indicators and factors in terms of delivering sustainable development. It also provides a summary of how the plan has performed specifically in 2016/17.
- 7.17 The findings of the SA monitoring exercise are outlined in Section 6 of the AMR. The results indicate that overall, the plan is contributing towards sustainable development in the County Borough of Bridgend.

6. Do any aspects of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the Strategy and/or Sustainable Development Objectives?

- 7.18 Whilst the LDP Development Strategy remains fundamentally sound the Local Planning Authority acknowledges that it must progress with the statutory review of the LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land.

7. If policies or proposals need changing, what suggested actions are required to achieve this?

- 7.19 Information collected through the AMR process indicates that the plan policies are generally being met and that the plan is moving towards its targets, however the Local Planning Authority acknowledges that it must progress with the statutory review of the LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land.
- 7.20 In September 2015 the Welsh Government published a revised LDP Manual. Paragraph 9.4.8 identified additional issues that maybe relevant for the AMR to consider.

8. What new issues have occurred in the area or in local/national policy (key recent contextual and national policy changes, future prospects)?

- 7.21 This is covered in detail in the main body of the AMR report. The Local Planning Authority will be progressing with a statutory review of the LDP commencing in early 2018.

9. How relevant, appropriate and up to date is the LDP Strategy and its key policies and targets?

- 7.22 As outlined in the previous chapters of the AMR report, the LDP Strategy remains broadly sound however, a number of key housing provision policy targets are not being met which indicates that these policies are not functioning as intended. The statutory review of the LDP will address the shortfall in the housing land supply.

10. What sites have been developed or delayed in relation to the plan's expectations on location and timing?

- 7.23 In terms of providing a progress report on LDP sites, the main regeneration and mixed-use sites (Policy PLA3), residential (Policy COM1& COM2), employment (Policy SP9) and those retail and commercial centre sites with a residential element. Progress on Bridgend Town Centre (REG9) sites is also set out in Chapter 5 under policy target 23.

11. What has been the effectiveness of delivering policies and in discouraging inappropriate development?

- 7.24 A review of the data monitoring indicates that the majority of the LDP policies are being delivered assisting to guide growth and change in a sustainable manner reflecting national policy and guidance. Chapters 5 & 6 of the AMR highlight the policies and monitoring indicators that are not delivering or being met and the actions recommended to improve delivery or effectiveness.

8. RECOMMENDATIONS

- 8.1 In the Local Planning Authority's opinion the overall the strategy remains sound, however, a number of key housing provision policy targets are not being met which indicates that these policies are not functioning as intended. It is imperative that the Local Planning Authority progresses with the statutory review of the LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land. It is important to acknowledge that whilst the level of growth in some areas is slower than anticipated, evidence collected through the monitoring process clearly suggests that good progress is being made in the delivery of the majority of LDP targets, which must be seen as a positive. However, further investment into the local economy is required and specific consideration will be given to the opportunities to stimulate the delivery of new employment land and mixed-use regeneration sites by taking a pro-active approach with landowners and developers especially where development sites are in the Councils ownership and bring forward new schemes, masterplans and development briefs to facilitate development. The Council believes that the development which has taken place in the County Borough of Bridgend since the adoption of the LDP, together with the projected future investment from the public and private sector will ensure that the LDP continues to be a success for our communities. .

Recommendations

- 8.2 As a result of the findings of the Annual Monitoring Report for 2017 it is recommended:
1. Bridgend Local Planning Authority commences the statutory review of the LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land. The first stage of the review process will require the production of a 'Review Report' which will set out and explain the scope of the Plan revision required which will be reported to Development Control Committee and Full Council in early 2018;
 2. The actions set out in the AMR to address underperformance are implemented; and
 3. Continue to monitor the Plan through the preparation of successive AMRs

Bridgend Local Development Plan

AMR 2017



October 2017