



**Adroddiad i Gyngor
Bwrdeistref Sirol Pen-y-Bont
ar Ogwr**

**Report to Bridgend County
Borough Council**

gan Robert Mellor BSc DipTRP
DipDesBEnv DMS MRTPI MRICS

Arolygydd a benodir gan Weinidogion

Dyddiad: 26/07/2013

by Robert Mellor BSc DipTRP DipDesBEnv
DMS MRTPI MRICS

an Inspector appointed by the Welsh Ministers

Date: 26/07/2013

PLANNING AND COMPULSORY PURCHASE ACT 2004

SECTION 64

**REPORT ON THE EXAMINATION INTO THE BRIDGEND
LOCAL DEVELOPMENT PLAN 2006-2021**

Plan submitted for examination on 31 July 2012

Examination hearings held between 20 November 2012 and 16 May 2013

Cyf ffeil/File ref: LDP-12-515465

Summary

This report concludes that, subject to the recommended and endorsed Final Matters Arising Changes (FMACs) set out in the Schedule in Appendix A, the Bridgend Local Development Plan 2006 - 2021 provides an appropriate basis for the planning of the County Borough up to 2021. Bridgend County Borough Council has sufficient evidence to support the strategy and has shown that it has a realistic prospect of being delivered.

A number of changes are needed to meet legal and statutory requirements. The main changes are summarised below:

- Increasing the amount of housing within mixed use allocations, including housing in one other previous employment allocation and allocating two additional sites, all to ensure that the LDP delivers sufficient housing to meet the needs of the County Borough.
- Reducing the over-supply of employment land to bring it closer to likely needs during the Plan period.
- Defining on the Proposals Map the extent of a number of development allocations and policy designations that were only shown as indicative symbols in the submitted Plan.
- Deleting references to 'Areas of Historic Importance' which are nowhere defined in the Plan and substituting references to the protection of local character.
- Clarifying references to mineral aggregate supply and reserves.
- Clarifying that Policy ENV11 on mineral extraction would apply to all forms of underground gas.
- Amending Policy ENV12 on coal extraction to accord with national guidance and to align with policy for other minerals in Policy ENV11.
- Amending Policy ENV18 and its supporting text to clarify the sequential approach to siting wind farm development and to accord with national guidance.
- Ensuring that policies and text relating to office development have regard to national policy in terms of the sequential test which includes a first preference for development in town centres.
- Amending policies and text on retail and commercial development to address uncertainties in the wording.
- Adding text references to the need to take account of viability when negotiating affordable housing provision under Policy COM5 and which can allow exceptionally for direct provision off-site or the use of commuted payments towards off-site provision by others.
- Amending Policy COM11 and the supporting text to include references to negotiation in the provision of outdoor recreation facilities for housing developments and to have regard to the availability of existing facilities. Also deleting a requirement in the supporting text for a fixed 10% public amenity space provision which is not part of the policy and which lacks evidential support. Provision of appropriate green space would remain as a design consideration.
- Deleting allocations for a number of community facilities that have either been developed already or which are not expected to be delivered.
- Amending the Chapter 7 Monitoring Schedule to ensure that it includes clear mechanisms for monitoring.
- Amending Chapter 9 and Appendix 1 to clarify proposals for delivery and implementation and to include reference to an on-line site database.

The changes recommended and endorsed in this report are based on proposals put forward by Bridgend County Borough Council in response to matters discussed during the examination. The changes do not alter the thrust of the Council's overall strategy.

Contents

Section	Page
1 Introduction	4
2 Procedural Tests	7
3 Chapters 1 and 2 – Introduction, Background and The Plan Strategy	8
4 Chapter 3 - Producing High Quality Sustainable Places	11
• SP1 Regeneration-Led Development (Includes Policies PLA1-3)	11
• SP2 Design and Sustainable Place Making (Includes Policy PLA4)	12
• SP3 Transport (Includes Policies PLA5-11)	12
5 Chapter 4 – Protecting and Enhancing the Environment	15
• SP4 Natural Environment (Includes Policies ENV1-7)	15
• SP5 Built and Historic Environment (Includes Policy ENV8)	18
• SP6 Minerals (Includes Policies ENV9-13)	18
• SP7 Waste Management (Includes Policies ENV14-16)	20
• SP8 Renewable Energy (Includes Policies ENV17-18)	21
6 Chapter 5 – Employment and the Economy	23
• SP9 Employment and the Economy (Includes Policies REG1-4)	23
• SP10 Retail and Commercial Hierarchy (Incl. Policies REG5-11)	28
• SP11 Tourism (Includes Policies REG12-13)	35
7 Chapter 6 - Communities	37
• SP12 Housing (including Need, Supply, Affordable Housing, and Gypsy/Traveller Development) (Includes Policies COM1-COM6)	37
• SP13 Social and Community Facilities (Incl. Policies COM7-15)	63
• SP14 Infrastructure	64
8 Chapter 7 – Monitoring and Review	66
9 Chapter 8 – Supplementary Planning Guidance	67
Chapter 9 – Delivery and Implementation	67
Appendices	67
Glossary	68
Proposals Map	68

14	Overall Conclusions	68
Appendix A	The Authority's Schedule of Final Matters Arising Changes as recommended or endorsed by the Inspector	

1 Introduction

- 1.1 Under the terms of Section 64(5) of the Planning & Compulsory Purchase Act 2004, the purpose of the independent examination of a Local Development Plan (LDP) is to determine:
- (a) whether it satisfies the requirements of sections 62 and 63 of the Act and of regulations under section 77 and;
 - (b) whether it is sound.
- 1.2 This report contains my assessment of the Bridgend Local Development Plan 2006-2021 (from here referred to as “the LDP” or “the Plan”) in terms of the above matters, along with recommendations and the reasons for them, as required by section 64(7) of the Act.
- 1.3 The starting point for the examination is that the local planning authority has submitted what it considers to be a sound plan, together with the evidence base that supports its position. The submitted LDP has been considered against the tests of soundness set out in paragraph 4.35 of *Local Development Plans (LDP) Wales, 2005*. I am satisfied that the LDP meets the requirements of the Act and Regulations.
- 1.4 Since the purpose of the examination is to determine whether the Plan is sound I recommend changes in this binding report only where there is a clear need to amend the Plan in the light of the legal requirements and/or the tests of soundness. These binding changes are set out in Appendix A to the report. They are identified in the report by numbers in bold type. I am satisfied that these changes are in line with the substance of the overall Plan and its policies, and do not undermine the Sustainability Appraisal (SA) and participatory processes that have been undertaken.
- 1.5 Some of the changes put forward by the Council during the examination, although not required to make the Plan sound, would add clarity and precision or improve its coherence and consistency. Whilst not the subject of a binding recommendation, I endorse the Council's wish to incorporate these changes, which are included in the appendix and are identified in the report and appendix by non-bold numbering. Such changes are only discussed in this report where necessary to my reasoning and conclusions.
- 1.6 All duly made representations and the matters raised at the examination Hearings have been considered. However, given the focus of the examination on soundness, the report does not refer specifically to the individual representations made in each case. Matters raised by individual representations are referred to only where it is considered that they raise substantive issues concerning the Plan's soundness. Plan changes sought by any representor who made representations on the Plan are the subject of a recommended change only where it has been found, on the basis of all of the evidence, that such a change is required.

- 1.7 A number of representors have proposed 'alternative sites' to those allocated in the Plan, most notably for housing development. These sites were the subject of a public consultation exercise by the Council before the LDP was submitted for examination. The representations received on those sites have been taken into account together with the Council's responses to those representations. However the starting point for the examination is that the Council considers that it has produced a strategy, policies and allocations that are sound. There are likely to be a number of ways that the Authority can meet the needs of its community and all could be equally valid. Some may consider that the allocations in the Plan do not present the best solution but I am limited by statute and can only recommend a change to make the Plan sound. I cannot seek to make a sound plan better. Subject to the proposed changes referred to in this report, the Plan submitted for examination is considered to be sound.

Post-Deposit Changes

- 1.8 Prior to the submission of the LDP for examination the Council had considered the representations received at the Deposit stage but decided then to make no changes to the LDP. However in January 2013 I issued my preliminary findings in relation to the need for, and supply of, housing and employment land. This identified, in summary, firstly that some additional housing would be required for the Plan to be sound, and secondly that the proposed supply of employment land was greater than that likely to be needed during the Plan period ending in 2021.
- 1.9 The Council has responded by proposing a series of changes to the Plan which seek to increase the amount of housing provision by either amending existing proposed housing allocations on mixed use sites (whilst reducing land for employment or other forms of development) or by including some of the previously suggested 'alternative' housing sites. In the light of discussions at the hearing sessions, the Council has also proposed the precise definition on the Proposals Map of a number of site specific development proposals that had only been only represented as symbols when the LDP was submitted.
- 1.10 The changes to the mixed use sites and to the definition of other existing allocations, together with the associated revised Sustainability Appraisal (SA) information were all the subject of public consultation between 22 February 2013 and 4 April 2013. As the alternative sites and their individual SAs had previously been subject to public consultation, they were not included in that exercise. However the public consultation did include revised SA information for the amended sites as well as revised Strategic Environmental Appraisal (SEA) for the Plan which includes the alternative sites and other proposed changes. I am satisfied that the consultation process was adequate.

Recommended Changes

- 1.11 The recommended changes are based upon the changes which the Council has submitted in response to my preliminary findings and to other matters raised during the examination, including issues discussed at hearing sessions. These have been consolidated into a Schedule of Final Matters Arising Changes (FMACs) and are set out in Appendix A.
- 1.12 In this report and the appendix, when a FMAC is considered to be necessary for the Plan to be sound then the number is highlighted in bold lettering. Other FMACs are endorsed as desirable but not essential to soundness.
- 1.13 For the avoidance of doubt the Council is also authorised to make any necessary minor editorial changes to the LDP arising from the inclusion of the changes recommended and endorsed by this report and to correct any minor typographical or grammatical errors.

Documents

- 1.14 All documents referred to in this report are contained in the Examination Library:
- Submission Documents
<http://www.bridgend.gov.uk/web/groups/public/documents/services/100527.hcsp>
 - Overarching Documents
<http://www.bridgend.gov.uk/web/groups/public/documents/services/101763.hcsp>
 - Examination Documents
<http://www.bridgend.gov.uk/web/groups/public/documents/services/101352.hcsp>
 - Hearing Session Documents
<http://www.bridgend.gov.uk/web/groups/public/documents/services/102527.hcsp>

2 Procedural Tests

- 2.1 The LDP has been prepared in accordance with the Delivery Agreement (as revised September 2012) and the Community Involvement Scheme. Additional public consultation on amendments to the Plan proposed by the Council and on associated revisions to the SA and SEA were carried out during the examination between February 2013 and April 2013.
- 2.2 Accordingly, I am satisfied that the Plan complies with the requirements of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 including requirements in relation to consultation, advertisement and the publication and availability of prescribed documents.
- 2.3 The Plan has been subject to SA including SEA¹. The Final Matters Arising Changes (FMAC)² put forward by the Council as part of the examination process have likewise been tested where necessary for any impacts they have upon the SA and SEA³.
- 2.4 In accordance with the Habitats Directive⁴ a Habitats Regulations Assessment (HRA) of the Plan has been undertaken including screening⁵. There is potential for the LDP to have an impact on three sites in the County Borough which are the Cefn Cribwr Grasslands Special Area for Conservation (SAC); the Blackmill Woodlands SAC; and the Kenfig SAC. However I am satisfied that the results of the HRA Screening Report show that an Appropriate Assessment is not required. It can therefore be concluded that, subject to the recommended mitigation measures set out in the HRA, no significant effects upon the integrity of the European sites⁶ within the Plan area or in adjacent areas are likely to occur (either alone or in combination with other plans or projects) as a result of implementing the Plan.
- 2.5 Accordingly, procedural tests P1 and P2 have been satisfied and the relevant legal requirements complied with.

¹ Submission Documents SD10-SD13

² See Appendix A

³ Examination Document ED30

⁴ European Union Habitats Directive (92/43/EEC)

⁵ Submission Documents SD12 and SD13

⁶As defined in Planning Policy Wales (Version 5 - November 2012) (PPW5) paragraph 2.4.6

3 Chapters 1 and 2 – Introduction, Background and Strategy

Introduction

- 3.1 In Chapter 1 the Plan's Introduction briefly describes the purpose of preparing the LDP. On adoption the LDP would replace the Bridgend Unitary Development Plan (UDP). The LDP generally uses the more concise form now advocated in national policy and guidance. This reduces the number of separate local policies when compared to the UDP. Whereas the UDP typically featured a separate policy for every form of development, each with its own set of criteria, the LDP provides for more general policies which set out a single policy goal that would apply to many different forms of development.
- 3.2 Multiple representations have sought either the reintroduction of separate policies and criteria for every potential form of development or extensive cross referencing between policies. In response the Council has proposed a **FMAC1** for paragraph 1.1.1. This confirms that the LDP is to be read as a whole. The change makes the Plan suitably coherent whilst avoiding the need for repetition and cross referencing.

Issues

- 3.3 The identification of issues in Chapter 1 is logical and appropriate and no changes are necessary for the LDP to be sound.

The Welsh Language

- 3.4 **FMAC3** is needed as a new paragraph 1.7.9 to reflect the provisions of Technical Advice Note 20 (TAN20). It is to show that regard has been had to the needs and interests of the Welsh language and it explains why the Council has concluded that no specific language policies are required in the LDP.

Vision and Objectives

- 3.5 Chapter 2 sets out the LDP Vision and Objectives before going on to outline the Strategy. The only change necessary for soundness is that the reference to 'realistic' town and district centres should be removed from Objective 3f. The term 'realistic' is not explained in this context, does not reflect national policy, and is open to wide interpretation that detracts from the coherence of the objective. **FMAC4** suitably addresses the point.

Strategy

- 3.6 The LDP Strategy explains the spatial strategy to focus most development on four Strategic Regeneration Growth Areas (SRGAs) that are in need of regeneration. It also promotes the development of four strategic employment sites.

- 3.7 Planning Policy Wales Edition 5 - November 2012 (PPW) at paragraph 9.2.2 repeats the provisions of earlier versions of PPW that the latest Welsh Government (WG) local authority level Household Projections for Wales should form the starting point for assessing housing requirements. It allows that local planning authorities may deviate from these but if so they must justify their own preferred policy-based projections.
- 3.8 Chapter 2 refers at paragraphs 2.3.95 to 2.3.99 to the *Cambridge Econometrics (CE) Population Projections for Bridgend and Wales (2009)* and the district-level employment projections on which the LDP strategy is based. The key conclusions of those studies were that:
- the population of Bridgend County Borough would rise from 132,600 in 2006 to 144,640 in 2021;
 - based on household size estimates and assuming that all new dwellings would be fully occupied, this would generate a requirement for an additional 9,000 dwellings; and
 - after recent employment losses during the recession, resumed employment growth would still leave Bridgend with 600 fewer jobs in 2021 compared to 2006.
- 3.9 Whilst the population projection is similar to that forecast for Bridgend in the WG 2008-based population projections, the identified dwellings requirement in the submitted LDP is significantly lower than that indicated by the WG 2008-based household projections. Also the identification and protection in the submitted LDP of 164ha of vacant employment land is not closely aligned with either the above employment projections or with recent rates of take-up of such land. The publication of some 2011 census figures has since added new evidence of population and household trends. The above figures have been the subject of numerous representations and they were discussed at hearing sessions 1 and 2.
- 3.10 In January 2013 I issued my preliminary findings on these issues. I address them further below in relation to discussion of Chapters 3, 5 and 6 of the LDP. I concluded in January that the LDP was at risk of being found unsound unless the housing requirement and supply are increased. I also concluded that it was not necessary to provide for as much employment land as had been proposed. Following my findings the Council has proposed a series of changes. These include an increase in the identified housing requirement and in the supply of housing land and a reduction in the amount of identified vacant employment land.
- 3.11 As the result of those changes proposed elsewhere in the Plan, which are discussed in the Report below, consequential changes will be needed to the text of Chapter 2 and in particular to the figures for employment land and housing need as set out in paragraph 2.3.100. These changes are addressed by FMAC6-FMAC14. Other inessential but desirable changes are proposed by FMAC2 and FMAC5 to confirm that environmental considerations have

influenced the strategy and to add a reference to a proposed on-site database to assist monitoring.

Recommendation

3.12 That in order to make the Plan sound the following changes are required:

FMAC1, 3, & 4

3.13 The following minor changes which the Council proposes to Chapter 2 are also endorsed as desirable, since they improve the Plan's clarity, precision and consistency of interpretation:

FMAC2, 5, 6, 7, 8, 9, 10, 11, 12, 13, & 14

4 Chapter 3 - Producing High Quality Sustainable Places

SP1 – Regeneration-Led Development

- 4.1 **Strategic Policy SP1** seeks to maximise the benefits of regeneration and to 'focus' development on the four Strategic Regeneration Growth Areas (SRGAs). These are illustrated on Plan 1. However the Council accepts that these are area-based policies which should accordingly also be included on the Proposals Map. This is addressed by some of the Proposals Map changes in **FMAC122**. **FMAC15** amends the figures in Table 3.1 'Spatial Distribution of Growth' to reflect changes elsewhere in the Plan.
- 4.2 **Policy PLA1** sets out a settlement hierarchy. However these defined settlements are described in paragraph 3.1.15 as the 'main focus' for development notwithstanding that only some of the settlements are within the SRGAs where Policy SP1 also aims to 'focus' development. There were discussions at hearing sessions 1 and 2 about how the two policies are meant to work together in order to be coherent. As a result **FMAC16** suitably amends paragraph 3.1.15 to confirm that the SRGAs will be the main focus for development but that the defined settlements will also provide opportunities for development. Both policies provide that the scale of development in the settlements will be commensurate with the role and function of the settlement.
- 4.3 **FMAC17** provides for an amendment to the text of **Policy PLA2** in the interests of coherence and to clarify the intention of the policy to prevent development that would have an unacceptably detrimental impact on a regeneration strategy/programme.

Regeneration and Mixed Use Development Schemes

- 4.4 **Policy PLA3** of the submitted plan allocates 20 brownfield and under-utilised sites for regeneration and mixed use development schemes. The individual land uses on each site are the subject of separate allocation policies elsewhere in the LDP. Further information about the sites was also included in Chapter 9 and Appendix 1 of the submitted plan.
- 4.5 As a result of representations and discussion at the hearings and the publication of my preliminary findings on the need for and supply of housing and employment land, the Council has proposed a series of changes to individual sites. These generally do not affect how the sites are described in PLA3. However the Council also proposes the merger of Chapter 9 and Appendix 1 information about the sites in a new Appendix to improve the coherence of the Plan (**FMAC113**). The changes include some minor amendments that relate to specific issues on those sites.
- 4.6 As part of a series of measures to increase housing supply, **FMAC18** would amend Policy PLA3 in respect of the proposed omission from the allocated mixed use sites of Coronation Works, Evanstown (which would become a

solely residential development) and the inclusion as a mixed use residential and employment site of Ty Draw Farm, North Cornelly which was previously allocated solely for employment.

SP2 - Design and Sustainable Place Making

- 4.7 **Strategic Policy SP2** sets out 15 criteria that are potentially relevant to all development proposals. The Council has proposed a minor change to criterion 2 by means of FMAC19. FMAC20 similarly amends the supporting text. This is not essential to the soundness of the LDP but it would clarify that considerations of local character are relevant to the built environment as well as to landscape. No other change is necessary here for the LDP to be sound.

Climate Change

- 4.8 **Policy PLA4** was the subject of discussion at Session 12 which led to the Council proposing two changes. **FMAC21** clarifies that whilst the measures to tackle climate change and peak oil might include those listed in the policy, not every measure would necessarily apply to all development proposals, as the originally submitted wording indicated. The revised wording also provides that the list is not exclusive and that other measures may be available. In relation to measure 2: 'utilising local materials and supplies', **FMAC22** deletes the words 'including food' which the Council accepts is not a measure that is deliverable through the planning system.

SP3 - Transport Planning

- 4.9 **Strategic Policy SP3** sets general transport planning principles. No change is necessary for the LDP to be sound.
- 4.10 **Policy PLA5** identifies the main transport corridors. These are not disputed and no change is necessary for the LDP to be sound.
- 4.11 In a defined area in Pencoed, west of the railway line, **Policy PLA6** will not permit development that would generate a net increase in vehicular traffic movement. This relates to the potential for increased congestion at the level crossing and a narrow railway bridge. The limited scope for development within the settlement boundary west of the railway would be unlikely to fund the major engineering works that would be needed to provide a higher capacity crossing.
- 4.12 **Policy PLA7** lists a series of transportation proposals. With the exception of a few walking and cycling schemes, all the proposals have previously been included in the SEWTA Regional Transport Plan. In the submitted LDP, some of the proposals are represented on the Proposals Map by symbols. These lack clarity as to the scale and location of the proposed works. However the Council has proposed changes which would either delete schemes that have already been implemented, or which represent them

more clearly on the Proposals Map. Proposals PLA7(17) and PLA7(20) are included in a combined site allocation on the Proposals Map that has been included in the February 2013-April 2013 public consultation (**FMAC122**). The Council has clarified that proposal PLA7(24) is for 'Park and Share' lay-bys within the existing highway close to M4 Jct 36 and is not a proposal for parking on Cefn Hirgoed Common.

4.13 FMAC24 and FMAC25 would delete allocations for park and ride facilities at PLA7(22) Pencoed and PLA7(23) Sarn railway stations (because these sites have already been developed) and would make consequential changes elsewhere. FMAC26 would add text to paragraph 3.3.28 to explain the location of proposed park and share facilities within the highway which are too small to show to scale on the Proposals Map.

4.14 **Policy PLA8** lists several proposed development-led improvements to the transportation network. The accompanying text briefly describes the schemes. Like the PLA7 proposals they will require detailed design at a later stage which is beyond the scope of the LDP to include. The policy does not require amendment for the LDP to be sound.

4.15 **Policy PLA10** will not permit development which inhibits the potential reopening of disused or redundant railway infrastructure or their re-use for alternative transport proposals. These routes are not identified on the Proposals Map but the accompanying text advises that PLA10 will safeguard all disused railway infrastructure until an assessment has been made of their suitability for future transportation schemes. The policy does not require amendment for the LDP to be sound.

4.16 The LDP includes some development allocations which would make use of disused railway infrastructure. These include PLA3(3) Coity Road Sidings which is proposed for housing and employment. In such cases the new built development would inhibit reopening as a railway (in this case the route has previously been obstructed elsewhere) but it retains an alternative transportation proposal with a through walking and cycling route. Such specific allocations may be taken to have already received the assessment sought by the above text.

4.17 Whether the Garw Valley railway route currently qualifies as a disused railway or as an operational railway for the purposes of relevant railway legislation is not for me to determine and neither is there sufficient information before me to do so. If it is disused then Policy PLA10 would serve to protect it from other development. If it is operational then there is insufficient evidence before me to support a need for the railway to have any specific allocation as a new development proposal or to show that the Plan would be unsound without such an allocation.

4.18 **Policy PLA11** requires appropriate levels of parking in accordance with adopted parking standards. Those standards are not included in the LDP but the accompanying text refers to the regional SEWTA standards and to

Supplementary Planning Guidance (SPG). The policy does not require amendment for the LDP to be sound.

Recommendation

4.19 That in order to make the Plan sound the following changes are required:

FMAC15, 16, 17, 18, 21, 22, 113, 122 (Part)

4.20 The following minor changes which the Council proposes to the submitted Plan are also endorsed as desirable, since they improve the Plan's clarity and consistency of interpretation:

FMAC19, 20, 23, 24, 25, 26, 27

5 Chapter 4 – Protecting and Enhancing the Environment

SP4 – Conservation and Enhancement of the Natural Environment

- 5.1 **Strategic Policy SP4** sets out general policy principles and identifies four locations of strategic importance. Whilst changes to the policy and its supporting text are not essential to the soundness of the Plan, the Council has proposed changes to the supporting text that would add to clarity and understanding. FMAC28 would make minor amendments to paragraphs 4.1.4. FMAC29 would add a further paragraph of explanatory text after paragraph 4.1.5 in relation to nationally-designated sites.

Development in the Countryside

- 5.2 **Policy ENV1** strictly controls development in the countryside outside the designated settlement boundaries and provides for listed exceptions. In hearing session 2 the Council confirmed that the first exception of development for 'agriculture and forestry purposes' would include dwellings necessary for those purposes. The submitted policy allows for farm diversification but Policy REG12 refers to what is termed rural/farm diversification in the context of tourism development in the countryside. That would contradict Policy ENV1 and the meaning of rural diversification is unclear. In discussion at hearing session 21 the Council clarified that Policy REG12 refers to the diversification of rural enterprises other than farming. This is appropriate and is readily clarified by adopting the term 'rural enterprise/farm diversification'. **FMAC30** would make this change for Policy ENV1. **FMAC84** proposes a similar amended term for Policy REG12.
- 5.3 The designated settlement boundaries for Policy ENV1 are considered to be appropriate except where a change is proposed elsewhere in this report, including any changes that are consequential upon other recommended changes.

Development in Green Wedges

- 5.4 PPW at paragraphs 4.8.1 and 4.8.10 provides that green belts and green wedges are intended to protect open land around towns and cities. The LDP includes green wedges but there are no green belts in the County Borough. Green wedges are not intended to have the permanence of a green belt and PPW intends that they should be reviewed as part of the development plan review process. The supporting text to **Policy ENV2** explains that the ENV1 designated settlement boundaries will achieve most of the five purposes of green wedges set out in PPW. However the designated green wedges are to be in more vulnerable areas. These have been chosen primarily to prevent the coalescence of settlements but also with consideration to protecting the setting of an urban area. Policy ENV2 lists the areas which are defined on the proposals map. The area designations differ significantly from the areas previously so designated in the UDP

because they have been subject to review using a revised methodology explained in Document SD38.

- 5.5 The LDP does not itself define what development may be appropriate in a green wedge. However PPW sets out a presumption against inappropriate development in cases when the limited exceptions listed in PPW do not apply. It also requires specific regard to maintaining 'openness' when considering development within a green wedge.
- 5.6 A number of representors either object to particular green wedges that have been proposed in the LDP or they seek the designation of additional green wedges in other locations. Those seeking the removal of green wedge designations are in most cases also seeking the allocation of land within the green wedge for development. That itself is indicative of some pressure for development at that location. Those seeking the addition of green wedges elsewhere are generally seeking additional protection for an area of countryside which is already outside an ENV1 settlement boundary. Typically the Council has excluded such areas from green wedges because they do not lie between two suitably proximate designated settlement boundaries.
- 5.7 Having considered the representations and seen the disputed land I conclude that the Council's approach to the designation of the green wedges is logical and appropriate in terms of the objectives of the Plan and national policy. Accordingly no change is required for the Plan to be sound.

Special Landscape Areas

- 5.8 **Policy ENV3** designates 9 Special Landscape Areas (SLAs). It will only permit development there which meets set criteria, whilst also seeking to protect the setting of these areas.
- 5.9 The designations would replace both the Landscape Character Areas (LCAs) and the 'Strategic Coalfield Plateau and Valley Sides' that had previously been defined in the UDP. They follow a new methodology that is explained in Document SD87 and which has sought consistency with the approach to landscape designation developed for the South East Wales Local Authority consortium. It also accords with guidance from Natural Resources Wales (previously Countryside Council for Wales/CCW) (Document SD86).
- 5.10 There are significant differences between the LCA and SLA designations. Whereas the UDP included 19 LCAs and the Strategic Coalfield Plateau and Valley Sides' protected area, the LDP proposes only 9 SLAs. However these are typically larger areas than the LCAs. A number of representors seek either that specific land is deleted from an SLA designation or that additional areas are so designated. Most of those seeking the deletion of sites are also seeking the development of the land. Some of those seeking the addition of other land are referring to land that was previously designated as a LCA.

- 5.11 The new landscape designations are fully supported by the background evidence and only one change is needed for the LDP to be sound. During the examination the Council decided to support the allocation for housing of the alternative site known as Land at Llangewydd Road, Cefn Glas, Bridgend (AS032). In the submitted LDP that site was included in the ENV3(7) Laleston SLA. However the Council says that this was only because the Bridgend settlement boundary provided an appropriate boundary and not because the AS032 land was considered to have any significant intrinsic landscape value in its own right.
- 5.12 When the Inspector for the UDP Inquiry considered an objection which sought the removal of this site from the LCA, she remarked in her report that *'the site lies in pleasant countryside but is not special'* and that it *'is affected by neighbouring residential and recreational development to the south and east'*. She recommended that the status of the land should be reviewed. It is acknowledged that the land's status has since been reviewed and was initially included in the SLA for the reasons set out above. However I share the UDP Inspector's view that the site is not intrinsically special and I accept the Council's reasons for now supporting its allocation for development. The LDP should accordingly be modified to delete the site's SLA status and this is included in the proposed changes to the Proposals Map as part of **FMAC122**.

Local/Regional Nature Conservation Sites

- 5.13 **Policy ENV4** seeks to protect Local Nature Reserves (LNR), Sites of Importance for Nature Conservation (SINC) and Regionally Important Geodiversity Sites (RIGS). This policy is site specific and Regulation 12 of the Town and County Planning (LDP) (Wales) Regulations 2005 provides that the Proposals Map should show proposals which are site specific policies. LNRs are precisely defined on the Proposals Map. Specific site areas for the RIGS have been defined to replace the symbols on the Proposals Map and they were included in the February 2013 public consultation.
- 5.14 SINC's are not shown on the Proposals Map. However PPW at paragraph 5.4.6 provides that policies for the conservation and enhancement of the natural heritage (including those with statutory or non-statutory designations and those which are candidates for such designations) should, 'wherever practical', be clearly identified on the Proposals Map or be capable of being identified from clear criteria in environmental protection policies. There is here a practical difficulty in that the SINC's are currently under review in respect of their qualifying features, location and boundaries. To show the previously designated SINC's on the Proposals Map would be misleading as they are soon to be superseded. However the new designations have yet to be consulted upon and agreed.
- 5.15 The Council proposes to include the revised SINC's in supplementary planning guidance (SPG) once they are finalised. Whilst the revised SINC'S

would not be designated in the LDP and thus not afforded the same level of protection as they would be if they were locally designated sites, their inclusion in the SPG would be a material consideration. This would be an interim measure pending their inclusion in the next review of the LDP. The final sentence of paragraph 4.1.22 would be amended by **FMAC32** to explain progress on the SINC review including where the previously adopted SINC's can be identified in the Local Biodiversity Action Plan.

5.16 Policy ENV6 Nature Conservation provides general development criteria in respect of nature conservation interests with an appropriate emphasis on the retention, conservation, restoration and enhancement of natural features and habitats. Following representations from Natural Resources Wales, in cases where this is not possible the Council has proposed a suitable **FMAC33** to amend criterion 2 to delete the reference to translocation in favour of more general wording on mitigation and compensation. This is in the interests of coherence and effectiveness.

SP5 – Conservation of the Built and Historic Environment

5.17 **Strategic Policy SP5** seeks to protect the built and historic environment. However the list of heritage assets in the submitted text includes 'Areas of Historic Importance' which are nowhere defined in the LDP or on the Proposals Map. That lacks clarity and coherence. The Council has accordingly proposed a **FMAC35** which would delete this reference. In its place a further minor **FMAC20** would amend the text of the supporting paragraph 3.2.2 to include a reference to maintaining and enhancing 'local character' which also reflects the **FMAC19** change to Strategic Policy SP2.

SP6 - Minerals

5.18 **Strategic Policy SP6** is the overarching minerals policy. Criterion 1 provides that a minimum 10-year supply of aggregates will be maintained throughout the plan period. That is a requirement of national policy. The supporting text at paragraph 4.3.1 refers to a 'present' total aggregates reserves figure of approximately 40 years and suggests that this would be sufficient to also cover a shortfall of reserves in the Vale of Glamorgan. However the submitted text does not specify a base date for the estimate and some representors have challenged those figures and conclusions. During the examination a number of different estimates have been suggested by different parties including lower estimates from industry representatives and higher estimates by the Council. Reasons for the differing estimates depend in part on what regard is to be had to variations in the demand for limestone for aggregate and non-aggregate use, particularly the use of non-aggregate high purity limestone for Port Talbot steelworks. Other variations depend on what regard should be had to potential supply constraints such as a need to relocate existing processing plant in quarries to reach reserves and the depths within quarries at which material may be excavated without harmful hydrological impacts.

- 5.19 The estimation of aggregate reserves is inevitably imprecise and will remain subject to variation as circumstances change. However the Council has confirmed that the base date for the reserves for inclusion in the text should be 2009. The estimated LDP figure of a 40-year reserve remains appropriate as a compromise figure which still allows for an adequate supply of limestone for non-aggregates uses. This is notwithstanding that lower output rates since 2009 might have increased the potential life of the aggregates reserve if they are maintained. But in that regard it should not be assumed that the difficult economic circumstances that have contributed to reduced demand and output will persist throughout the LDP period, particularly as this and other Welsh LDPs are seeking an increase in development and construction which will itself affect the local demand for steel and aggregates. Similar increases in development rates are also being sought in England.
- 5.20 The reserves are nevertheless likely to continue to exceed the SP6(1) requirement for a minimum 10 year supply during the LDP period whilst also allowing for some provision if there is a shortfall in neighbouring authorities. However the extent of aggregate reserves and any shortfall in the Vale of Glamorgan may be a disputed matter as and when the Vale of Glamorgan LDP is submitted and examined. That is not for me to determine. The text at paragraph 4.3.1 should be expressed in more general terms so as not to prejudice that examination. The Council has proposed **FMAC36** to address these points and to make the Plan more coherent.
- 5.21 **Policy ENV10** sets criteria for 'Development within Mineral Buffer Zones' which are set at 200m for limestone/sandstone quarries and 500m for active coal extraction operations in accordance with national guidance. Whilst the policy wording does not require modification, the buffer zones shown on the Proposals Map relate to the defined quarry boundaries. The Council accepts that the quarry boundary adjacent to Lamb Row/Devon View, South Cornelly is shown incorrectly and has proposed a Proposals Map revision as part of **FMAC122**. This would have a consequential effect on the definition of the associated buffer zone.
- 5.22 **Policy ENV11** sets out the policy criteria for most 'Mineral Development'. Amending criteria (1) and (2) to say that measures 'will' (not 'can') be taken (as proposed by **FMAC37**) would avoid ambiguity.
- 5.23 Whereas Policy ENV11 applies to all forms of mineral (except where qualified by Policy ENV12), the only mineral gas highlighted in the submitted text is coalbed methane. However that is only one of several forms of underground mineral gas which would be covered by the policy and it is misleading to refer to only one type of gas. It needs to be clarified that Policy ENV11 would apply to all forms of mineral extraction including all types of underground gas. **FMAC37** suitably addresses this point.

- 5.24 As gas is a mineral but not a renewable form of energy, the relevant supporting text for gas operations should be modified for clarity and relocated from the renewable energy section of Chapter 4 to follow Policy ENV11, which is the most relevant policy. **FMAC50** would suitably address these points.
- 5.25 Supporting paragraph 4.3.9 includes a vague reference to 'planning gain' that is not adequately explained in this context. **FMAC38** would resolve this by replacing those words with a reference to planning agreements/obligations in accordance with Policy SP14.
- 5.26 **Policy ENV12** relates specifically to 'Coal Extraction Operations' and it specifies where such operations will normally be considered unacceptable in principle. However in the submitted LDP the policy did not accord with national policy in MTAN 2 Coal in that, without adequate justification or explanation, it provided for a much more restricted range of exceptions. The other criteria of the submitted policy are also unacceptably vague or ill-defined which would hinder its effectiveness. There is significant overlap with the different criteria of Policy ENV11 that also apply to coal extraction. **FMAC39** suitably addresses these points by amending the policy and substituting cross-references to MTAN 2 and Policy ENV11 for parts of the submitted text.
- 5.27 **Policy ENV13** relates to 'Unstable Land'. Criterion 40 incorrectly implies that environmental assessment would be a requirement in all cases, which is unlikely. **FMAC40** would correct this.

SP7 – Waste Management

- 5.28 **Strategic Policy SP7** is the overarching policy for Waste Management and it includes the designation of 5 favoured sites. **FMAC41** would introduce an appropriate cross reference in the policy to clarify that 4 of these sites are also allocated for alternative employment uses by Policy REG1. **FMAC42** would clarify text in the supporting paragraph 4.5.2.
- 5.29 Whilst paragraph 4.5.4 advises that the South West Regional Waste Plan requires individual authorities to designate sites suitable for regional waste needs, the submitted Plan does not clearly do so. By an amendment to paragraph 4.5.5 **FMAC43** would confirm that site SP7(1) Heol-y-Splott would be the most suitable regional waste site if one is required.
- 5.30 **Policy ENV16** 'Commercial and Industrial Waste' provides that three types of facility will be directed to the Policy SP7 sites. It also provides that other waste management facilities will be permitted at appropriate locations. **FMAC44** would expand the unnecessarily limited definition of commercial and industrial waste given in paragraph 4.5.10 so as to include construction and demolition waste.

SP8 – Renewable Energy

- 5.31 **Policy ENV17** 'Renewable Energy and Low/Zero Carbon Technology' in summary seeks that major development proposals are accompanied by energy assessments to investigate the use of zero and low carbon technology. The submitted policy also seeks to safeguard 3 sites for renewable energy generation. However **FMAC45** would clarify that the policy is intending to positively allocate the latter sites for development, rather than to simply 'safeguard' them. Two sites would be deleted as those developments have already been implemented. The Council has proposed a more precise definition of the boundary of the remaining site on the Proposals Map (Former Llynfi Power Station) and included this in the February-April 2013 public consultation process during the examination.
- 5.32 Because the supporting text at paragraphs 4.6.5 and 4.6.6 uses some different terminology and also makes a reference to district heating networks, which are not adequately explained, the Council has proposed amended text as FMAC46 and FMAC47.
- 5.33 **Policy ENV18** sets out criteria for 'Renewable Energy Developments' such as (but not limited to) wind turbines. As submitted the wording of criterion 1 requires that wind farms of 25MW or more are located only within the 'Refined' Strategic Search Area (RSSA). However the supporting text then contradicts this approach by proposing a sequential test that would allow development outside the RSSA if it accords with ENV18 (which would not be possible given the provisions of criterion 1). This is incoherent. Moreover the inclusion of a second preference for sites outside the RSSA but within the unrefined SSA is also confusing. Annex D to TAN8 Planning for Renewable Energy provides at paragraph 1.3 for minor adjustments to the SSA boundaries when they are translated into local planning documents. Whilst this envisages that this will facilitate the inclusion of development on the margins of SSAs where local conditions recommend, it does not preclude the removal of unsuitable areas. The Arup Study of 2006 identified preferred areas which would provide sufficient capacity and concluded that other areas would perform worse in landscape terms or would have greater adverse effects upon communities. It does not follow that areas that were removed from the original SSA would necessarily perform better than areas that were always outside the SSA. Moreover the Proposals Map only shows the RSSA. The Council has therefore proposed **FMAC48** and **FMAC49** which suitably amend and coordinate Policy ENV18 and the supporting text.
- 5.34 As explained above in relation to Policy ENV11 Minerals, **FMAC50** would revise paragraph 4.6.13 and the following paragraphs of Chapter 4 to refer to all forms of mineral gas extraction and would move these to follow Policy ENV11.

Recommendation

5.35 That in order to make the Plan sound the following changes are required:

**FMAC30, 32, 33, 35, 36, 37, 38, 39, 40, 43, 45, 48, 49, 50,
FMAC122 (part)**

5.36 The following minor changes which the Council proposes to the submitted Plan are also endorsed as desirable, since they improve the Plan's clarity and consistency of interpretation:

FMAC19, 20, 28, 29, 31, 34, 41, 42, 44, 46, 47

6 Chapter 5 – Employment and the Economy

SP9 Employment and the Economy

The Need for and Supply of Employment Land

- 6.1 The need for and supply of employment land was discussed at Hearing Session 1 and considered in my Preliminary Findings issued in January 2013. Relevant extracts from those findings are incorporated below with updates.
- 6.2 Background Paper 9 'Employment Land Supply' (SD43) refers to a provision of PPW that *'sufficient land suitable for development for enterprise and employment uses and well served by infrastructure is designated for employment so as to meet both identified and unidentified needs'*. However, since the submission of the Plan this part of PPW has been superseded. At paragraph 7.1.3 the latest PPW Edition 5 (2012) now seeks amongst other things that: *'Local planning authorities should aim to facilitate the provision of sufficient land required by the market, except where there are good reasons to the contrary'*; and *'...the planning system, including planning policies, should aim to ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses.'*
- 6.3 Further provisions at PPW paragraph 7.5.1 include that Development Plans should: *'seek to provide the right amount of land and qualitative mix of sites to meet the market demand for economic development uses'*; and *'provide targets on land provision for the employment uses (Classes B1-B8), showing net change in land/floorspace for offices and industry/warehousing separately, and protect these sites from inappropriate development.'*
- 6.4 Document SD43 describes the Plan's employment land allocations as falling into one of 3 categories:
- i) The retention of existing and well established employment/industrial estate areas which contain only 'pockets' of vacant land.
 - ii) Allocated new employment land in areas of identified growth; the Strategic Regeneration Growth Areas (SRGAs).
 - iii) Allocated 'Strategic Employment Sites' which benefit the whole County Borough.
- 6.5 In the submitted Plan, Policies REG1 and SP9 in total make provision for 164ha of vacant employment land of which 13.88ha already had planning permission at 2009. However the Council's Employment Land Review 2010 (SD117) had concluded that the most prudent method of calculating the need for employment land was on the basis of past completion rates of employment development. These averaged 6.33ha per annum which could suggest a significant oversupply of employment land. However further

evidence submitted to the hearing and in response to Action Points raised at the hearing would suggest that the land supply position is overstated in the submitted Plan. In particular, whereas the 46.10ha of land identified at the **SP9(1) Brocastle, Waterton, Bridgend** strategic employment site represents almost one third of the total employment land allocation, for topographical and landscape reasons only 20ha of that site is considered to be developable. The Council has reasonably proposed an associated reduction in the allocation figure.

- 6.6 The strategic employment allocation at **SP9(4) Ty Draw, North Cornelly** is a long-standing employment allocation that has not been implemented and is now in private ownership following its sale by the Welsh Government. The employment element would be reduced from 6ha to 2.2ha with the remainder of the site to be developed for housing. This mixed use would facilitate the employment element by providing an access and services to the employment site.
- 6.7 Further changes proposed by the Council to increase housing provision would reduce or delete the amount of employment land in mixed use developments at **PLA3(2) North East Brackla Regeneration Area, Bridgend, PLA3(4) Parc Afon Ewenni, Bridgend, and PLA3(20) Coronation Works, Evanstown.**
- 6.8 These and some further minor factual amendments to vacant land figures are proposed as **FMAC51 and FMAC52.** Altogether they would reduce the total area of vacant employment land to 120ha. The Council accepts that even this reduced amount of employment land will not be taken up within the Plan period which ends in 2021. However the Council considers that provision should be made for the longer term and estimates that the resultant land bank would last until 2033 at historic rates of take up.
- 6.9 Having regard to the employment land take up that has already occurred between 2006 and 2009, altogether these changes would reduce the total amount of vacant employment land in Table 3.1 to 108ha in 2009. This remains a substantial figure in relation to the recent 6.33ha annual take-up rate. However it is less than half the 252ha of employment land that had been allocated by Policy 5 of the Unitary Development Plan (UDP). At that time employment was more concentrated on industrial estates and historic take up rates had averaged 11ha per annum.
- 6.10 Even with the adjusted figures it remains likely that the generous provision of employment land would exceed that likely to be required by the market. However some surplus of provision remains justified in that:
- it would ensure that growth of output and employment is not constrained by a shortage of land for economic uses;
 - it provides a choice of sites to more closely meet the requirements of different categories of employers;

- for those sites within existing estates: many are unlikely to be suitable for any alternative use; they provide opportunities for the expansion of local firms; three of these sites are also identified by Policy SP7 as suitable for waste treatment facilities; and the Village Farm estate has been identified as providing local employment opportunities that do not exist in the nearby SRGA of Porthcawl;
- the SRGA allocations support those regeneration strategies; and
- major strategic sites would be available for opportunities for inward investment which may or may not come forward.

6.11 In South Wales a surplus of employment land is not unique to Bridgend. PPW encourages neighbouring authorities to plan more strategically for employment which should in time bring provision more closely into line with market requirements. Meanwhile the proposed diversion of some employment land to housing use would address the identified shortage of housing supply without jeopardising economic prospects.

Island Farm

6.12 **SP9(2) Island Farm, Bridgend** is a proposed strategic employment allocation adjoining Bridgend Science Park which was also included in the UDP but which remains undeveloped. However Hearing Session 6 was informed that, should an outline planning permission (Ref P/08/1114/OUT) recently granted by the Council for a mixed Sports, Leisure and Employment development on that site and adjoining land be implemented, then the amount of employment land would be reduced from the 11ha proposed in the SP9(2) strategic employment allocation to only 6.56ha. Nevertheless that permission was granted because the scale of the employment, sports and leisure components was considered capable of creating and attracting significant employment.

6.13 The permitted sports facilities would include 2 large stadia that would be suitable for use by football or rugby teams that attract large numbers of spectators. One or both stadia could potentially replace the Brewery Field site if that is redeveloped as proposed by Policy REG11(4). However specific occupiers have not been identified and previous attempts to establish new professional rugby union and rugby league teams in Bridgend have proven unsuccessful. Some potential occupiers have either moved away from Bridgend or have made alternative arrangements. The construction of the stadia would also be dependent on significant capital funding which has also yet to be secured. There remains considerable uncertainty about whether these sports uses would be delivered precisely as described, or at all. The Council thus wishes to retain the 11ha strategic employment allocation as a fallback position. This would preserve the site's employment potential and reduce the risk that the site's development would be diverted to uses such as housing or low intensity leisure uses with less economic benefit.

- 6.14 The recent planning permission would nevertheless remain capable of implementation if funding can be achieved. That would be a material consideration should a renewal of that permission be sought. The Council also prefers to make no changes to the settlement boundary at this time notwithstanding that it would be straddled by the sports facilities if that permission is implemented. If the sports development does not proceed the land outside the settlement boundary would remain subject to restrictive countryside policies.
- 6.15 This is an unusual situation. On the one hand it could be argued that to align the LDP policies with the recently-issued planning permission would create greater certainty and coherence about the future of the site. On the other hand that would not overcome the uncertainty surrounding the implementation of the sports development itself. In the present absence of identified occupiers or funding there would remain a lack of evidence to confirm that such a scheme is deliverable, notwithstanding the best intentions of the prospective developers. Moreover to align the permission and the policy would potentially obstruct an alternative form of strategic employment development with equal or greater economic and employment benefits and which has already been included in the Plan's Strategic Environmental Assessment. The sports/leisure development was not taken into account in that Assessment in spite of its strategic scale in terms of its employment, travel and landscape impacts.
- 6.16 I have concluded that a more flexible policy would not achieve any greater certainty as to the site's future and is not required for the Plan to be sound.

Non-strategic employment sites

- 6.17 As well as considerations of overall employment land supply, there are some detailed policy wording matters. **Policy REG1** lists the non-strategic employment sites, including those which are part of mixed-use sites. FMAC53 would reflect proposed changes to clarify the wording of subsequent policies by using the consistent term 'employment' when referring to land and development rather than other terms such as 'industrial' and 'business'.
- 6.18 There would need to be consequential amendments to the listed sites to reflect changes elsewhere in the Plan. These include the deletion of the small REG1(25) Coronation Works, Evanstown employment allocation (FMAC57). As it is not clear that some of the listed sites are also allocated for alternative waste management development, FMAC54 and FMAC59 would add appropriate cross-referencing and a new explanatory paragraph. FMAC55 would rectify a missing cross reference from REG1(15) to Policy PLA3(9). FMAC60 would amend the figure for vacant land in REG1 due to other changes.
- 6.19 The numerous REG1 employment allocations are in a wide variety of locations and all include B1 business development. Office development is

one of several types of B1 development listed in the Use Classes Order. However Chapter 10 of PPW provides that uses such as commercial and government offices that need to be accessible to a large number of people are preferably to be located in town centres and otherwise subject to a sequential approach to site selection. There therefore needs to be clarification as to how the sequential approach test would apply to office development in Bridgend CBC if the Plan is to have appropriate regard to that national policy. The Council has accordingly proposed **FMAC58** which would add new supporting text after paragraph 5.1.9 to draw attention to the sequential test required by national policy and by LDP Policy SP10 (as also amended).

- 6.20 As discussed at Hearing Session 6 FMAC56 relates to the amendment of the boundary of REG1(22) 'Land adjacent to Sarn Park Services' to omit land at the services which would instead be more appropriately considered as part of any negotiated wider redevelopment of the existing services as an existing brownfield site in the countryside.

Protection of Employment Sites

- 6.21 **Policy REG2** seeks to protect the REG1 sites for employment use. However the text in the submitted plan confuses this with its reference to the protection only of 'industrial' land or buildings. **FMAC61** and **FMAC62** would substitute consistent references to 'employment' land or buildings. **FMAC64** would make related changes to the supporting text. It also clarifies the permissible exceptions.
- 6.22 **Policy REG3** allows for Use Class D2 Assembly and Leisure development on REG1 sites. **FMAC63** again clarifies that it applies to the re-use of any employment building on these sites and not only to the re-use of industrial buildings.

Former Stormy Down Airfield

- 6.23 **Policy REG4** concerns the use of this former airfield. The site is also included in the Policy ENV9 Minerals Safeguarding Area in order to protect limestone reserves beneath the site. The site is close to a working quarry and would be an obvious location for a future extension to that quarry if that should be needed. However the Proposals Map omits to clearly show that the ENV9 safeguarded area includes the REG4 site. The Council has granted a number of temporary planning permissions for built development on the site, some of which do not expire until 2035. The safeguarding of the mineral resource is important both in principle and in relation to any further temporary development that is proposed.
- 6.24 To clarify the position and to ensure the effectiveness of the ENV9 policy, **FMAC122** would include a revision to the Proposals Map to clearly show that the REG4 site does lie within the Policy ENV9 Minerals Safeguarding Area. **FMAC65** would amend paragraph 5.1.17 to provide that any further

temporary permissions would be subject to an assessment of when the mineral resource under the site is likely to be required.

SP10 Retail and Commercial Hierarchy

Retail and Office Development

6.25 **Strategic Policy SP10** defines a hierarchy of retail and commercial centres where development of an appropriate scale would be located. It also provides that out-of-centre development proposals will be subject to a sequential test. This reflects national policy in PPW Chapter 10.

6.26 Whereas the term 'retail' is well understood, the term 'commercial' is open to wider interpretation and is not defined in the submitted LDP. However this is suitably addressed by **FMAC119** which would include a definition of commercial development in the glossary. **FMAC66** also proposes amendments to the wording of SP10 to confirm that commercial development includes offices. **FMAC67** would add relevant supporting text after paragraph 5.2.8.

Pyle District Centre

6.27 The retail and commercial centres which are included in the SP10 hierarchy are defined by boundaries on the Proposals Map. The Council has carried out a review of these boundaries as set out in Background Paper 7 (Document SD41). In the case of the Pyle District Centre boundary, this has included an expansion of the former boundary to include a number of premises already in retail use to the north of Heol Mostyn but where there is little potential for additional new floorspace. A Representor has pointed out that there are further premises to the south of Heol Mostyn that are also in A1 retail use including a garden centre and other unit shops. However these have been excluded from the District Centre boundary. Instead they remain within the REG1(37) Village Farm Industrial estate employment allocation where new retail development would only be permitted by Policy REG2 if it is complementary or ancillary to the main use of the land for employment.

6.28 Whereas the land north of Heol Mostyn is fully developed with only limited opportunities for additional retail floorspace, the land to the south would offer an opportunity for a major expansion of retail floorspace, particularly if vacant land to the east in the same ownership is also included. Previous enquiries have been made to the Council to comprehensively redevelop this area to include the erection of a new convenience foodstore. However those enquiries were not accompanied by a retail assessment which would have allowed for the necessary consideration of the effect of such development on established town and district centres including Pyle as required by national policy in PPW. Neither have representations seeking to extend the District Centre boundary been accompanied by such an assessment. The retail reports prepared for the Council have not identified

a quantitative need for additional convenience floorspace in the County Borough other than a proposed 2,500sqm foodstore at Porthcawl, which is now included in an LDP allocation as are some small stores to serve local needs elsewhere.

- 6.29 A new foodstore at Pyle could undermine the delivery of a foodstore at Porthcawl which is an important component of the regeneration of Porthcawl town centre. It is also uncertain whether the qualitative effects on Pyle District Centre itself would be positive or negative. The centre is currently anchored by a Cooperative foodstore that appears to be trading at a level well below its capacity. PPW paragraph 10.3.8 requires particular regard to the effect of new out-of-centre supermarkets on general food retailing in the centre of small towns.
- 6.30 The retail reports prepared for the Council do support some additional bulky goods floorspace provision. This includes a need for additional space to serve the western part of the County Borough which includes both Porthcawl and Pyle. However the LDP proposes to meet that need mainly by allocating sites in Bridgend in order to concentrate provision where it is widely accessible.
- 6.31 As no retail assessment has been undertaken there is a lack of evidence to support what would in effect be a new retail allocation and a significant extension of the District Centre, whether the garden centre site were to be redeveloped for convenience or comparison goods. However LDP Policy SP10 and national policy would still allow for the consideration of planning applications for retail development outside the defined centres. This would be subject to evidence as to the quantitative or qualitative need including any negative effects on existing centres and the application of the sequential test. A position statement submitted by the Representor after Hearing Session 7 suggested that these tests would still be necessary if the site were included in the District Centre but that is not a correct interpretation of PPW. No need has to be shown if new retail development is proposed within a defined district centre. Retaining the employment allocation is appropriate to emphasise the site's importance to the economy and employment and because the site includes vacant land adjoining existing employment land. Were an alternative form of development proposed for the site it would be material to consider whether it offered similar economic benefits.
- 6.32 I conclude that there is a lack of evidence to demonstrate that an alteration of the Pyle District centre boundary or the Village Farm employment allocation is necessary for the Plan to be sound.

Other Retail and Commercial Policies

- 6.33 The Council has proposed a series of minor amendments to the subsequent policies REG5-REG11 and their supporting text that are not fundamental to

the soundness of the Plan but which are desirable to address ambiguities in wording and some potential for conflict between policies.

- 6.34 **Policy REG5** 'Local Retailing and Commercial Development' provides for the protection of existing retail and commercial floorspace (subject to exceptions). FMAC68 would clarify that this policy only applies outside retailing and commercial centres. Policy REG5 also makes provision for the allocation of small-scale local retail developments in specified locations. FMAC69 and FMAC70 would clarify that the retail floorspace figures here and elsewhere in the LDP are net figures. FMAC71 would clarify how an applicant could demonstrate that a change of use would not result in an under-provision of retail accommodation.
- 6.35 **Policy REG6** defines the 'Primary Shopping Frontages' in the three town centres and seeks to prevent the loss of A1 retail uses unless specified criteria are met. The policy does not require modification for the LDP to be sound. However the supporting text at 5.2.14 confusingly refers to primary shopping 'areas' rather than 'frontages'. FMAC73 would address this so as to refer consistently to frontages.
- 6.36 **Policy REG7** seeks to protect 'Non A1, A2 and A3 Uses Outside of Primary Shopping Areas' (amended from 'areas' to 'frontages' by FMAC72 and FMAC73) but which are still within defined retail and commercial centres. FMAC74 would clarify in paragraph 5.2.15 how an applicant could demonstrate by a marketing exercise that the premises do not need to be retained for the protected uses.
- 6.37 **Policy REG8** 'Control and Exclusion of Uses in Retailing and Commercial Centres' seeks to preclude B2 general industrial and B8 storage/distribution uses on ground floor frontages in retailing and commercial centres. FMAC75 would amend the supporting text at paragraph 5.2.18 so as to be more encouraging of B1 office development in town centres in accordance with national policy and the sequential test.
- 6.38 **Policy REG9** 'Retail and Commercial Development Sites' identifies key sites for the regeneration of retail and commercial centres. FMAC76 again adds wording to clarify that commercial uses (as proposed to be defined in the LDP glossary) would include offices.
- 6.39 **Policy REG10** 'Existing Out of Centre Retail Development' seeks to concentrate out-of-centre retail development at existing named locations. However 2 of the named locations would be more accurately described as edge-of-centre sites and the Council has therefore proposed FMAC78 wording changes to correct this. FMAC79 and FMAC80 would also add to the supporting text to clarify:
- that references to extensions of retail premises are to extensions within the site boundaries;

- that retail assessments would also be required for proposals to vary conditions that restrict the goods to be sold; and
- how the sequential test would apply to these sites.

6.40 **Policy REG11** 'New Bulky Goods Out of Centre Retail Development sites' reflects supporting evidence that there will be a need for additional bulky goods retail floorspace. The submitted LDP sought to direct 15,400sqm to four named locations but did not specify how much should go to each location, which would create uncertainty, particularly as the likely total capacity of the 4 sites exceeds 15,400sqm. However FMAC81 would amend the policy by deleting site REG11(3) Parc Afon Ewenni (which is proposed for additional housing development) and by distributing the same overall amount of floorspace between the other three REG11 sites.

6.41 FMAC82 would clarify that the retail floorspace figures in the supporting text are net figures. Additional text is also proposed by FMAC83 for paragraph 5.2.32 to clarify that the development of the REG11(3) Brewery Field, Bridgend site (previously REG11(4)) may require alternative provision for the existing sports facility if the site is to be redeveloped for retail use. The Island Farm site provides one opportunity for such sports development which was included in the recent mixed use planning permission. However the implementation of that permission in its current form appears uncertain, as explained above.

Bridgend Convenience Retailing

6.42 PPW paragraphs 10.2.9-10.2.13 require that local planning authorities consider through their development plans whether new sites should be identified for retail development. They specify that this should include consideration of whether there is a quantitative or qualitative need for the development and, if so, PPW seeks a sequential approach to the selection of sites with first preference to town centre locations.

6.43 In response to representations which claim that there is a need for additional out-of-centre convenience retailing floorspace in Bridgend, Hearing Session 8 was devoted to that matter and specifically whether alternative site AS053 South Wales Police Headquarters should be allocated for that purpose together with the associated deletion of its proposed allocation for housing by Policy COM1(5).

6.44 On **quantitative need**, the Council relies on the 2007 CACI Retail Report (SD123) and its 2010 Update (SD124), supplemented by additional evidence presented at the hearing. It is not disputed that Bridgend town draws in convenience trade from the surrounding area, including from Porthcawl. The Council's view is that, with the proposed construction of a foodstore in an extended Porthcawl town centre, there is no quantitative need for a further large store in Bridgend town or County Borough. The LDP therefore makes no provision for large convenience stores other than that development within the mixed use REG9(6) Porthcawl Waterfront

Regeneration Area. FMAC77 would clarify the 2,500sqm net floor area of the proposed foodstore there. The submitted LDP also includes some modest allocations for small new stores elsewhere in association with other development to serve local needs.

- 6.45 The Representor proposing the AS053 alternative site nevertheless claims that the CACI Report has significant deficiencies such that there would be claimed 'headroom' for at least 7,400sqm additional convenience floorspace. It is claimed that would allow for one large foodstore of up to 4,000sqm net on the AS053 site plus further provision in small stores and extensions elsewhere.
- 6.46 The authors of the CACI Report were not available for the examination hearing and not all of their background data has been submitted in evidence. The Council's replacement retail witness (RPS) accepted that there are some deficiencies in the CACI Retail Reports. In particular the Council accepts that the Reports have overstated the impact of special forms of trading (on-line convenience shopping). This is because a large proportion of such sales are typically supplied from the shelves of local foodstores rather than from a remote depot. Some of the sales densities and floorspace figures for existing stores are also disputed. In particular the Council accepts that the net convenience floorspace at the large ASDA store in Bridgend town centre has been overstated and that there are other errors in the CACI floorspace assumptions. It also considers that the wrong trading densities were used. In a partial reworking of retail capacity estimates its retail witness nevertheless concludes that there remains little or no quantitative need for additional convenience floorspace.
- 6.47 RPS (for the Council), Mango (for the Representor) and CACI have all used different floorspace figures and different trading density figures which have led to very different results.
- 6.48 At a late stage, and too late to be considered in the examination, Mango also identified a potential issue about how CACI had dealt with the existing capacity of small stores of less than 400sqm. Mango considers the proportion of capacity allocated to such stores (30%) to be unrealistically high and suggests an alternative figure of 10%. This could have implications for the per capita spend assigned to larger stores. However the Council has not accepted these late representations and neither calculation is supported by survey information.
- 6.49 The Council has also drawn attention to tourism spend which CACI regarded as significant but which had not been assigned to stores in its model. It is unclear how tourism spend had been calculated and it may have been overstated. In particular the large tourism spend figure for Maesteg seems unrealistically high unless it relates mainly to cross border shopping trips from the Rhondda valley and parts of Neath Port Talbot.

- 6.50 Whilst the evidence suggests that the large Bridgend Tesco and ASDA stores are trading at a high level, it also suggests that the large Sainsbury's and the smaller edge-of-centre Tesco store have spare capacity. Customers would thus be likely to divert to these stores if the other existing stores become too congested.
- 6.51 Importantly, the suggestion that the Retail Reports may have understated the need for convenience floorspace in Bridgend does not take into account the recently permitted schemes for new large food stores outside the County Borough boundary in Talbot Green and Cowbridge but within the present retail catchment. Once open these can be expected to reduce future convenience trade in Bridgend from residents who currently travel from Rhondda Cynon Taff and the Vale of Glamorgan respectively, just as the new Porthcawl store should reduce travel from Porthcawl to Bridgend for food shopping. These effects will all draw convenience trade away from Bridgend town and reduce or remove any need for additional floorspace.
- 6.52 Taking these factors into account I conclude that, although the Retail Reports appear to be flawed in some respects, on the balance of probabilities there is unlikely to be a quantitative need for an additional large foodstore in Bridgend such as to justify an allocation in the LDP.
- 6.53 Turning to **qualitative need**, the Representor suggests that an allocation for an additional large store would improve consumer choice by allowing for the entry of the fourth largest national operator (Morrisons) which is not currently represented in the County Borough. However Bridgend already has a wide selection of convenience retailers including numerous large and small stores and discount operators. Moreover PPW paragraph 10.3.5 seeks flexibility in the scale of development to suit local circumstances. Morrisons is expanding its number of small convenience 'M' stores in England which could be developed in town centres if this project was extended to Wales. But in any case Morrisons has not made direct representations on the Plan and it is not assured that Morrisons would be the operator in this case. Neither at the time of the hearing had an operator been selected for the Porthcawl store.
- 6.54 Whilst it is suggested that a new Bridgend store would create additional employment as a potentially positive effect, that does not take account of the inevitable loss of employment in rival local stores where trade diversion of up to 25% and 40% is forecast if a new store is developed.
- 6.55 The Representor has suggested that they would actively participate in town centre regeneration by promoting redevelopment of an identified town centre site around the police station site. Whilst such a proposal might be relevant to a planning application, at LDP stage it is not assured and merits no weight in considering whether to make an out-of-centre retail allocation.
- 6.56 PPW advises that a qualitative assessment should also cover any negative implications. In that regard the Representor's assertions that a new out-of-

centre store would have no impact on Bridgend town centre are not supported by any submitted empirical evidence. The Council has estimated that there would be significant trade diversion including 25% from the town centre ASDA, 10% from the edge of centre Tesco Brewery Lane, and 10% from other convenience stores. That would not threaten ASDA although the smaller Tesco may be more vulnerable. Even if the main foodstores survive, a loss of linked trips and loss of footfall in the town centre would still be likely to occur. That could adversely impact on non-food stores and facilities in the town centre which has numerous vacant premises and which already faces strong competition from out of centre retail locations in the town.

- 6.57 Consideration should also be given to the potential adverse impact on the regeneration of Porthcawl town centre. An additional large foodstore in Bridgend could claw back trade which would otherwise have gone to the new foodstore proposed at Porthcawl. That one potential foodstore operator has pulled out of the Porthcawl scheme suggests that the scheme may not go ahead if there was prospect of increased competition from Bridgend town. As a high proportion of Porthcawl residents currently travel to Bridgend for food shopping, it would be a more sustainable option to improve the provision of convenience shopping in Porthcawl rather than Bridgend, in order to reduce the need to travel, especially by car.
- 6.58 It is concluded that a quantitative or qualitative need has not been established for an additional foodstore of the proposed scale. Even if it were, it would still be necessary to apply the **sequential test** demanded by national policy when allocating an out-of-centre site in the LDP. In that regard it is not disputed that there are no sites within Bridgend Town Centre that would accommodate a foodstore as large as that proposed. However there is some potential to locate smaller foodstores in the town centre. That could include one site with a previous unimplemented permission for an Aldi foodstore (Aldi has since developed a site elsewhere in the town centre). That does not require an allocation as LDP policies already allow for retail development in the town centre.
- 6.59 Outside the town centre, the Council has pointed to some potential for edge-of-centre development for an extended or additional foodstore at Brewery Lane. However any significant development there would depend in part on the replacement of the sports facility. It would also displace the bulky goods retail allocation for which the CACI Report has identified a need. The latter consideration would also apply to any change to the proposed allocation for bulky goods retailing as part of a commercial centre at North East Brackla. Moreover the out-of-centre AS053 site is itself to be allocated in the LDP for residential development. That raises an availability issue as it would require the replacement of that residential allocation elsewhere if the LDP were not to be unsound by reason of insufficient provision for housing.

- 6.60 The Council has suggested the Day Centre site opposite the AS053 police headquarters site as an alternative retail site were a retail allocation required. It is itself an out-of-centre site but it would be more accessible on foot from adjacent retail units than the AS053 site and is not itself allocated for another use. Nevertheless it is too small to accommodate a large food store and a smaller store here would not be sequentially preferable to small sites in the town centre such as the site formerly proposed for Aldi. In any event the need for a large or small foodstore has not been established.
- 6.61 My attention has been drawn to the decision in *Tesco Stores Limited (Appellants) v Dundee City Council (Respondents) (Scotland)*. However that case was covered by Scottish, not Welsh, policy and it was concerned only with the application of the sequential test and not with the needs test. It also concerned a planning application rather than a development plan allocation. I consider it to be of little relevance here.
- 6.62 I conclude that the CACI Reports are defective and do not clearly demonstrate that there is no headroom for convenience shopping. However neither does other evidence establish reliably that there is such headroom or, if so, whether it would necessarily support one large store. This would be an unsound basis for an allocation which could have significant negative impacts both on Bridgend town centre and on the regeneration prospects for Porthcawl town centre. An allocation for another large foodstore is thus not needed for the Plan to be sound. Moreover site AS053 is needed for housing as proposed. Policy SP10 provides appropriate criteria for assessing a planning application should a need be demonstrated in the future that could not be accommodated within existing centres.
- 6.63 I recommend that the Council should await the implementation of the Porthcawl store development and the other committed new stores in adjacent local authority areas and then monitor the situation. Before the 4 year LDP review a new or updated retail study should be prepared that addresses the identified deficiencies of the previous studies and which reviews the contribution of small stores, tourism, existing store floorspace, realistic trading densities and per capita spending.

SP11 Tourism

- 6.64 **Strategic Policy SP11** is generally supportive of 'appropriate' tourism development and refers to 5 locations where tourism development linked to regeneration initiatives will be promoted. These are adequately defined in the policy as recognisable defined settlements and a Country Park. Whilst it would be preferable for them to be shown on the Proposals Map, this is not essential for the plan to be sound.
- 6.65 **Policy REG12** provides for circumstances where new or extended tourist accommodation, facilities and attractions would be permitted in the countryside. The Policy also allocates 6 sites for tourism related facilities and attractions. In the submitted LDP these sites were identified by

symbols which however failed to define the extent of the site allocation. Some symbols did not overlap the land in question. Appropriately defined sites were included in the February-April 2013 public consultation and are included as part of **FMAC122**. FMAC84 would amend the first line of Policy REG12 to reflect the policy heading and paragraph 5.3.5 to confirm that the policy does also apply to tourist accommodation in the countryside. FMAC86 would add suitable text to paragraph 5.3.7 to address a concern of Natural Resources Wales (formerly CCW) about the need to mitigate some environmental impacts of increased visitor numbers in the countryside.

6.66 REG12(2) will allow new or extended tourist accommodation, facilities and attractions in the countryside 'where it is part of an appropriate rural/farm diversification scheme'. Although farm diversification is a widely-used term, the meaning of 'rural' diversification is unclear. However in discussion at hearing session 21 the Council clarified that it refers to the diversification of rural enterprises other than farming. This is appropriate and is readily clarified by amending the term 'rural/farm diversification' to 'rural enterprise/farm diversification' as proposed in FMAC84.

6.67 Policy REG13 seeks the 'Protection of Existing Tourist Accommodation' except in listed circumstances. FMAC85 would correct a minor typographical error.

Recommendation

6.68 That in order to make the Plan sound the following changes are required:

FMAC51, 52, 58, 61, 62, 63, 64, 65, 66, 67, 119
FMAC122 (part)

6.69 The following minor changes which the Council proposes to the submitted Plan are also endorsed as desirable, since they improve the Plan's clarity and consistency of interpretation:

FMAC53, 54, 55, 56, 57, 59, 60, 68, 69, 70, 71, 72, 73, 74, 75, 76,
77, 78, 79, 80, 81, 82, 83, 84, 85, 86,

7 Chapter 6 - Communities

SP12 Housing

- 7.1 The submitted Plan's definition of the housing requirement for the County Borough and the proposed housing supply for the Plan period were considered in my Preliminary Findings that were issued in January 2013. Relevant parts of those findings are reproduced here with updates.
- 7.2 PPW Edition 5 - November 2012 (PPW) at paragraph 9.2.2 repeats the provisions of earlier versions of PPW that the latest Welsh Government (WG) local authority level Household Projections for Wales should: *'form the starting point for assessing housing requirements'*. It also states that: *'Local planning authorities should consider the appropriateness of the projections for their area, based on all sources of local evidence, including the need for affordable housing identified by their Local Housing Market Assessment'* and: *'Where local planning authorities seek to deviate from the Assembly Government projections, they must justify their own preferred policy-based projections by explaining the rationale behind them in terms of the issues listed at paragraph 9.2.1'*.
- 7.3 Paragraph 9.2.1 of PPW sets out the matters which local authorities should take into account and which may justify deviating from the Government projections. These matters include, amongst other things: *'local housing requirement (needs and demands)'* and *'the needs of the local and national economy'*.
- 7.4 Paragraph 9.2.3 sets out the requirement on local planning authorities to: *'ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of land for housing'*.

a) Housing Need

Housing Need Figures in the Submitted Plan

- 7.5 According to the 'Principal Projection' in Appendix A to the Council's Written Statement for Session 2, the Welsh Government's most recent 2008-based household projections estimated that there will be an additional 11,211 households in the area of Bridgend County Borough Council (BCBC) over the Local Development Plan (LDP) period of 2006-2021. That represents a slight reduction from the extra 11,384 households in the earlier Welsh Government 2006-based projections. That figure is for households. It has not been converted into a figure for dwellings, which would also need to take account of any additional provision for vacant dwellings. However in the submitted LDP, Policy SP12 currently defines a need to provide for a total of only 9,000 additional dwellings in the LDP period (2006-2021).
- 7.6 The rationale for the Council's figures was put forward in Background Paper 2 Population and Housing (Revised 2012) (SD36). This was supplemented

by: additional written evidence submitted in response to the Matters and Issues Agenda for Session 2; oral evidence at the Hearing; and the Council's responses to Action Points raised at that hearing. The Council has explained that whilst their consultants, Cambridge Econometrics (CE), did use the Welsh Government 2006-based projections as a starting point, CE have applied their own research. This includes different forecasts in relation to economic factors, migration and household size both in Bridgend and across Wales.

- 7.7 Having regard to PPW paragraph 9.2.2, and to submitted representations which challenge the LDP figures, it is necessary to examine whether the use of these different projections is justified by considering the factors that have created the differences.

Population Trends

- 7.8 Whereas the 2006 Welsh Government (WG) projections had predicted a population for the County Borough of 146,000 in 2021, paragraph 4.4.1 of Submitted Document SD36 confirms that the 2008 Welsh Government and the CE Population Projections respectively predict a population in 2021 of 144,500 and 144,600. The closeness of these figures appears to be a coincidence insofar as they have been arrived at by different routes. Nevertheless as the outcome is almost the same it is not necessary to further examine the differences in methodology.
- 7.9 One cautionary aspect is that the Edge Analytics report on population and household projections for the forthcoming Cardiff Local Development Plan (appended to document HS02.08) indicates how changes in migration assumptions for Cardiff could affect other South Wales authorities including a possible modest increase in population for Bridgend. As that Plan remains at an early pre-examination stage and the amount of housing for Cardiff has yet to be determined, little weight can as yet be accorded to the suggested figures, but they would suggest that the population in Bridgend is more likely to be above than below current forecasts.
- 7.10 Another cautionary aspect is that the actual population of the County Borough as recorded in the 2011 Census was 3,000 higher than the WG 2008 projections for the same year and over 2,000 higher than the CE projections for that year. The Census figures are not directly comparable to the forecasts and there is as yet no alternative population projection to 2021 based on the 2011 census data. It therefore does not necessarily follow that the overall change in population between 2006 and 2021 will also be greater than that in the WG and CE projections. However the Census population figure would again suggest that there is a greater risk that the population growth 2006-2021 will be higher than the respective projections, rather than lower. These factors support the need for a modest increase in the Plan's housing requirement.

Household Size

- 7.11 Even the most accurate projection of population size will not on its own determine the appropriate housing requirement. Changes in the size of individual households can significantly affect overall household numbers and the associated need for dwellings. Whereas the WG and CE projections both predict that the long term trend to smaller households will continue during the LDP period, they make different assumptions about the rate of decline in household size. In particular the CE projections assume a slower decline than do the WG 2008 projections. Consequently CE concludes that a significantly smaller number of dwellings will be needed to accommodate the overall population growth and the changes in existing households.
- 7.12 In Appendix A to Document HS02.17, CE confirms that the reason why its projected household sizes are different is because, unlike the demographic models, CE does not apply age-specific headship rates. Differences can arise between the CE and WG projections for average household size when either the projections of total population for Wales or the age profile of the Wales population differ. This is said to be a result of the CE multi-dimensional scaling first of population (eg population by age, gender and local area of population) and then of households.
- 7.13 The Council argues that the 2011 Census indicates that average household size remains larger than in the WG projections for that same year and that this supports the CE forecast. However reasons for this revised trend were discussed at the hearing session. They centre on the widely-reported inability of an increasing number of adult sons and daughters to access finance to establish their own independent households. This reflects difficult recent economic circumstances. Consequently more adults are either continuing to live longer with their parents or they are entering and remaining in shared rented households with others. If so, these trends contribute to the recognised category of 'hidden households' which are not considered in the CE multi-area projections. Improved economic conditions that enabled these individuals or couples to better access employment and finance would therefore be expected to increase the overall demand for independent dwellings amongst the existing population, whether for rent or purchase. In these circumstances it would not be appropriate to apply the Council's suggested straight-line extrapolation of the trend in household size between 2001 and 2011 and to extend that for a further 10 years to 2021.
- 7.14 The examination was informed of some current WG initiatives to enable first time buyers to access finance but it is likely that a general improvement in economic circumstances would also be necessary to achieve a greater increase in first time purchases. Such an improvement in the availability of finance in general is likely to be necessary in any event to achieve the step change in overall housing delivery for which the Plan already makes provision in its final two 5-year phasing periods.

7.15 As the implementation of the Plan's step change in housing provision depends on improving economic conditions and the availability of finance, it would be inappropriate to assume that household size will not resume its long term downward trend as the rate of housebuilding increases. The planning process should allow for that trend and not risk the suppression of the associated demand for land supply reasons rather than because of finance issues. Some allowance should therefore be made for demand from this source as part of the housing need assessment.

7.16 As economic conditions currently remain difficult with high levels of unemployment, rising rent levels, and limited access to mortgage finance for first time buyers, the timing of increased demand from such hidden households is difficult to predict. However there is no evidence that economic conditions have improved significantly since the 2011 Census. The likely demand for dwellings from this source is thus likely to mean, on the balance of probabilities, that in the remaining years of the LDP period, average household size will continue to remain above that in the WG 2008 forecasts but probably below that in the CE forecasts. This would also support a modest increase in the Plan's housing requirement but not to a level as high as the WG forecasts.

Vacant Households

7.17 Based on a 10% Stock Condition Survey carried out in 2009 (SD144), the Council had assessed a 1% vacancy rate for existing dwellings in the County Borough. However during the examination, and having regard to Council Tax records, the vacancy rate in the existing stock has been reassessed by the Council to be about 3%. This more closely aligns with experience in other South Wales authorities and with the 4% vacancy rate previously assumed for Bridgend in the work of the South East Wales Strategic Planning Group.

7.18 In determining the number of dwellings required to be provided in the submitted Plan, the Council had assumed that all new dwellings will be fully occupied. A number of Representors have challenged this assumption on the basis that some vacancies are likely for reasons such as delays in the occupation of new dwellings or delays in subsequent reoccupation when dwellings change hands. These are sometimes referred to as transactional vacancies. Although some still argue for a 4% vacancy allowance this is not supported by detailed local evidence. Nevertheless the Council has now accepted that a 2% allowance should be made for vacancies amongst the new dwelling stock. This is lower than the 3% vacancy rate in older stock because it excludes the long term vacancies that can occur in older dwellings in need of refurbishment and which would not apply to new dwelling stock. Based on the identified requirement for 9,000 dwellings in the submitted Plan, the Council accepts that this would generate a need for an additional 180 dwellings.

Economic Factors

- 7.19 An important reason for the variations between the CE and WG population and household projections is that the CE projections are partially based on their view of the relative economic prospects for Bridgend, Wales and the UK. In particular, whereas Table 5 of Document SD36 suggests that employment in Bridgend grew more strongly between 1990 and 2006 than it did in Wales or the UK, the employment projections based on individual employment sectors suggest that employment loss in Bridgend between 2008-2012 has been greater than in Wales or the UK and also that anticipated employment growth between 2012 and 2021 will be at a slower rate than in Wales or the UK. The projections forecast that, as the economy recovers, employment will grow from its recent low point. However there is still a projected net loss of 600 jobs at 2021 compared to 2006.
- 7.20 A number of Representors have challenged these conclusions on the basis that the Plan's regeneration strategy and the extensive provision of employment land relative to historic take-up rates may appear to be directed at achieving stronger economic growth that would increase employment levels above these projections. However there is a lack of evidence to contradict the CE sectoral employment analysis. That suggests that all identified employment sectors will contract between 2006-2021 except for distribution/hotels/catering, transport/communications and financial/business services.
- 7.21 Much of the growth that is anticipated by the Plan's regeneration strategy is directed at recovering recent employment losses. There is also only a loose correlation between some employment sectors and the take up of allocated employment land. The Bridgend Unitary Development Plan included even greater provision of employment land allocations during a period of stronger economic growth but that did not result in significantly higher take up of land for new employment development. The employment projections remain uncertain but there is a possibility that modestly enhanced greater economic growth will be achieved with associated employment benefits. The Plan should not obstruct that by unduly constraining the supply of employment land or the additional housing that may be needed to support such employment.
- 7.22 Whereas the Bridgend Travel-to Work area is more closely aligned with the County Borough boundaries than is the case for some other South Wales authorities, there are still significant opportunities for commuting to and from work using the good rail and road communications to the east and west. Whilst the submitted Plan reflects national policy in PPW in seeking to minimise the need for such movements, it would be unrealistic to assume that they will not occur. Commuters would thus not be reliant on employment close to where they live. Retired households would not rely on employment at all and they are likely to form a significant component of demand in some parts of the County Borough, such as Porthcawl. Part time and home working further complicate any assessment.

- 7.23 The population and household forecasts on which the Council relies do not seek a direct correlation between employment land supply and dwelling requirements and there is no other evidence to establish a precise link. Neither is there a defined ratio of employment land to the number of jobs created.
- 7.24 It is reasonable for CE and the Council to have regard to the forecast economic prospects for the area and their conclusion is that Bridgend's economic performance may not be as strong as in previous years having regard to trends in its employment sectors. However such forecasting is difficult and cannot be guaranteed to be accurate. The Council has recognised that more employment land should be identified than will necessarily be taken up in order to provide a choice of sites and to allow for some unanticipated opportunities to improve the local economy.
- 7.25 It does not follow that sufficient housing land is needed to support the theoretical maximum potential level of local employment growth. That maximum level is unlikely to be achieved and an excess supply of housing land would either risk sites remaining undeveloped with associated uncertainties for service providers or would risk excessive levels of commuting. However the Plan should maintain provision for a supply of housing that could modestly exceed the CE forecast needs should actual economic and population growth be stronger than in the CE forecast.

Affordable Housing Needs

- 7.26 Several Representors point out that the Plan's target for the provision of affordable housing is well below the assessed level of need for affordable housing that is derived from the Local Housing Market Assessment (LHMA) of 2009 (SD133) and its subsequent update (SD138). Indeed the submitted Plan's target for provision in the whole plan period of 1,310 affordable housing units (paragraph 6.1.26) is less than the assessment of net forecast need newly arising in only one year. That figure for one year was a need for 1,514 affordable dwellings in the 2009 LHMA study or 1,762 affordable dwellings in the 2010 Update. Representors, including the Home Builders Federation, accordingly argue that the assessed need for all types of dwellings should be increased as the provision of the additional market dwellings would be accompanied by the provision of an increased number of affordable dwellings as a proportion of the total.
- 7.27 The provision of additional affordable dwellings as part of an increased housing requirement would be a tangible benefit to contribute to meeting the high level of identified need for affordable dwellings.
- 7.28 Under the submitted LDP policies, the actual amount of affordable housing provision sought on each qualifying site would be 15% or 20% or 30% according to the location of the additional housing within the 3 different zones defined in the plan for the purposes of Policy COM5. The Home

Builder's Federation has itself suggested that provision at these levels would be uncertain owing to viability issues, particularly in the weaker housing market areas. Indeed there is some evidence to suggest that developments at some locations would not be viable if they included any affordable housing at all, particularly if there are additional construction costs. Thus the number of additional affordable units that could be delivered would vary according to both location and site viability.

- 7.29 The relatively small proportion of affordable dwellings that would be delivered would not on its own support a higher overall housing need requirement but it would add to other evidence in favour of additional provision subject to consideration of what additional affordable housing is likely to be delivered on any additional allocated sites.

Overall Extent of Housing Need

- 7.30 Whilst the CE and WG population projections are similar, the 2011 Census indicates that both projections may be underestimating population size. Conversely when converting population projections to household figures the Census provides some support for the CE conclusion that household size is diminishing at a slower rate than in the WG projections. The further conversion from households to dwelling numbers should make provision for short term vacancies in the new dwelling stock at a conversion rate of 1.02 (2%). An increase in allocations could include the benefit of some additional affordable housing provision to meet the high level of identified need, subject to considerations of site location and viability.
- 7.31 The above considerations together support an increase in the Plan's identified need for additional dwellings in order for the Plan to be considered sound.

Conclusions on Housing Need

- 7.32 Whilst some evidence would support increasing the housing requirement by 1,000 dwellings to 10,000 dwellings, plus a retained flexibility allowance, which would still remain below the Welsh Government Household Projections figure, this would be a difficult figure to achieve within the Plan period. The existing strategy already allows for a near doubling of recent housebuilding rates and there are only 8 years remaining of the Plan period. There is also likely to be a significant shortfall of supply at the Porthcawl Waterfront site. That would also need to be made up elsewhere meaning that land for more than 1,000 dwellings would need to be identified.
- 7.33 Other Representors' suggestions for still higher levels of need are not supported by strong evidence. In any event they would require a different locational strategy. That in turn would entail the withdrawal of the Plan and delays in producing a different Plan that would further delay housing delivery and make the achievement of higher levels of housing even more unrealistic.

7.34 I therefore conclude that the submitted Plan's requirement for 9,000 dwellings should be increased but by only an additional 500 dwellings. This would be mainly to allow for the risk that population growth during the Plan period will be above projections but for that growth to be moderated by a decline in household size that would probably be faster than the CE forecasts but slower than the WG forecasts.

7.35 A conversion factor of 1.02% should be applied to the new dwellings to allow for short term vacancies in the new dwelling stock. Based on 9,500 dwellings the additional provision for vacancies would thus be 190 dwellings. That would result in a dwelling requirement for the whole Plan period of 9,690 dwellings. Policy SP12 would be amended by **FMAC87** to include this figure. **FMAC88** and **FMAC92** would similarly amend paragraphs 6.1.1 and 6.1.4.

b) Housing Supply

Delivery

7.36 Against its assessed requirement for 9,000 dwellings between 2006 and 2021, the submitted Plan calculates at paragraph 6.1.4 that 1,537 dwellings were delivered between 2006 and 2009, leaving a residual requirement for 7,463 dwellings. The proposed supply of housing is made up of two housing allocation policies (COM1 and COM2), together with a windfall allowance on unallocated sites of 10 or more dwellings, and a small sites allowance for unallocated sites of 9 or less dwellings. Subtracting an allowance for demolitions leaves a total supply of 8,458 dwellings at the 2009 base date. That is 995 (13%) above the identified housing requirement of 7,463 dwellings at the 2009 base date. This potential additional supply has been referred to as a flexibility allowance to allow for the possible non-delivery of some housing sites within the Plan period whilst still meeting the identified housing requirement for 9,000 dwellings. Thus the Plan's housing supply figure for the whole plan period is currently 9,995 dwellings.

7.37 Of the 8,263 dwellings still to be provided on allocated sites at the 2009 year base date, 2,850 dwellings (35%) would be on just two large sites – COM1(1) Parc Derwen (1,500) and COM1(24) Porthcawl Waterfront Regeneration Area (1,350). These two sites are accordingly crucial to the delivery of housing in the Plan. The Parc Derwen site has had a long gestation but several developers are now active on site and the recent Joint Housing Land Availability Study 2012 (HS09-12) concluded that it is likely to deliver up to 175 dwellings per year. That site is thus likely to be delivered in full within the LDP period.

7.38 The **COM1(24)** Porthcawl Waterfront site has also had a long gestation. However there have yet to be any completions on that site. This is notwithstanding that Chapter 9 of the submitted Plan anticipated housing

delivery on that site in the initial 5 year phase from 2006-2011. The withdrawal in 2012 of one developer and an associated major retail occupier has contributed to a further delay in commencement.

- 7.39 For the above reasons the Joint Housing Land Availability Study 2012 (JHLAS 2012) concluded that no dwellings were considered likely to be delivered on the Porthcawl Waterfront site in the 5 years ending in 2017. If so that would have left only 4 years (2017 to 2021) to build 1,350 dwellings on one site. It would require an average annual delivery rate of about 337 dwellings from one site. That would represent over one third of all the houses built in one year in Bridgend County Borough and would require almost double the construction rate expected at the Parc Derwen site. Based on sales of 35-50 per developer that would require between 7 and 10 housebuilders to be working simultaneously on one site. They would be in direct competition with each other for sales. That rate of delivery would be unrealistic.
- 7.40 Since the conclusion of the JHLAS 2012 the Council has committed to implement necessary road and sea defence infrastructure to enable the development to proceed. This means that the development is now more likely to commence within that 5 year period. Nevertheless the Council's evidence on delivery to the Examination's Housing Session remains over-optimistic.
- 7.41 The Council's original evidence to the hearing session was that housing completions were to commence in the current year 2012/13 as some completions did not require new infrastructure. However that did not happen. Legitimate concerns were also raised at the hearing that the concentration on apartments in the first phase of development would require additional construction financing that may also limit the number of housebuilders who would wish to be involved. The limited range of dwelling types in that phase would also limit choice for potential occupiers.
- 7.42 The Council has based its estimates of annual completions on the site on a delivery rate agreed in an earlier 2011 version of the JHLAS (SD136). However that JHLAS only predicted delivery of 14 and 80 dwellings respectively in the first 2 years with 160 per annum thereafter. If the first year's delivery is added to Year 2 with 94 dwellings there could be an increase to 160 completions per year in subsequent 2 years (assuming 4-5 housebuilders on site at the same time). However there is a lack of evidence to support the Council's suggestion that there would be a further uplift to 235 dwellings per annum in the final 4 years of the Plan period.
- 7.43 Following Hearing Session 2 and in response to an Action Point raised there, the Council has submitted 2 alternative estimates of the likely 5 year housing land supply situation at 1 April 2013 (Document HS02.18). The weight to be accorded to this evidence is less than that of a completed JHLAS as it does not benefit from the input of the housebuilding industry

and the figures are not agreed. However it provides the Council's own estimate of the sources of housing supply over the next 5 years.

- 7.44 The Appendix A assessment assumes that completions on the Porthcawl Waterfront site will commence at a low level in 2013/2014 and will rise to 160 per annum in 2015-2017 and then to 235 per annum in subsequent years. Whilst it does not show the final 3 years of the Plan period, if development were to continue at that latter rate the total delivery on the site within the Plan period would be $(14+80+160+160+235+235+235+235=)$ 1,194 dwellings, not 1,350 as allocated; a shortfall of 156 dwellings. Were completions to remain at only 160 dwellings per annum in the final 4 years, then the total delivery in the plan period would be 1,054 dwellings and the shortfall in completions would rise to 296 dwellings.
- 7.45 The Appendix B assessment assumes that the commencement of this and another smaller development would not occur until 2017 (in line with the JHLAS 2012) but would achieve the top delivery rate of 235 dwellings per annum in the first and subsequent years. Even if that were possible, only $(235+235+235+235=)$ 940 dwellings would be completed in the Plan period, a shortfall of 410 against the Plan allocation for the site. If a more realistic 160 dwellings were completed per annum in each of those 4 years then the shortfall would be 710 dwellings. But that is a worst case scenario and I consider it more likely that delivery would commence at a low level in 2013/14 as in Appendix A but would only rise to a maximum of 160 completions per annum
- 7.46 As about 300 fewer dwellings would be completed before the end of the Plan period, this amount should be deducted from the 1,350 supply figures for this site in the submitted plan.

Flexibility Allowance

- 7.47 The likely reduced delivery from the Porthcawl Waterfront site would erode the present flexibility allowance to such an extent that further allocations are needed to ensure that there is still a sufficient flexibility allowance of at least 10% to provide for unforeseeable shortfalls. This is in case other sites are not delivered or if the commencement of the Waterfront site is further delayed beyond 2013/14 or it otherwise proceeds at a slower build-rate.

Windfall, Small Sites, Allocations

- 7.48 The Plan's windfall allowance assumes an average of 45 dwelling completions per annum over the whole Plan period on sites of 10 or more dwellings. That estimate has been based on an average of relatively erratic delivery rates in 15 previous years ranging from 0 to 156 windfall dwellings in any one year and including dramatic variations in consecutive years. However it does appear that it was based on genuine windfall sites, notwithstanding representations that suggest the contrary. The average

rate of completions has been lower than this in the early years of the Plan. For example only 11 such dwellings were completed in 2009-2012. Therefore the average delivery in the remaining years would need to be increased to 59 dwellings per annum. As this is uncertain there is a risk of reduced delivery from this source, especially if some sites that might have come forward as windfall are instead included as additional allocations. This further supports the need for a flexibility allowance.

Vacant Dwellings

7.49 The submitted Plan's housing supply currently makes no allowance for the contribution from long term vacant dwellings that have been refurbished and brought back into use. There are no available figures for private refurbishments that are not supported by public funds. However the Council estimates that its collaboration with the Welsh Government on the 'Houses into Homes' initiative and its own 'Empty Homes Grants' should together contribute up 180-225 dwellings to supply before the end of the Plan period (which would include the recycling of funds during the course of the project). A roughly midpoint figure of 200 dwellings should therefore be included in the supply figures.

Finance

7.50 The availability of mortgage finance is a major constraint on demand from occupiers. It also affects delivery by those housebuilders who need external finance for their construction costs, particularly smaller firms. Finance is also likely to be more of an issue for those constructing apartments who do not achieve sales income until more units are complete and therefore need to finance their cash flow for a longer period. It is not certain that sufficient finance will be available throughout the remaining Plan period to address the projected need for dwellings. However if finance is available then delivery should not be constrained by inadequate land supply.

Capacity of Construction Industry

7.51 In the first 5-year phase of the Plan period 2006-2011, the submitted Plan at Policy SP12 assumed average dwelling completions of about 388 dwellings per annum (Total 1,940). The actual average level of completions achieved in this period was 427 per annum. However within that period, whereas 635 completions were achieved in 2006-2007 when the market was at its height, only 292 completions were realised in 2009-2010 and 306 completions in 2010-2011. Completions are since estimated to have risen to 447 in 2011-2012 which indicates a modest improvement in market conditions.

7.52 The Plan expects average completions to rise to an average 536 dwellings per annum between 2011 and 2016 and then to 876 dwellings per annum between 2016 and 2021.

7.53 The Council points out that annual completions in Bridgend have never risen as high as that latter figure in the 18 years since 1994. In only 6 of those 18 years have annual completions exceeded 500 dwellings. However this reflects national low rates of construction over this period. It does not follow that the construction industry is incapable of building and selling more dwellings if the economic conditions are right and if sufficient suitable land is available. Nevertheless there was evidence at the hearing session that there is a limit to the number of dwellings that can be expected to be delivered by a single housebuilder in one year on a single site. Redrow estimate an annual figure of 35 dwellings per operator per site per annum in recent economic conditions. Evidence before me at previous planning inquiries suggests that this figure can range up to about 50 dwellings per annum in better economic circumstances. Nevertheless whilst the rate of delivery of large sites can be improved if they are divided between two or more housebuilders offering a greater variety of house types, there is a limit to how many builders can operate successfully on any one site.

Trajectory and 5-Year Housing Land Supply

7.54 At Appendix E to Document HS02.05 the Council has produced a trajectory of housing supply based on the submitted Plan which indicates how delivery is expected to be achieved over the life of the Plan. This projects completions from all sources (other than vacant dwellings brought back into use) and would result in a total supply of 10,008 dwellings if all sites in the submitted plan are delivered and if the predicted rate of delivery from windfall and small sites is achieved. This is not materially different from the Plan's figure of 9,995 dwellings. However I have already drawn attention to a likely reduced rate of delivery on the Porthcawl waterfront site (-300 dwellings) and there are likely to be some other as yet unidentifiable sites that are not developed in whole or in part within the Plan period.

7.55 The Council has prepared two estimates of the 5-year housing land supply situation as at 1 April 2013 using the residual method recommended in TAN 1. These are set out in Appendices A and B to Document HS02.18. As the method takes the identified need for housing and averages it over the remaining years of the Plan period it assumes a higher delivery rate than the Plan proposes in its Phase 2 period (2011-2016) and a lower delivery rate in the Phase 3 period (2016-2021). The estimates suggest that there would be a supply at April 2013 of between 6.04 years (Appendix A) and 5.44 years (Appendix B) using the residual method.

7.56 The different figures depend upon assumptions that are made for the delivery of 2 sites – COM1(24) Porthcawl Waterfront and COM1(8) Jubilee Crescent. The Jubilee Crescent site is progressing. As I conclude above that it is reasonably likely that completions on the COM1(24) site will occur at an earlier date than assumed in the Appendix B scenario then the actual number of years' availability of land is likely to be between the two estimates.

- 7.57 This estimate of the 5-year supply situation does not have the benefit of being a figure agreed with the housebuilding industry (or by default determined by an independent Inspector). Such a procedure would follow in due course as the JHLAS 2013, when the relevant adopted development plan would still be the Bridgend Unitary Development Plan, and subsequently in the JHLAS 2014, by which time the adopted development Plan would be the LDP. Nevertheless the estimates provide the Council's view of the sources of supply within that period on a similar basis to the trajectory. This will assist the LDP Report and subsequent monitoring.
- 7.58 An increase in the housing need figure would increase the annual average requirement for housing completions in the housing land supply calculations. If a minimum 5-year land supply is to be assured this is likely to require that any additional allocations include sufficient sites that can be delivered within Phase 2 of the Plan before April 2016.

Strategy

- 7.59 The submitted Plan strategy reflects the PPW preference for the re-use of land (PPW 4.9) by proposing that 60% of the housing allocations in Policies COM1 and COM2 would make use of such previously developed brownfield land. The strategy of the submitted Plan also seeks to concentrate 84% of the housing allocations within the Strategic Regeneration Growth Areas.
- 7.60 The Council has acknowledged that there is scope to make some additional housing allocations to bring the total provision closer to 11,000 dwellings without departing from that strategy. I agree with the Council that higher figures such as the 13,900 dwellings (including a flexibility allowance) sought by some Representors could not be accommodated without significant changes to the strategy which would require the withdrawal of the current plan. Neither is an increase of that magnitude warranted by the submitted evidence.
- 7.61 At Hearing Session 2 the Council indicated that its preferred approach to increasing the housing supply by means of site allocations would be: firstly to use previously-developed employment land; then to use greenfield land that has already been allocated for employment on mixed use or standalone sites and finally (and if necessary) to release additional greenfield sites on the edge of urban areas, with first consideration to land in association with the Strategic Regeneration Growth Areas.

Conclusions on Housing Supply

- 7.62 The Housing Supply in the submitted plan totalled 9,995 dwellings to include a 13% flexibility allowance in case allocated or windfall sites do not come forward as expected. As no sites are held in reserve the flexibility allowance can also allow for increased demand above forecasts even if all allocated sites are delivered. Whilst 13% is not an unreasonable margin, a 10% flexibility allowance should be sufficient. After rounding the housing

supply figure should therefore be for at least (9,690+970=) 10,660 dwellings.

7.63 The housing supply contribution should be reduced by 300 from 9,995 to 9,695 to reflect the likely reduction in the delivery of dwellings within the Plan period at COM1(24) Porthcawl Waterfront (which should be reflected in a change to the Plan's estimate of delivery from that site). However a figure of 200 dwellings should be added to the housing supply to reflect the expected contribution from long term vacant dwellings being brought back into use. It follows that there is a need to identify site allocations for (10,660 – 9,695 + 200) an additional **765** dwellings to be allocated above those already identified in the submitted plan.

c) The Council's Response

7.64 At a meeting on 29 January 2013, and in response to the above findings and to those on employment land supply, the Council resolved to propose the amendment of some Policy PLA3 mixed use site allocations and the allocation of several additional housing sites in order to increase the supply of housing.

7.65 In particular the following PLA3 mixed use allocations were proposed for change:

Policy	Site Name	Residential Change
PLA3(1)	Parc Derwen, Bridgend	+ 15 dwellings
PLA3(2)	North East Brackla	+ 200 dwellings
PLA3(4)	Parc Afon Ewenni	+ 100 dwellings
PLA3(10)	Land West of Maesteg Road, Tondu	+ 102 dwellings
PLA3(20)	Coronation Works, Evanstown	+ 11 dwellings
	TOTAL	= 428 dwellings

7.66 The above sites were included in the February-April 2013 public consultation and the responses were considered at an examination hearing on 15 May 2013.

7.67 The additional proposed housing sites were selected from alternative sites that had been proposed by Representors as follows:

AS No.	Site Name	Residential Supply
AS052	Land at Waterton Lane, Bridgend	+ 42 dwellings
AS056	Enlarge area at S Wales Police HQ	+ 8 dwellings
AS060	Enlarge Y Parc, Maesteg allocation	+ 31 dwellings
AS027	Ty Draw Farm, North Cornelly	+ 94 dwellings
AS032	Land at Llangewydd Road, Cefn Glas	+ 228 dwellings
	TOTAL	= 403 dwellings

7.68 These sites had been included in the Alternative Sites public consultation held in October – December 2011 and were considered at an examination hearing on 4 March 2013.

- 7.69 The Council has submitted a housing supply trajectory. It has also submitted an estimate of what the 5 year housing land supply situation would have been at 1 April 2013 if the Plan had been adopted to include the above allocations. The weight which may be accorded to this evidence is limited in that the housing supply estimates have not been tested through a Joint Housing Land Availability study process. However they provide a useful indication of how the necessary uplift on recent housebuilding rates might be achieved.
- 7.70 In that context the housing supply is estimated by the Council as equivalent to about 6 years supply at 1 April 2013. Some Representors at the May hearing were critical of the Council's reliance on additional supply from the above previously-developed sites and especially from PLA3(2), PLA3(4) and PLA3(10). Together these sites represent a significant proportion of the Plan's housing supply. The Representors had not objected to these sites in principle at the deposit stage but their representations are relevant to considering whether these sites are capable of the timely delivery of the additional housing now proposed.
- 7.71 In each case these sites are in multiple ownership. Whilst a significant amount of work has already been done, they are also subject to a need to fully investigate the detail of potential constraints and to negotiate matters such as infrastructure contributions.
- 7.72 Development of the PLA3(10) site in Tondu is underway. After a slow start during recent economic difficulties it appears that completion rates are likely to increase. The delivery rate expected by the Council would likely depend upon the involvement of one or two additional housebuilders. However this appears likely as the land is in separate ownerships. In that context the forecast delivery rate of up to 75 dwellings per annum appears reasonable.
- 7.73 The PLA3(2) site of North East Brackla is a mixed use where the housing already included in the submitted LDP would be on adjacent parcels of land in the eastern part of the site. There is already evidence of progress towards bringing forward those eastern sites. The amendment would add at least 200 houses in a separate development on the western part of the mixed use allocation. That site was previously owned by the Welsh Government but has recently passed into private ownership and there is already evidence of technical work by the new owners to bring it forward for housing. Whilst the Council's estimates of delivery rates are ambitious, particularly in the early years, the likely outcome if they are not achieved would be some slippage into the final 3 years of the plan period rather than that the housing delivery be deferred beyond that period.
- 7.74 For the PLA3(4) site at Parc Afon Ewenni, there are significant issues about multiple land ownership, the need to relocate some current occupiers, and shared funding of infrastructure. However a draft development brief has

been prepared and there is evidence of progress towards addressing these matters. The Council is able to play an active role as a major landowner. There remains a risk that delay could push some housing delivery beyond the plan period. However the overall housing supply in the LDP includes a contingency figure for this and other eventualities which should allow the housing requirement still to be achieved.

7.75 The total additional supply from both the amended and additional sites should therefore be (428+403=) 831 dwellings which would more than satisfy the identified need for an additional 765 dwellings.

7.76 **Policy SP12** sets out the dwellings requirement for the plan period and for three plan phases as well as the target figure to deliver affordable housing. In accordance with the above proposals **FMAC87** would amend Policy SP12 so that the total number of dwellings to be delivered would rise from 9,000 to 9,690 with associated changes in the phasing and an upward revision of the affordable housing figure from 1,310 to 1,370. **FMAC88** would make related changes to the figures in the supporting text at paragraph 6.1.1 to include an upward revision in the average annual completion rate from 600 to 646.

d) Allocated Sites

7.77 **Policy COM1** lists 'Residential Allocations in the Strategic Regeneration Growth Areas'. Sites marked in the policy with an asterisk are part of the PLA3 mixed use allocations. Where the Council is proposing changes to the number of dwellings on such sites the figures in COM1 would be amended by **FMAC89**. This affects: COM1(1) Parc Derwen, Bridgend; COM1(2) North East Brackla, Bridgend; COM1(3) Parc Afon Ewenni, Bridgend; and COM1(30) Land W of Maesteg Road, Tondu. The COM1(5) figure of 130 dwellings on the South Wales Police site in Cowbridge Road, Bridgend should be increased by 8 due to the addition to that site of the AS056 alternative site. The COM1(20) estimated number of dwellings should also be amended to reflect the enlarged site due to the addition of part of AS060. At COM1(24) Waterfront Regeneration Area, Porthcawl the estimated number of units should be reduced from 1,350 to 1,050 as I have concluded above that 300 of the dwellings are unlikely to be delivered until after the LDP period ends. AS052 Land at Waterton Lane, Bridgend should be added as an additional site. To avoid confusion **FMAC89** would also distinguish those committed sites with planning permission at the 2009 base date from the other newly-allocated sites.

7.78 The snapshot annual shortfall of affordable dwellings in paragraph 6.1.2 would be updated by FMAC91 from 1,514 in the Local Housing Market Assessment (LHMA) 2009 to 1,762 in the 2012 update of that document.

7.79 **Policy COM2** lists the 'Residential Allocations outside the Strategic Regeneration Growth Areas'. AS032 Land at Llangewydd Road, Cefn Glas and AS027 Ty Draw Farm, North Cornelly and should be added to the policy

as additional COM2 sites. AS027 would also become a PLA3 mixed use site which should be represented by an asterisk in the policy. Coronation Works, Evanstown would be added as a housing site. To avoid confusion the Policy should distinguish those committed sites with planning permission at the 2009 base date from the other newly-allocated sites. FMAC90 would suitably amend the policy.

7.80 **FMAC92** would suitably update the housing requirement calculation figures in the supporting text at paragraph 6.1.4 to reflect the changed allocations whilst **FMAC93** would similarly update the housing supply figures in paragraph 6.1.5.

e) Re-Use of Land, Settlement Boundaries, Windfall Sites and Small Sites

7.81 **Policy COM3** allows for the 'Residential Re-Use of a Building or Land' within settlement boundaries defined by Policy PLA1 '*where there is no overriding need to retain the existing use of a building or land for an alternative local land use requirement*'. However whilst there are other specific LDP policies such as REG5 and REG13 which seek to protect buildings or land for their existing use or for another allocated purpose, the wording of Policy COM3 in the submitted LDP would create a wide discretion to refuse permission without clear criteria for establishing why another use would be preferable. This has the potential to create significant uncertainty. This issue is addressed by **FMAC94** so to allow for residential re-use only where the building or land is not protected for another use by other LDP Policies.

f) Density

7.82 **Policy COM4** provides that 'Residential Density' on sites over 0.15ha shall be at least 35 dwellings per hectare (dph) but it allows for exceptions. Policies COM1 and COM2 specify estimated dwelling numbers for allocated housing sites which may already take account of known site constraints. Thus these do not all meet or exceed 35dph on a gross site density basis. The policy does not require amendment for the Plan to be sound.

g) Affordable Housing

7.83 In the submitted LDP, **Policy COM5** provides that where a local need is demonstrated, an appropriate element of 'Affordable Housing' is to be provided on sites capable of accommodating 5 or more dwellings or exceeding 0.15ha in size. On such housing sites the percentage of affordable housing sought by the policy is set at 15%, 20% or 30% according to which of the defined 'Affordable Housing Market Areas' is to be the location for the development.

7.84 The affordable housing market areas would preferably be shown on the Proposals Map. However, given their extensive size and the multiple page format of the Proposals Map, this could only be achieved by some form of shading across whole pages of the Plan which would be practically difficult

to include without obliterating other Proposals Map information. It is therefore agreed that exceptionally the use of LDP Plan 3 and a schedule of settlements and postcodes will be acceptable in these particular circumstances. **FMAC97** would amend the footnote of COM5 to refer to an appendix listing the post code areas to supplement the small scale Plan 3.

- 7.85 FMAC95 and FMAC96 would be desirable minor changes to update the figures in paragraph 6.1.26 to reflect the effect of allocation site changes on affordable housing delivery and to update a reference to Planning Policy Wales.

Viability

- 7.86 PPW Paragraph 9.2.16 requires development plans to include an authority-wide target for affordable housing based on a LHMA. Amongst other things, this should take account of anticipated levels of finance available including public subsidy and the level of developer contributions that can be realistically sought. In that latter regard the background evidence includes the Bridgend CBC Affordable Housing Viability Study 2010 (AHVS) (SD130).
- 7.87 The conclusions of the AHVS generally support the concept that developer contributions would deliver affordable housing in those market areas where 20% and 30% targets are proposed whilst still achieving positive residual land values. However, whilst the AHVS recommends a 15% target in the Western Settlements and in the Ogmore, Garw and Upper Llynfi Valley areas (the Northern Valleys), it recognises that in those areas: *'the analysis suggests a routine challenge in delivering affordable housing' except in some 'hot spot' locations of which only Pyle and Cornelly are given as examples. Elsewhere in the AHVS a key finding is that: 'Residual values in the north and in particular in the Ogmore, Garw and Upper Llynfi Valley are low, with we think insignificant potential to deliver affordable housing'.* Indeed the Report's calculations suggest that, if affordable housing is proposed to be delivered without subsidy, residual values would be negative in these northern valleys and the western settlements at all development densities.
- 7.88 A further exercise in the AHVS suggests that, at development densities of 40dph, public subsidy could lead to modestly positive residual land values in the western settlements of about £10,000-£60,000 per hectare. It also shows that residual values could actually rise should the percentage of affordable housing on a site be increased in those areas. However these remain relatively low land values and they would not necessarily exceed existing use values, particularly on previously-developed land. For example the AHVS at Table 3.5 points to typical industrial land values in the nearby Taff Ely area in 2009 of at least £140,000 per hectare. Those are amongst the lowest employment land values listed in Wales and there is no evidence to suggest that Bridgend CB values are lower than that. Moreover the Report did not test the effect of public subsidy in the northern valleys where

other evidence in the Report and the LHMA suggests that market values for housing are even lower than in the western settlements.

- 7.89 As requested at Hearing Session 3, the Council has provided examples of sites in the weaker market areas where affordable housing has been achieved in the past. This includes only 2 sites in the northern valleys where 15% affordable housing has been successfully negotiated. Moreover both of those schemes are on the southern edge of the defined market area and adjacent to a stronger market area and they were negotiated in 2007 at the height of the housing market. A third scheme further north in Ogmere Vale that was negotiated in 2006 did not result in 15% on-site provision. It instead only achieved a modest commuted sum towards some off-site provision. In the western settlements 2 schemes in North Cornelly did achieve 15% affordable housing provision but only during strong market conditions in 2007. This was less than the 30% provision then being sought in that area by the UDP which would suggest that viability was a factor in the negotiation.
- 7.90 My interim conclusion on the AHVS and other Council's evidence is that the Policy COM5 percentage affordable housing requirements are likely to be achievable in the majority of instances in the stronger market areas.
- 7.91 In the western settlements and northern valleys negotiation on viability will be necessary in a majority of cases. However Pyle/Cornelly have been identified as hotspots and the LHMA suggests that intermediate housing provision may be more appropriate in that area which already has a high proportion of rented social housing. There is therefore the prospect of some affordable housing provision there at 15% without subsidy. But in the northern valleys affordable housing provision is likely to be dependent on external subsidy.
- 7.92 That subsidy may be necessary is not a reason to abandon a percentage requirement since that would result in a lack of affordable housing delivery even when subsidy is available. Neither is it a reason to reduce the percentage since the AHVS suggests that, if subsidy is available, in these weak market areas a higher percentage of affordable housing would result in a higher residual land value than a lower percentage.
- 7.93 There is a risk that, with the possible exception of any local 'hotspots', the already modest expectations for affordable housing delivery in this part of the County Borough may not be realised if subsidy is not available. Nevertheless, whilst the availability of such subsidy remains uncertain, this area is only expected to account for a relatively small proportion of new housing in the County Borough and hence a relatively small proportion of affordable housing provision. In these circumstances the need to negotiate for any affordable housing provision on a high proportion of applications should not prove too burdensome.
- 7.94 At the hearing the Council pointed to other opportunities for delivery in these weaker market areas. These may include 100% affordable housing

provision by Registered Social Landlords (RSL) on RSL or Council-owned land and also RSL/Council involvement in bringing empty homes back into use. These may also provide opportunities to use affordable housing contributions from private developments towards off-site provision. In any event the relatively low values of market housing in these areas also afford greater opportunities for those on modest incomes to meet their housing needs, notwithstanding that this may not qualify as affordable housing.

- 7.95 Other Representors have raised additional factors that may also affect the viability of affordable housing provision. Firstly the Home Builders Federation (HBF) has suggested that site remediation costs on previously developed sites may result in higher costs than have been assumed in the AHVS calculations. The HBF suggests that a higher average cost should be factored into the viability assessment. However such extraordinary costs will inevitably vary substantially from site to site and it would not be appropriate to apply a standard figure. This is a matter that can only be addressed by negotiation that is informed by costs information on each site. It does not justify changes to Policy COM5. However the Council has proposed as **FMAC99** that additional text be added to paragraph 6.1.24 to confirm that viability considerations mean that affordable housing requirements will be subject to negotiation 'at the pre-application stage'.
- 7.96 Secondly the HBF has drawn attention to potential future increases in costs due to proposed changes to the Building Regulations in Wales. This includes sustainability requirements that aim to reduce carbon dioxide emissions and also the proposed introduction of a requirement for the installation of domestic fire sprinklers. Both measures have been the subject of recent public consultation by the Welsh Government.
- 7.97 Any significant increase in construction costs has the potential to affect site viability if it is not accompanied by an increase in sale values or grant subsidy.
- 7.98 The AHVS does include some sensitivity testing for the application of Code 4 Sustainable Homes sustainability requirements on the assumption that these may add costs of £5,000 per dwelling but would not increase sales values or rents. This is a useful approach. The Code 4 measures may be different from the proposed Building Regulations and actual cost figures may also vary according to the particular measures employed and the size of the dwelling.
- 7.99 The same figures are used for sensitivity testing where other S106 contributions increased from the £5,000 per dwelling assumed elsewhere in the AHVS to £10,000 per dwelling.
- 7.100 Such cost increases could also be a surrogate for other increased costs such as fire sprinklers. However these costs may also vary according to the type and size of the dwelling and the type of sprinkler system employed. Moreover the AHVS does not consider the cumulative cost impact of both

measures together. Neither does it consider the impact that higher sustainability standards, increased S106 contributions, and fire sprinkler installation may have in combination.

- 7.101 The AHVS results suggest that additional costs of £5,000 per dwelling would significantly affect residual land values. Whilst the strongest market areas such as Porthcawl could bear the increased costs whilst still leaving sufficient residual value incentive for the landowner to release land, the weaker market areas such as the western settlements could experience negative residual values even without any affordable housing provision. In the mid-market Bridgend area residual values may also drop to a level that, whilst still positive, would risk discouraging residential redevelopment of sites with significant existing use value for other purposes. The sensitivity testing did not examine the northern valleys but the adverse impact on residual values is likely to be greatest in those areas with negative values very likely. Were additional costs from a combination of the above requirements to exceed these levels then the impact on residual values would increase.
- 7.102 The HBF has presented alternative figures which suggest average additional costs of between £3,300 and £4,200 per dwelling from the Building Regulation sustainability changes, depending on whether the Government seeks a 25% or 40% reduction in carbon dioxide emissions. The HBF suggests that these costs would rise to between £6,375 and £7,275 if domestic fire sprinklers are also included. These are all averages across all types of dwelling and other HBF evidence shows cost variations according to the type and size of dwelling. These figures are not supported by detailed evidence as to how the costs are derived.
- 7.103 It was clear from discussion at the hearing that the Welsh Government is aware that there is the potential for these provisions to affect site viability. The 2012 consultation document (appended to Document HS03.04) estimates increased costs of between £6,113 and £6,929 for a private sector semi-detached dwelling. An estimate of the associated land value reductions for the neighbouring Rhondda Cynon Taff area would be between 10% and 25% if the alternative carbon dioxide reduction measures are combined with the requirement for sprinklers. The conclusions of the viability testing in the consultation document include that there would be reductions in land values and/or developers profit and in some cases there could be no contribution to affordable housing if schemes in the lowest value areas are to be viable.
- 7.104 The various estimates above all indicate that there is potential for proposed regulatory changes to significantly affect site viability, particularly in the weaker market areas but also in mid-market area areas such as Bridgend and Pencoed. The HBF response is that affordable housing requirements in the LDP should be reduced to reflect these considerations. However it is not yet known what the Welsh Government response to the consultation will be and what regulatory measures will finally be introduced.

Given also the high levels of need for affordable housing it would be premature to revise the percentage targets downwards.

7.105 There is an associated risk that the subsequent introduction of additional costs could mean that negotiations on viability become frequent and burdensome for all parties. But should that occur there would be the opportunity to reconsider the targets at the next Plan review.

Overall Target

7.106 Paragraph 9.2.24 of PPW provides amongst other things that development plans should '*quantify the housing requirement (both market and affordable housing)*' and '*set an affordable housing target*'.

7.107 The Bridgend LHMA of December 2009 (SD133) indicated that the annual level of need for affordable housing is for 1,514 units. The LHMA update (February 2012) (SD138) used the same recommended Welsh Government needs assessment model to identify a yet higher level of need (an annual need for 1,762 affordable dwellings). That does not seek to quantify the affordable housing requirement for the whole plan period. Moreover as this figure is a snapshot which would change from year to year it would not be appropriate to multiply it by the number of years in the plan period. To do so would result in unrealistically high figures that would be almost double the total proposed level of housing provision of all types.

7.108 PPW at paragraph 9.2.16 requires an authority-wide target for affordable housing provision based on a LHMA. To that end LDP Paragraph 6.1.26 expresses the affordable housing target for the plan period as 1,310 units. That has regard to the AHVS viability considerations. The proposed addition of further housing sites and increased provision of housing on allocated mixed use sites would add additional affordable units. However it would also be necessary to deduct 90 affordable units that are unlikely to be delivered within the plan period at COM1(24) Waterfront Regeneration Area, Porthcawl (30% of the likely 300 dwelling shortfall). **FMAC95** would therefore amend the Plan target to 1,370 units of affordable housing. It is clear that the need for affordable housing will still considerably exceed the likely supply of such housing through the planning system but this is unavoidable given the viability considerations.

7.109 The LHMA Update Report 2012 also argued for a different affordability threshold of 30% gross income based on local market conditions. That would reduce the annual need figure from 1,762 to 1,651. By also taking account of supply of 1,359 dwellings per annum in the private rented sector, where rents are made affordable by public subsidy in the form of the Local Housing Allowance, the need for other affordable units would reduce to 292 per annum. However that approach does not accord with national guidance. It also does not take into account whether the existing accommodation is of an acceptable standard to meet the needs of its occupiers in terms of its layout, condition and space. Even that reduced

figure would equate to almost half of the 600 per annum average housing supply figure in the submitted LDP (Total 9,000 dwellings) and would probably still be unachievable having regard to viability matters including finance availability and likely levels of public subsidy.

- 7.110 The 1,370 target for the 15-year LDP period equates to only about 91 dwellings per annum. However Background Paper 8 (SD42) indicates that only 31 affordable dwellings were delivered through the planning system in the first 3 years of the LDP period (2006-2009). Thus 112 affordable dwellings would be needed per annum in the 2009-2021 period to reach the target.

Thresholds

- 7.111 Whilst maintaining that all new market housing can contribute to meeting the need for affordable housing, PPW allows at paragraph 9.2.17 for the setting of minimum site thresholds. Policy COM5 sets a threshold of 5 or more dwellings or 0.15ha, above which affordable housing should be included. These thresholds are significantly lower than the UDP threshold of 15 dwellings or 0.5ha. Whereas TAN2 provides that regard should be had to viability when setting thresholds, the AHVS suggests that smaller sites of 1-3 dwellings could generate positive residual values in the stronger market areas and that land values would not be significantly different from those of larger sites. Conversely there could be viability issues in weaker market areas for smaller sites, just as there could for larger sites. That in turn would make a standard formula difficult to apply in practice. It would be likely to require individual negotiations to secure what may be only very modest contributions to off-site provision, especially in areas with only a 15% target for provision. Particular reference is made by the Council to: the small number of qualifying sites; the potentially higher existing use values; the resource costs (for both sides) of negotiating on small sites; and the need to make off-site provision in the case of single dwelling sites and other sites where the percentage of affordable housing would be less than one dwelling. Builders on the smallest sites may lack appropriate valuation and negotiation skills and the Council is likely to be engaged on a significant amount of viability negotiation on larger sites. I therefore agree with the Council that the proposed thresholds offer a suitably pragmatic, cost effective and deliverable solution.

Commuted sums

- 7.112 Policy COM5 only refers to affordable housing provision on site. There is no reference in the policy or the supporting text to commuted sums for off-site provision. However such provision is likely to be necessary, particularly on the smallest sites of 5 dwellings in areas where the percentage requirement is for 15% affordable housing – less than one dwelling per site. Commuted sums could also be used efficiently off-site to bring empty dwellings back into use as affordable homes at less cost than building a new dwelling. **FMAC98** would therefore add text to paragraph 6.1.23 to explain

that whilst there is a preference for on-site provision, off-site provision or a commuted sum may be acceptable in exceptional circumstances.

Tenure Mix

7.113 The LMHA has assessed the appropriate social rented/intermediate mix but this is not referenced in the LDP. The Council has therefore proposed **FMAC98** which would add further text to paragraph 6.1.23 to the effect that the type, size and tenure of affordable housing will be determined on a case by case basis and informed by the recommendations of the LHMA.

Exception Sites

7.114 PPW at paragraph 9.2.23 requires the consideration of exception sites for affordable housing within or adjoining settlements to '*help ensure the viability of the local community*'. At Hearing Session 3 the Welsh Government pointed out that an earlier provision to apply this policy only in rural areas (to which TAN2 refers) has been dropped and it can also be considered adjoining urban areas. However, whereas in a rural area the identification of the local community and its viability or otherwise would be relatively straightforward, in the urban Bridgend context it is less obvious how this would be achieved.

7.115 Background Paper 8: Affordable Housing comments that no exception sites have been brought forward since the UDP was adopted in 2005. However that does not demonstrate a lack of need as the UDP did not include an exceptions policy and UDP paragraph 4.9.9 specifically prohibited affordable housing outside settlement boundaries except for agricultural purposes

7.116 Nevertheless the Background Paper concludes that it is anticipated that affordable housing can be provided within the defined settlements, through the general affordable housing policy framework on residential windfall and small sites which have not been specifically allocated for housing in the LDP. The Paper suggests that public sector land is also available within settlement boundaries on windfall sites which could be made available for affordable housing if social housing grant were available. That is not assured and the LHMA update suggests it is unlikely. However some alternative forms of subsidy may be possible. In these circumstances it is the availability of finance that will determine how many additional affordable units can be developed rather than a lack of available sites. Providing for exception sites would increase competition for any available funds without adding to the overall supply of affordable housing.

7.117 The Council has considered the provision of exception sites as required by PPW but, having regard to local conditions and the likely availability of public sector land within settlements which could be used for windfall affordable housing developments if finance were available, it has not been able to provide the justification for exception sites outside settlement

boundaries. PPW requires such justification if provision is to be made for exception sites. In all the circumstances it is concluded that the lack of such a policy does not render the Plan unsound and no change is recommended.

h) Gypsy and Traveller Level of Need and Provision

7.118 PPW at paragraph 9.2.21 and an associated footnote refer to the duty on local authorities to assess the accommodation needs of Gypsy families. FMAC100 would update the PPW reference. PPW stresses the importance of local planning authorities having policies for the provision of Gypsy sites in their development plans. Circular 30/2007 '*Planning for Gypsy and Traveller Caravan Sites*' provides that a LHMA should be used to determine whether there is a need for additional sites and that the LDP should then identify the sites together with criteria based policies and rural exception sites. Where there is an assessment of unmet need, sufficient sites to meet that need should be allocated in the LDP. Where, exceptionally an authority is unable to meet all assessed future needs through specific site allocations it should give a reasoned explanation in the LDP why this has not been possible and explain what criteria will be used to ensure that adequate provision is made during the plan period.

7.119 The Gypsy and Traveller Accommodation Assessment (GTAA)(SD131) found that Bridgend CB has a very small resident Gypsy and Traveller population. The January 2009 count found only 2 residential pitches on one authorised private site and no unauthorised encampments. However the GTAA also identified that there are 5 unauthorised sites in the south of the County Borough that are used intermittently on a temporary basis as transit sites. Paragraph 3.13 indicates that this occurs mainly between March-October and that groups average only 1 to 5 caravans per encampment. Many are travellers in transit between Ireland and England. At GTAA paragraph 6.10 two options are recommended for assessment. The first is the provision of one small transit site of six pitches. The second is for the Council to consider a management solution which tolerates unauthorised encampments.

7.120 The summary of the GTAA included at Chapter 9 of the LHMA (2009)(SD133) reflects these two options at paragraphs 9.52-9.54 with recommendations of either: a small transit site of 6 pitches near the A48/M4; or the management of unauthorised sites. The latter is described as a 'cost effective' solution. However, confusingly, and without explanation, the latter recommendation is not carried forward in the same LHMA Chapter 9 to either the 'Conclusions from Research' or the 'Final Recommendations'. Both only recommend the provision of a transit site. They make no reference to the alternative 'management solution'.

7.121 **Policy COM6** 'Gypsy and Traveller sites' sets out criteria for the development of sites and/or pitches. This includes a sequential test that can allow for development in the countryside with preference to sites within

the curtilage of an existing development if it has been demonstrated that no suitable sites or pitches are available within settlements. However the submitted LDP contains no allocation to address the identified need for a transit site.

- 7.122 Paragraph 6.1.30 of the LDP, confirms that the LHMA identified a need for 6 transit pitches (which was part of the final recommendations) but then refers back to the earlier suggestion in the GTAA that the alternative 'management solution' also be considered. The paragraph goes on to say that the Council is developing a management solution and that, in tandem, the accommodation requirements of Gypsies and Travellers will be closely monitored and COM6 will provide a framework to assess permanent or transit sites if a future need is identified.
- 7.123 For Hearing Session 3 the Council provided information which suggests that there have been only 16 unauthorised encampments in a 9-year period (confusingly this is also described as an 'average of no more than 3 unauthorised encampments in the last 9/10 years). Most occur on Council owned land and the same sites are used repeatedly. The costs to the Council of managing these is said to be only approximately £200 per annum.
- 7.124 At the hearing the Welsh Government representative maintained the position that a need for a transit site has been identified and therefore should be met. The Welsh Government view is that as the need has already been identified it should only be appropriate to demonstrate through monitoring that the need is continuing in order to trigger the provision of a site. Monitoring should not be on the basis that site provision will only be triggered if the need increases, as the Council has suggested. The Council could apply for grant assistance to provide a site although the availability of such funds cannot be assured.
- 7.125 In response the Council points out that the most recent national annual fund for grants was for £1.75m and that this had been exhausted by only two applications to refurbish and extend existing residential sites in other local authority areas. The Council considers that a transit site to address an intermittent need would receive lower priority for grant funding than a permanent residential site. It is unlikely that a transit site would be in continuous use and yet it could cost an estimated £316,000 to develop and would entail on-going running costs including a part-time warden or caretaker. This is not considered to be cost effective having regard to the very low level of usage that would be expected.
- 7.126 Nevertheless, in the light of the discussion at Hearing Session 3, the Council has proposed additional monitoring measures as part of the **FMAC111** revised Chapter 7 Monitoring Schedule (Policy Target 30). This would provide amongst other things that the Council is to: *'Approve the Bridgend County Borough protocol for the management of unauthorised gypsy and traveller encampments by April 2014'* and that there should be:

'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'. That may be compared to the incidence of only 16 unauthorised encampments in a 9 year period. The identification of a site (or sites) would be required if there is an increase above 3 unauthorised Gypsy and Traveller sites annually in the counts and in the protocol for 2 consecutive years. The management protocol is expected to provide for the recording of all unauthorised encampments rather than relying on the snapshot of the biannual count.

7.127 It is concluded on the evidence that the most recent assessed level of need for a permanent site is nil and that the assessed need for transit provision is too low and intermittent at present to justify the immediate identification of a transit site. Policy COM6 and the modified Chapter 7 set out the criteria to be used to ensure that adequate provision for a residential or transit site can be made during the plan period if the level of need should increase. Whereas the authority has not met all assessed future needs through a specific site allocation it has given a reasoned explanation in the LDP of the particular circumstances that apply in Bridgend. The Plan is thus in reasonable accord with the objectives of Circular 30/2007 and PPW with regard to provision for gypsies and travellers and does not require further modification to be sound.

SP13 Social and Community Facilities

Provision of New Health, Community and Education Facilities

7.128 **Policies COM8, COM9, COM10 and COM15** all make specific allocations for sites for a wide range of facilities. However in the submitted Plan many were only identified on the Proposals Map by a symbol. This makes the scale and extent of the proposals difficult to identify. The Council has reviewed the allocations to include the deletion of some proposals which have already been implemented, others which are no longer required, and others which are considered unlikely to be implemented within the Plan period. Where appropriate, sites for the remaining facilities have been more precisely defined and were included as Proposals Map amendments in the February 2013-April 2013 public consultation. FMAC101, FMAC102 and FMASC103 would modify Policies COM8, COM9 and COM10 to delete allocations for development which are either not proceeding or which are already implemented.

Open Space

7.129 **Policy COM11** 'Provision of Outdoor Recreation Facilities' sets out standards for outdoor recreation provision for new housing developments. However actual requirements would vary from site to site according to local circumstances and other issues including viability. **FMAC104** accordingly would add the words 'subject to negotiation' to the policy. **FMAC105** would

clarify in paragraph 6.2.16 how regard is to be had to existing recreational provision when negotiating provision for new developments.

7.130 In the submitted plan the supporting text at paragraph 6.2.17 refers to an additional requirement for 10% public amenity space. However this is not a provision of Policy COM11 and that figure is not supported by evidence. **FMAC106** replaces this with a more appropriate reference to the provision of green space in the interest of good design. **FMAC107** would update a reference in paragraph 6.2.18 to Natural Resources Wales (formerly CCW).

7.131 **Policy COM14** 'Provision of Allotments and Community Food Networks' generally supports allotment provision where opportunities arise and includes 2 specific allocations. Policy COM11 also includes allotments in its outdoor space standards. Together these measures should address the need for allotment provision that has concerned Bridgend Town Council. Policy COM14 does not require modification for the LDP to be sound.

SP14 Infrastructure

7.132 **Strategic Policy SP14** 'Infrastructure' in the submitted LDP in summary provides for applications for 'built' development to include proposals to deal with the 'direct and indirect' infrastructure requirements of the development and to ensure that there is not consequential and significant 'planning loss'. Where appropriate such proposals are to be secured by planning agreements/obligations under Section 106 of the Act.

7.133 **FMAC109** would amend the policy to: delete the word 'built' (as there is no coherent reason why the policy should not apply to all forms of development that require planning permission including material changes of use and engineering or other operations); delete the words 'direct or indirect' (as there is the potential for conflict with the statutory tests set out in the Community Infrastructure Levy Regulations 2010 (as amended 2013) which require amongst other things that the associated planning obligation may only be required where it is 'directly' related to the proposed development); and replace the reference to undefined 'planning loss' with new wording which clarifies that the intention would be to mitigate any negative impacts that may arise as a consequence of the development.

7.134 Because the policy includes a reference to 'public realm' which is not currently defined, **FMAC121** would amend the LDP Glossary to include such a definition.

7.135 **FMAC108** would correct a typographical error in the supporting text at paragraph 6.3.3.

7.136 Paragraphs 6.3.7 and 6.3.8 refer to the impact of the Community Infrastructure Levy (CIL) regulations which will limit the use of Section 106 obligations beyond April 2014. At the date of writing the Government is

considering deferring this date until April 2015. If this is confirmed before the Plan is adopted the date should be modified in the Plan. As this would potentially affect the operation of Strategic Policy SP14, FMAC110 proposes changes to the text of these paragraphs to explain that effect and to confirm that double-charging will be avoided should the Council decide to introduce a CIL Charging Schedule locally.

Recommendation

7.137 That in order to make the Plan sound the following changes are required:

FMAC87, 88, 89, 92, 93, 94, 95, 97, 98, 99, 104, 105, 106, 109, 111(part)

7.138 The following minor changes which the Council proposes to the submitted Plan are also endorsed as desirable, since they improve the Plan's clarity and consistency of interpretation:

FMAC90, 91, 96, 100, 101, 102, 103, 107, 108, 110, 121

8 Chapter 7 – Monitoring and Review

- 8.1 Section 76 of the 2004 Act requires that an Annual Monitoring Report (AMR) on the LDP is submitted to the Welsh Government. LDP Regulation 37 requires that the AMR identify any policy that is not being implemented and any steps to secure its implementation, revision or replacement. A full review of the LDP is required at least every 4 years but is otherwise subject to the findings of the AMR and local circumstances.
- 8.2 In the submitted LDP Chapter 7 sets out how monitoring and review is to be undertaken and provides a series of targets, indicators and triggers for review in respect of the listed policies. The Welsh Government and Natural Resources Wales (formerly CCW/Environment Agency Wales) made a number of representations about the Chapter as written and I have also raised further issues. In particular the Monitoring Framework as submitted had shortcomings regarding poorly defined targets, a lack of appropriate trigger points and unspecified actions to redress matters. In particular there were a lack of sufficient indicators to indicate whether the Plan's spatial strategy was being delivered. Some suggested triggers did not relate logically to the target being measured such that the target could be missed without breaching a review trigger. Natural Resources Wales' predecessor organisations were particularly critical of the measures to monitor flood risk, water quality and the natural environment.
- 8.3 This has prompted the Council to discuss its approach with the Welsh Government and to prepare a comprehensively revised version of Chapter 7 that was discussed at Hearing Session 14 and then further revised. The final revised version of the Chapter is set out as **FMAC111**.

Recommendation

- 8.4 That in order to make the Plan sound the following changes are required:

FMAC111

9 Chapter 8 – Supplementary Planning Guidance
Chapter 9 – Delivery and Implementation
Appendices
Glossary
Proposals Map

- 9.1 **Chapter 8** introduces and lists the Supplementary Planning Guidance that the Council is intending to revise or prepare to support the LDP. I make no comment on these documents which have not been considered as part of the examination.
- 9.2 In the submitted LDP, **Chapter 9 'Delivery and Implementation'** includes brief introductory paragraphs followed by tables which provide some information about:
- total site areas for allocated sites;
 - which individual uses are included in the allocated PLA3 mixed use sites;
 - phasing in one of 3 plan periods;
 - implementations and funding source; and
 - planning status.
- 9.3 Chapter 9 is followed by **Appendix 1** which contains more descriptive material about the Policy PLA3 mixed use development sites.
- 9.4 The present layout is confusing and a number of changes are needed to reflect other changes in the Plan. The Council has therefore proposed **FMAC112** which would replace the text of Chapter 9 and delete the tables from Chapter 9. By means of **FMAC113** the information the tables contain would be merged with that in the current Appendix 1 and all the information would be updated to reflect changes elsewhere to LDP policies, allocations and phasing. The delivery and implementation tables would include clarification of the role of registered social landlords in delivering some sites. As this would remain a snapshot view of sites where further changes are likely to occur during the Plan period, a cross reference would also be included to an on-line database which would be kept up-to-date for information purposes although it would not itself form part of the LDP. The site delivery information in Chapter 9 would be transferred to a new Appendix 5 by FMAC117.
- 9.5 **Appendix 2** describes the Transport Corridors identified in Policy PLA5. FMAC114 would update a reference to PPW but no other changes are needed for the plan to be sound.
- 9.6 **Appendix 3** is a schedule of total and vacant employment land as at October 2009. **FMAC115** would replace the current appendix and include amendments to reflect other changes in the site allocations.

- 9.7 **Appendix 4** would be a new appendix inserted by FMAC116 to more precisely define the Local Housing Market Areas for the purposes of Policy COM5.
- 9.8 **Appendix 5** would be a new appendix inserted by FMAC117 to set out the site delivery information previously in Chapter 9.
- 9.9 Minor additions are proposed to the **Glossary** by FMAC118, FMAC119, FMAC120 and to include definitions of 'commercial development' and the 'public realm' (see above) and to update references to PPW.
- 9.10 A number of changes to the **Proposals Map** would be made by **FMAC122** which are needed either to reflect changes in the allocations or to provide necessary clarification in the application of area-based policies as referred to above.

Recommendation

- 9.11 That in order to make the Plan sound the following changes are required:

FMAC112, 113, 115, 122

- 9.12 The following minor changes which the Council proposes to the submitted Plan are also endorsed, since they improve the Plan's clarity and consistency of interpretation:

FMAC114, 116, 117, 118, 119, 120, 121

10 Overall Conclusions

- 10.1 I conclude that, with the changes that have been recommended and endorsed as set out in Appendix A of this report, the Bridgend Local Development Plan 2006-2021 satisfies the requirements of section 64(5) of the 2004 Act and meets the procedural, consistency and coherence and effectiveness tests of soundness in LDP Wales.

Robert Mellor

INSPECTOR

Appendix A:

The Authority's proposed changes recommended or endorsed by the Inspector.

BRIDGEND LOCAL DEVELOPMENT PLAN EXAMINATION - INSPECTOR'S REPORT

Appendix A - Final Schedule of Matters Arising Changes (MAC) In Plan Order

[FMAC figures in **bold** are necessary recommended changes for the Plan to be sound]

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

<p>FMAC5 (Formerly MAC1.4)</p>	<p>Para 2.3.11</p>	<p>Amend paragraph 2.3.11 to read:</p> <p>The level of development and growth has taken into account how much development would be required to have a significant regenerative effect, the availability of sites for development in that area, existing settlement patterns, having regard to the social and economic function and identity of settlements and to relevant environmental considerations.</p>
<p>FMAC6</p>	<p>Para 2.3.20</p>	<p>Amend paragraph 2.3.20 as follows:</p> <p>It will benefit from smaller scale proposals and projects being progressed in the Pencoed Regeneration Strategy and Action Plan. The LDP policies and proposals recognise the land-use elements of the projects being brought forward such as the mixed use retail and residential development at the former surgery site (PLA3(19)), a new Park and Ride, and other community and recreation proposals which aim to improve the environment, accessibility and social wellbeing of the community.</p>
<p>FMAC7</p>	<p>Para 2.3.25</p>	<p>Amend paragraph 2.3.25 as follows:</p> <p>The existing Brackla residential area is also the focus of new investment, in the form of the new Archbishop McGrath Secondary school which has community facilities that serve the surrounding area. Dedicated community changing rooms have been incorporated into the development, so that the sports facilities at the school can be utilised by the community outside of school hours. The adjoining sports fields, which will also be used by the school, were upgraded as part of the project.</p>
<p>FMAC8</p>	<p>Para 2.3.63</p>	<p>Amend paragraph 2.3.63 as follows:</p> <p>Accessibility is key to fulfilling the area's potential, and the LDP Strategy will ensure the provision of localised access improvements, especially in terms of east-west links, including providing better walking and cycling routes (PLA7). In terms of wider accessibility issues, as well as benefitting from its proximity to the M4 corridor the Valleys Gateway also has the locational advantage of two railway stations and associated park and ride facilities at Sarn and Tondy, from which regular train services operate between Maesteg and Bridgend. The LDP Strategy builds on these assets by recognising the proposal to increase frequency to a half hourly service and improvements and expansion to the existing Park and Ride facility at Sarn. These proposals are included and promoted in the RTP and agreed to be funded by the WEFO</p>

		Convergence Funding Programme.
FMAC9	Para 2.3.77	<p>Amend paragraph 2.3.77 as follows:</p> <p>The site of the new Comprehensive School is in close proximity to a number of other existing and proposed residential and mixed use developments which the LDP identifies as part of this strategic growth area. These include land at Parc Tyn-y-Coed (COM1(31)) a large site of approximately 300 dwellings, the development of which is subject to an agreed development brief, and which will deliver an extensive informal parkland area adjacent to the river Ogmore, and on and off site recreation facilities, as well as contributing to increased capacity at a local Primary School at Bryncethin.</p>
FMAC10	Para 2.3.79	<p>Amend paragraph 2.3.79 as follows:</p> <p>Further west in Tondu the LDP Strategy recognises the scope to build on the existing mixed-use regeneration site on land west of Maesteg Road (PLA3(10)) , which already provides a County Borough wide waste transfer facility. This substantial development opportunity, of approximately 40 hectares has scope to complement and enhance the role of the existing Heritage Centre by retaining existing woodland with improved public access. There is an opportunity here to provide a sustainable community of approximately 530 new dwellings (COM1(30)) served by a retail and community hub that will expand the service role of the existing Aberkenfig Commercial Area. The LDP also promotes new local business space (REG1(21)), and public open space. The LDP will ensure that development will come forward in accordance with a phased Masterplan, that will also enable the realignment of Maesteg Road, a substantial benefit to the wider area in terms of accessibility to the Llynfi Valley to the north, thereby improving the area's overall accessibility and job opportunities to communities to the north and south.</p>
FMAC11 (Formerly MAC7.5)	Para 2.3.80	<p>Amend paragraph 2.3.80 to read:</p> <p>An opportunity also exists to promote a high-quality strategically-located 'business park' in the north west quadrant of Junction 36 of the M4 on land adjacent to the existing Sarn Park Services (REG1(22)). This facility requires renewal and investment and presents an opportunity for a complementary business park extension on land immediately to the west of the existing motorway related facilities. The site's strategic location makes it an attractive proposition for future investment, and the proposed nature of the development will differ from the more traditional employment sites that exist in the area. The redevelopment of the motorway service area should be co-ordinated with the development of the new</p>

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

		<ul style="list-style-type: none"> • requires that the County Borough contributes towards the country's renewable energy requirements; • identifies and protects 120 hectares of vacant employment land; • directs new retail and leisure development to the town and district centres of the County Borough; • encourages high quality sustainable tourism; • requires 9690 market (including 1370 affordable) dwelling units to be accommodated in the County Borough during the LDP period 2006 - 2021; • requires the retention of existing community uses and facilities and seeks to develop new ones, where they are needed; • requires new development to be accompanied by an appropriate level of infrastructure. 																																								
FMAC15	Table 3.1	<p>Replace figures in Table 3.1 to read as follows:</p> <table border="1"> <thead> <tr> <th>Strategic Regeneration Growth Area (SRGA)</th> <th>Housing Units on Allocations (2009)</th> <th>% of Housing Allocations</th> <th>Vacant Employment Land (Ha) (2009)</th> <th>% of Vacant Employment Land</th> </tr> </thead> <tbody> <tr> <td>Bridgend</td> <td>3324</td> <td>42</td> <td>29.13</td> <td>42</td> </tr> <tr> <td>Maesteg and Llynfi Valley</td> <td>532</td> <td>7</td> <td>8.64</td> <td>12</td> </tr> <tr> <td>Porthcawl</td> <td>1,206</td> <td>15</td> <td>0.7</td> <td>1</td> </tr> <tr> <td>Valleys Gateway</td> <td>1,296</td> <td>16</td> <td>16.13</td> <td>23</td> </tr> <tr> <td>Outside SRGAs</td> <td>1,536</td> <td>20</td> <td>14.99</td> <td>22</td> </tr> <tr> <td>TOTAL</td> <td>7,894</td> <td>100</td> <td>69.59</td> <td>100</td> </tr> <tr> <td>Strategic Employment Sites</td> <td></td> <td></td> <td>38.63</td> <td></td> </tr> </tbody> </table>	Strategic Regeneration Growth Area (SRGA)	Housing Units on Allocations (2009)	% of Housing Allocations	Vacant Employment Land (Ha) (2009)	% of Vacant Employment Land	Bridgend	3324	42	29.13	42	Maesteg and Llynfi Valley	532	7	8.64	12	Porthcawl	1,206	15	0.7	1	Valleys Gateway	1,296	16	16.13	23	Outside SRGAs	1,536	20	14.99	22	TOTAL	7,894	100	69.59	100	Strategic Employment Sites			38.63	
Strategic Regeneration Growth Area (SRGA)	Housing Units on Allocations (2009)	% of Housing Allocations	Vacant Employment Land (Ha) (2009)	% of Vacant Employment Land																																						
Bridgend	3324	42	29.13	42																																						
Maesteg and Llynfi Valley	532	7	8.64	12																																						
Porthcawl	1,206	15	0.7	1																																						
Valleys Gateway	1,296	16	16.13	23																																						
Outside SRGAs	1,536	20	14.99	22																																						
TOTAL	7,894	100	69.59	100																																						
Strategic Employment Sites			38.63																																							
FMAC16 (Formerly	Para 3.1.15	<p>Amend paragraph 3.1.15 as follows:</p> <p>Although the SRGAs will be the main focus of planned development, it is acknowledged that the</p>																																								

MAC1.10)		settlements detailed in Policy PLA1 will also provide opportunities for development within their respective settlement boundaries. The identified settlements will continue to be the location of future planned development, the scale and type of which will reflect their individual role and function. The settlement hierarchy is based on the conclusions of the Bridgend County Borough Settlement Role and Function Study (2009).
FMAC17 (Formerly MAC1.11)	Policy PLA2	Amend the text of Policy PLA2 to read: “Development likely to have an unacceptably detrimental impact on the implementation of a regeneration strategy/programme will not be permitted”.
FMAC18	Policy PLA3	Amend Policy PLA3(20) as follows: “PLA3(20) Ty Draw Farm, North Cornelly”
FMAC19	Policy SP2	Amend SP2(2) to read: “Having a design of the highest quality possible, whilst respecting and enhancing local character and distinctiveness and landscape character;”
FMAC20	Para 3.2.2	Amend paragraph 3.2.2 to read: “The statements will be monitored to ensure development maintains and enhances both local character, and the ‘sense of place’ it creates; and/or sustains within existing communities.”
FMAC21 (Formerly MAC 12.1)	Policy PLA4	Amend the opening sentence of Policy PLA4 to read as follows: “All development proposals will be required to make a positive contribution towards tackling the causes of, and adapting to the impacts of Climate Change and Peak Oil Issues. Means of achieving this may include:”

FMAC22 (Formerly MAC 12.2)	Criterion 2 Policy PLA4	Amend criterion 2 of Policy PLA4 to state: “2) Utilising local materials and supplies wherever feasible”
FMAC23	Para 3.2.12	Amend paragraph 3.2.12 as follows: Risk to life is of paramount concern in relation to any development in areas at risk from flooding, but especially for residential development in tidal (including estuarine) and coastal locations. Therefore, all new development sites proposed in the LDP have been assessed by the Council using data supplied by Natural Resources Wales. However, these assessments and the work undertaken as part of the LDP Strategic Flood Consequences Assessment (SFCA) should only be regarded as the starting point for more detailed scrutiny of future proposals. More detailed Flood Consequences Assessments (FCAs) will be required on specific sites at the planning application stage.
FMAC24	Policy PLA7	Delete policy allocations PLA7(22) New park and ride facility at Pencoed railway station, Pencoed and PLA7(23) Improvements to park and ride facility at Sarn railway station
FMAC25	Para 3.3.26	Amend paragraph 3.3.26 as follows: PLA7 (20) and (21) Park and Ride facilities at Brackla and Wildmill will provide the opportunity for an effective interchange between cars and public transport to facilitate a reduction in the length and number of car-borne journeys especially for the journey to work. In addition, the Wildmill Park and Ride will provide a bus turning circle at the existing station which will permit bus and rail based park and ride operations.
FMAC26	Para 3.3.28	Amend paragraph 3.3.28 as follows: The proposed park-and-share sites at J35 and J36 of the M4 on the core network will provide an interchange for car to car or car to bus transfers for shared journeys. It would reduce traffic levels on the motorway particularly during the peak period when motorways and motorway junctions are more likely to suffer severe stress. The sites are too small to be shown specifically on the Proposals Map and are shown by way of a symbol. However, they are located within existing highway land.

<p>FMAC27</p>	<p>Para 3.3.46</p>	<p>Amend paragraph 3.3.46 as follows:</p> <p>In accordance with guidance provided in paragraph 8.4.3 of PPW 2012, the Council, in association with other local authorities in Sewta, has adopted regional parking standards that endorse maximum levels of parking provision in developments. In order to give the regional standards local relevance, the Council's Supplementary Planning Guidance on Parking provides detailed guidance on the way in which Policy PLA11 will be applied in particular circumstances and areas.</p>
<p>FMAC28</p> <p>(Formerly MAC 5.2)</p>	<p>Para 4.1.4</p>	<p>Amend paragraph 4.1.4 to read:</p> <p>Policy SP4 seeks specifically to protect statutorily designated sites of international or national importance. This policy, together with future development control decisions should therefore reflect the relative significance of the site for nature conservation, placing particular emphasis on the protection of internationally important sites. SAC designations are shown on the Proposals Map, and represent the 'highest tier' of sites of importance for nature conservation in the County Borough. SAC sites form part of the Natura 2000 network of European designated sites. The LDP Habitats Regulation Assessment (HRA) concludes that future development could potentially have an impact on water resources affecting Kenfig and Cefn Cribwr SACs and air quality affecting Blackmill Woodlands SAC. Development will therefore not be permitted in the vicinity of these areas where monitoring by the Council, Natural Resources Wales or Welsh Water indicates that there would be an over abstraction of water or decrease in air quality. Assessment will need to take into account the effects on water quality and quantity; air quality; and of human impact and coastal change amongst others.</p>
<p>FMAC29</p> <p>(Formerly MAC5.1)</p>	<p>Below Para 4.1.5</p>	<p>Insert new paragraph under paragraph 4.1.5 to read:</p> <p>Development which affects a site of national importance for nature conservation, (a Site of Special Scientific Interest or a National Nature Reserve), will be subject to special scrutiny to establish any potential or indirect effects upon those sites. Where potential impacts remain unknown, a 'precautionary approach' will be followed by the Council weighted in favour of the preservation of those sites. Full regard will be given to Government advice and policies relevant to a site's status, its intrinsic value, and its value to the national network of such sites. Where an overriding need for a proposed development is claimed, the onus is firmly placed on any potential developer and/or owner to clearly demonstrate the case for the</p>

		site's development, and why development should not be located elsewhere on a site of less significance to nature conservation. Sensitive design in conjunction with appropriate planning conditions and/or planning obligations/agreements will be pursued by the local planning authority with a view to overcoming potential adverse impacts on the environmental resource, and to ensure protection and enhancement of a site's nature conservation interest.
FMAC30	Policy ENV1	Amend Policy ENV1, criterion 4 as follows: “4) The implementation of an appropriate rural enterprise / farm diversification project”;
FMAC31	Para 4.1.15	Amend paragraph 4.1.5 as follows: A consistent characterisation and definition of landscapes and sites is now possible throughout South East Wales as the Council participated in a consortium of local authorities to progress a project using the “Landmap” methodology for landscape assessment, as recommended by Natural Resources Wales. This assessment includes the many facets of the landscape and provides a clearer context for the landscape designations in development plans.
FMAC32	Para 4.1.22	Amend last sentence of paragraph 4.1.22 to read: Full details of the latter are already included in the Council's LBAP as adopted Supplementary Planning Guidance and will be revised in conjunction with the LDP which will include a comprehensive review of all SINCs within the County Borough. This work will form part of the Green Infrastructure SPG which is expected to be in place by 2014 and the adoption of which is included as an indicator within the LDP monitoring framework.
FMAC33 (Formerly MAC5.4)	Policy ENV6(2)	Amend Criterion 2 to read: “Where this is demonstrated not to be possible, suitable mitigation or compensatory measures will be required to secure biodiversity including future management programmes.”
FMAC34	Para	Amend paragraph 4.1.33

	4.1.33	Developments and operations involving scrub clearance and soil removal off-site can have implications for the spread of invasive species, some of which, such as Japanese knotweed and Himalayan balsam are subject to Natural Resources Wales' licence control measures as part of the Environmental Protection Act (1990). Advice should, therefore, be sought prior to clearance works as to whether a site is contaminated with invasive species and what measures are required to ensure that these species do not spread to neighbouring land or other areas where cleared material containing invasive species is deposited. Natural Resources Wales should be consulted if it is intended to use pesticides/herbicides in or near all aquatic habitats, to include all watercourses, waterbodies and areas of open water and wet grassland.
FMAC35	Policy SP5 Criterion 6	Delete reference to “Areas of Historical Significance” from criterion 6.
FMAC36 (Formerly MAC 10.2)	Para 4.3.1	Amend paragraph 4.3.1 to read: In 2009, the aggregate reserves figure was estimated at about 40 years after allowing for the likely sales of high purity limestone for non-aggregate use, such as sinter flux in the steel making industry (Port Talbot steelworks). An increase in demand for the latter material could reduce the available aggregate reserve. This figure is sufficient to satisfy the region's requirements in accordance with the Regional Technical Statement (see Background Paper: Minerals) and where there are identified shortfalls in reserves in neighbouring authorities any 'excess' of reserves in Bridgend could be utilised to address such a shortfall. This collaborative working between authorities is promoted by the Regional Technical Statement (RTS) and acknowledges the fact that minerals can only be worked where they occur. Hence, administrative boundaries should not be seen as a barrier to the objective of providing a sustainable supply of resources close to markets.
FMAC37 (Formerly MAC12.8 and 10.6)	Policy ENV11	To amend the opening of Policy ENV11 to read as follows: <i>“Mineral Development</i> All mineral related developments, including underground gas extraction, will be permitted only where all of the following criteria are satisfied:

		<p>1) Pollution of ground and surface waterbodies is avoided.</p> <p>2) Measures will be taken to reduce, and where possible avoid, damage or disturbance to the environment to acceptable levels with specific reference to: a) The impact on the landscape of the area; [etc] ... 3) Measures will be taken to reduce damage or disturbance to neighbouring land uses to acceptable levels including:”</p>
<p>FMAC38 (Formerly MAC10.7)</p>	<p>Para 4.3.9</p>	<p>Amend Paragraph 4.3.9 to read:</p> <p>This policy seeks to list all of the environmental factors against which applications for mineral development, including coal, are assessed. Policy ENV11 will be used to assess proposals for new development, extensions, and mineral review applications. Given the variety and diverse nature of such applications, however, other factors such as the need for planning agreements/obligations in accordance with Policy SP14 may also need to be considered for major development.</p>
<p>FMAC39 (Formerly MAC 10.1)</p>	<p>Policy ENV12</p>	<p>Amend Policy ENV12 to read:</p> <p><i>“Coal Extraction Operations</i></p> <p>Coal extraction operations within 500 metres of a settlement boundary will be considered unacceptable in principle unless they are deemed as exceptions as outlined in paragraph 49 of Minerals Technical Advice Note (TAN) 2: Coal.</p> <p>Elsewhere proposals for coal extraction will need to satisfy the mineral development criteria of Policy ENV11. Where this cannot be achieved any adverse effects resulting from coal extraction operations will need to demonstrate local or community benefits which clearly outweigh the disbenefits”.</p>
<p>FMAC40 (Formerly</p>	<p>Policy ENV13(4)</p>	<p>Amend Policy ENV13(4) to read:</p> <p>“Assesses the need for formal environmental assessment for any identified stabilisation works”.</p>

MAC10.8)		
<p>FMAC41</p> <p>(Formerly MAC 11.2)</p>	<p>Policy SP7</p>	<p>Amend Policy SP7 to read:</p> <p><i>“Waste Management</i></p> <p>Provision will be made for new waste treatment facilities to meet the regionally identified need to treat up to 228,000 tonnes of waste per annum. In this respect the following sites will be favoured:</p> <p>SP7(1) Land at Heol-y-Splott, South Cornelly; SP7(2) Brynmenyn Industrial Estate, Brynmenyn; SP7(3) Village Farm Industrial Estate, Pyle; SP7(4) Brackla/Litchard Industrial Estate, Bridgend; SP7(5) Waterton Industrial Estate, Bridgend.</p> <p>SP7(2) – SP7(5) are sites included within land allocated for employment purposes as defined by Policy REG1.</p> <p>Other appropriate sites on land allocated for B2 employment uses to meet projected local and regional needs/capacity will be permitted provided they meet the requirements of Policy ENV16.”</p>
<p>FMAC42</p> <p>(Formerly MAC 11.2)</p>	<p>Paragraph 4.5.2</p>	<p>Amend Paragraph 4.5.2 to read:</p> <p>The South West Regional Waste Plan requires each constituent authority to identify sites/areas which are considered appropriate for the location of waste processing facilities. Those industrial estates listed in Policy SP7 are designated for B1, B2 and B8 uses as defined by Policy REG1 and have been identified as being acceptable in principle to accommodate new waste processing facilities. Such facilities may serve both local and sub-regional/regional needs. This provides for a degree of over-provision, but some certainty to waste facility developers where there are opportunities to locate in the future.</p>
<p>FMAC43</p> <p>(Formerly</p>	<p>Paragraph 4.5.5</p>	<p>Amend Paragraph 4.5.5 to read:</p> <p>Of the sites identified, land at Heol-y-Splott South Cornelly (SP7(1)), is considered to be the most suitable site to meet the need for a regional facility if required, due to its proximity to the M4 corridor and the</p>

MAC 11.3)		strategic road network.
FMAC44 (Formerly MAC10.10)	Para 4.5.10	Amend Paragraph 4.5.10 to read: Commercial and industrial waste comprises approximately 60% of the total waste generated in any given area. Such waste takes a number of different forms such as business food waste, green horticultural waste, plastics, wood, glass, paper, metal and construction and demolition waste such as soil, bricks, concrete and stone etc.
FMAC45 (Formerly MAC 12.5)	Policy ENV17	Amend final section of Policy ENV17 to read as follows: “The following site is allocated for renewable energy generation: ENV17(1) Former Llynfi Power Station <u>Technology</u> <u>Biomass</u>”
FMAC46 (Formerly MAC 12.3)	Paragraph 4.6.5	Replace paragraph 4.6.5 with the following: “In order for development proposals to set out how they will make a contribution towards providing increased levels of energy generation from renewable and low/zero carbon resources, energy statements should be prepared for all major development proposals (defined in Policy ENV17). The Council will therefore expect all major development proposals to examine the potential for renewable and low/zero carbon technologies on-site and, where appropriate, the sharing of that energy with the wider community”.
FMAC47 (Formerly MAC 12.4)	Paragraph 4.6.6	Amend paragraph 4.6.6 to read as follows: To this end, the Council will take a proactive, corporate role in not only seeking to make its own buildings more energy efficient and generators of renewable energy generation, but will produce an Energy Opportunities Plan (EOP) as SPG to the LDP. The EOP will assist the development industry by spatially identifying possible sources of renewable energy including suitable areas for smaller scale wind, hydropower generation and district heating networks. Such networks utilise a single source of energy to provide heating to a number of different buildings and can help to minimise carbon emissions and energy

		costs. The Council will expect major developments to be designed to enable connection to such networks where they exist or are proposed, where viable.
FMAC48 (Formerly MAC 12.6)	Policy ENV18	Amend criteria 1 of Policy ENV18 as follows: “Proposals for renewable energy developments will be permitted provided that: 1) In the case of wind farm developments of 25MW or more, the preference will be for them to be located within the boundary of the refined Strategic Search Area;”
FMAC49 (Formerly MAC12.7)	Paragraph 4.6.9	Amend paragraph 4.6.9 to read as follows: The locally refined SSA within Bridgend County Borough (as shown on the Proposals Map) is seen by the Council as the preferred location within the County Borough for large scale wind energy developments. Outside of the refined area, the Council will operate a case-by-case approach to these schemes. Where development proposals can be justified, however, careful attention to landscape issues will need to be considered in accordance with Policy SP2 as well as the criteria of Policy ENV18.
FMAC50 (Formerly MAC12.9)	Paragraph s 4.6.13 – 4.6.18	Move paragraphs 4.6.13 – 4.6.18 to follow Policy ENV11 and amend to read as follows: Underground Gas Extraction 4.3.11 It is possible that the extraction of underground gases as a source of energy can take place where any environmental impacts are mitigated against by appropriate safeguarding and monitoring measures. The impacts are entirely different from those arising from opencast or deep coal mining operations. 4.3.12 The location and siting of sites need to be carefully chosen. This involves a sieving process which identifies all relevant designations from the LDP and consultation with relevant stakeholders. The process is designed to locate the proposed site in the most appropriate location taking into account all relevant designations and sensitive areas. 4.3.13 Policy ENV11 provides policy guidance on mineral extraction which would relate to such proposals. In addition, proposals for underground gas extraction will be assessed against Policy SP2:

		<p>Sustainable Place Making, as well as other policies from the Environment chapter, to ensure that they do not adversely affect environmental designations or amenity.</p> <p>4.3.14 Mineral gas is a finite resource and it is not considered to be a source of renewable energy and therefore not truly sustainable. Nonetheless, its benefits and efficiency as a source of energy when compared to other fossil fuels and the ability to combine such operations with carbon capture are still being developed and evaluated. This may prove useful in reducing levels of CO2 and hence reduce climate change in the future to some degree. All underground gas extraction proposals will be considered against policy ENV11 and determined on a case by case basis.</p>												
FMAC51	Policy SP9	<p>Amend wording of Policy SP9 as follows:</p> <p><i>“Employment and the Economy</i></p> <p>In order to meet the varying requirements of business, and to provide access to employment and training for all residents, a range and choice of vacant sites on 120 hectares of land is identified and protected for employment (B1, B2 and B8 uses) purposes.</p> <p>Land is allocated and safeguarded for the establishment of high quality 'strategic employment sites'. Such sites must be developed, in accordance with a development brief/masterplan, to the highest design and environmental standards. Preferred uses on the site are ICT, Energy and Environment, Advanced Materials and Manufacturing, Creative Industries, Life Sciences, and B1 Financial and Professional Services.</p> <p>The following strategic sites are allocated for employment purposes:</p> <table border="0"> <tr> <td>SP9(1)</td> <td>Brocastle, Waterton, Bridgend;</td> <td>20 Hectares</td> </tr> <tr> <td>SP9(2)</td> <td>Island Farm, Bridgend;</td> <td>11 Hectares</td> </tr> <tr> <td>SP9(3)</td> <td>Pencoed Technology Park;</td> <td>5 Hectares</td> </tr> <tr> <td>SP9(4)</td> <td>Ty Draw Farm, North Cornelly.</td> <td>2 Hectares</td> </tr> </table> <p>LDP Objectives: 1a, 1b, 1d, 3a, 3b, 3c”</p>	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
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												
FMAC52	Para	Amend paragraph 5.1.2 as follows:												

(Formerly MAC 7.5)		REG1(22) Land adjacent to Sarn Park Services	B1
FMAC57	Policy REG1(25)	Delete Policy REG1(25) allocation.	
FMAC58 (Formerly MAC1.12)	New Para after 5.1.9	<p>New Paragraph After 5.1.9:</p> <p>The Council acknowledges that B1 office uses are best located within the town centres of the County Borough; however the SP9 and REG1 sites also provide opportunities for office development on sites across the County Borough. These opportunities should be viewed in the context of the need to undertake a sequential test of sites, as required by national policy and Policy SP10 of the LDP.</p>	
FMAC59 (Formerly MAC 11.1)	Paragraph under 5.1.10	<p>Insert new paragraph under 5.1.10 (consequential paragraph numbering changes) as follows:</p> <p>However, some sites identified in Policy REG1 have been identified as being acceptable in principle to accommodate new waste treatment facilities as identified in Policy SP7.</p>	
FMAC60	Para 5.1.11	<p>Amend paragraph 5.1.11 as follows:</p> <p>In terms of employment land availability, Policy REG1 accounts for 70 hectares of vacant employment land, which is distributed across the County Borough (see table 3.1) and helping to deliver the regeneration-led LDP Strategy.</p>	
FMAC61 (Formerly MAC 1.7)	Policy REG2	<p>Amend the opening paragraph of Policy REG2 to state:</p> <p>“Proposals which result in the loss of existing or proposed employment (B1, B2 and B8) land or buildings on sites identified in Policy REG1 will not be permitted. Exceptions will need to be justified on one of the following grounds:”</p>	
FMAC62	Policy REG2	Amend criterion 2 of Policy REG2 to state:	

(Formerly MAC1.7)		“2. In appropriate locations, those sui generis employment uses which are suitably located on employment land.”
FMAC63 (Formerly MAC 1.8)	Policy REG3	Amend the opening paragraph of Policy REG3 to state: “Proposals which result in the change of use of existing employment (B1, B2 and B8) buildings to uses within Class D2 of the Use Classes Order on Policy REG1 sites will be permitted provided that:”
FMAC64 (Formerly MAC4.1)	Para 5.1.13	Amend paragraph 5.1.13 to read: Policy REG2 also recognises that employment areas operate more efficiently if they can provide an element of service provision to their employees and their clients. In this context, a limited number of non-employment uses that are considered complementary and ancillary to the main employment use, may be considered acceptable, although their cumulative impact is a factor which will need to be taken into account when deciding upon individual proposals. Exceptions previously identified are generally those services to which employees / patrons of the employment area businesses can use with linked-trips to and from their place of work / business, rather than generating new trips to the employment area by members of the public. Such acceptable uses could be hotels with conference facilities, banks, post offices, public houses, cafes, newsagents, bakeries, gyms and crèches. In addition, many sui generis employment uses do not fit neatly within town centres or within close proximity to residential areas; but by their very nature are far better located on an industrial estate. Such suitable sui generis uses that maybe acceptable include motor vehicle sales and/or hire and waste management facilities.
FMAC65 (Formerly MAC10.5)	Para 5.1.17	Amend paragraph 5.1.17 to read: However, the site also lies within a Mineral Protection Zone defined to protect high quality limestone and as such planning consents which have been granted have been temporary in nature albeit relatively long-term, with end dates of 2035, well beyond the LDP period of 2021. Any related activity to that which is existing will continue to be temporary, having regard to the extent of the available landbank at that time and when the limestone resource is likely to be required in order not to sterilise potential future mineral extraction.

<p>FMAC66</p> <p>(Formerly MAC 1.13)</p>	<p>Policy SP10</p>	<p>Amend Policy SP10 as follows:</p> <p><i>(First paragraph)</i> “New retail, office, other commercial, leisure and appropriate employment developments will be focused according to the following hierarchy of retailing and commercial centres within Bridgend County Borough;”</p> <p><i>(Final two paragraphs)</i> “New retail, office, other commercial and leisure developments shall be of a scale appropriate to the centre within which they are located, and should contribute to or sustain the vitality and attractiveness of that centre within the local retail hierarchy.</p> <p>New out-of-centre retail and office development should be developed as a result of an identified need and sequential test of sites and should not be of a scale and type which would adversely affect the vitality, viability and attractiveness of the retailing and commercial centres.”</p>
<p>FMAC67</p> <p>(Formerly MAC 1.14)</p>	<p>New Paras After 5.2.8</p>	<p>Insert new paragraphs after 5.2.8:</p> <p>Office developments also add to the diversity of uses in town centres and they can attract large numbers of the general public into those centres. In addition, they can help to diversify the employment profile in an area and help create jobs. The Government’s objective of sustaining and enhancing the vitality, attractiveness and viability of town centres is complemented by advice to encourage the diversification of uses within the town centre as a whole. This is recognition of the fact that as well as ensuring a wide variety and range of shops, the vitality of shopping centres is also dependent on its ability to draw investment from other sectors of the economy. The County Borough’s town centres are well served by a choice of public transport, locating employment generating uses within town centres will contribute to the overall objective of sustainability, by maximising the opportunities for employees as well as shoppers, to use means of transport other than the car.</p> <p>Economic sectors requiring office accommodation are identified for growth during the plan period. However, it is likely that only a limited amount of new office development is capable of being accommodated on town centre sites. Policy SP10 therefore requires that a sequential test of sites is undertaken when considering locations for new offices. Sites should be considered in the following order:</p> <ul style="list-style-type: none"> • Town centres • Edge-of-town centres • District and Local Service centres

		<ul style="list-style-type: none"> • Policy SP9 Strategic Employment Sites which support the Plan’s strategy and provide for the priority employment sectors that require office accommodation • REG1 employment sites which provide a suitable environment for office development and that are highly accessible by a choice of means of transport • Other REG1 employment sites which provide a suitable environment for office development • Other, unallocated sites within settlement boundaries.
FMAC68	Policy REG5	<p>Amend opening paragraph of Policy REG5 as follows:</p> <p>“Development proposals, outside of Retailing and Commercial Centres, which result in the loss of retail and commercial floorspace will only be permitted where there is proven to be other sufficient provision locally or where the premises/floorspace has been vacant for at least 2 years and has been actively marketed over that time.”</p>
FMAC69 (Formerly MAC7.4)	REG5	<p>Amend Policy REG5 as follows:</p> <p>Add: “(Net)” after the word Size in the title of site table located within the Policy.</p>
FMAC70 (Formerly MAC 7.4)	Para 5.2.11	<p>Amend the final sentence of paragraph 5.2.11 as follows:</p> <p>The scale of this provision should not be so great to significantly alter shopping patterns across the County Borough, hence the proposed size of 1,500 sq m (net).</p>
FMAC71	Para 5.2.12	<p>Amend paragraph 5.2.12 as follows:</p> <p>Conversely, the loss of a single retail store to another use could lead to a deficit in provision locally. The Council will need to be sure, when granting a planning permission in such circumstances that there will not be an under-provision of such retailing in the area and that residents can readily access this type of service. Evidence to this effect will need to be provided with a planning application. It would need to be demonstrated that the property has been actively marketed for at least 2 years prior to the submission of an application. The Council will need to be satisfied that marketing has been undertaken on reasonable terms and, as a minimum, would require sales particulars and information from sales / letting agents to be</p>

		submitted as part of an application.
FMAC72	Policy REG7	<p>Amend title and opening sentence of Policy REG7 as follows:</p> <p><i>“Non A1, A2 and A3 Uses Outside of Primary Shopping Frontages</i></p> <p>Changes of use to non A1, A2 or A3 premises on the ground floor outside of primary shopping frontages but within a retailing and commercial centre will only be permitted”</p>
FMAC73	Para 5.2.14	<p>Amend paragraph 5.2.14 as follows:</p> <p>Policy REG6 recognises that the primary shopping frontages of the town centres in the County Borough are in need of particular protection from competing uses and enforces strict criteria to protect their viability and vitality. Primary shopping frontages can also, where applicable, complement ongoing public realm pedestrianisation and town centre regeneration objectives which seek to increase the retail offer of the centres in a pleasant, attractive environment. Outside of primary shopping frontages, a more relaxed approach is adopted.</p>
FMAC74	Para 5.2.15	<p>Amend paragraph 5.2.15 as follows:</p> <p>As expressed above, the Council’s aim is to maintain the vitality and viability of the retailing and commercial centres in the County Borough. However, it is recognised that in some older centres the prospects of attracting new commercial development (A1, A2 and A3 uses) are rather limited. This is particularly so in some of the valley settlements. Under these circumstances, there is a need to adopt a more flexible and pragmatic approach. In most of the valley settlements, the commercial centres are interspersed with residential development, and indeed, many of the shops were once private dwelling houses that have been converted. The Council would be concerned if, under these circumstances, shops remained vacant for a considerable length of time, leading to a deterioration of their condition and to the detriment of the local environment. It is therefore considered appropriate to develop criteria by which retail units outside of the primary shopping areas can be converted to more viable uses such as residential. In these circumstances, it would need to be demonstrated that the property has been actively marketed for at least 2 years prior to the submission of an application. The Council will need to be satisfied that marketing has been undertaken on reasonable terms and, as a minimum, would require sales particulars and information from sales / letting agents to be submitted as part of an application.</p>

<p>FMAC75 (Formerly MAC 7.2)</p>	<p>Para 5.2.18</p>	<p>In the case of B2 and B8 developments, the Council considers developments in these use classes are not compatible with the retail and commercial environment. However, B2 and or B8 uses which are ancillary to the main use of a commercial property, for example for the manufacture and / or distribution of goods made on the premises which are also sold from a retail outlet located on the retail frontage, may be acceptable (subject to assessment of other amenity issues). B1 office uses are encouraged in town and district centres under other policies in the plan, although, it is likely, strict conditions will need to be placed upon any consent of this type to ensure that permitted development rights are not used to introduce incongruous light industrial uses.</p>
<p>FMAC76 (Formerly MAC 1.15)</p>	<p>Policy REG9</p>	<p>The opening paragraph of Policy REG9 to be amended as follows:</p> <p>“Development Sites in Retailing and Commercial Centres</p> <p>The regeneration of retail and commercial centres through the refurbishment or redevelopment of key sites and buildings for retail, office, other commercial, leisure and complementary uses will be favoured. The following sites are identified as key sites:”</p>
<p>FMAC77 (Formerly MAC 7.3)</p>	<p>Para 5.2.21</p>	<p>Amend paragraph 5.2.21 as follows:</p> <p>A detailed analysis of food shopping patterns in the County Borough by CACI Ltd in 2007 and updated in 2010 concluded that, taking into account the allocation within the Porthcawl Regeneration Area for a 2,500 sq m net convenience goods supermarket (see Policy REG9(6)), there was no further need to allocate further convenience goods floorspace within the County Borough up to 2021. Any proposals for further convenience goods retailing developments outside of the retailing and commercial centres will need to prove a need for the provision as outlined in national policy.</p>
<p>FMAC78 (Formerly MAC 7.1)</p>	<p>Policy REG10</p>	<p>Amend Policy REG10 as follows:</p> <p>“Policy REG10 Existing Retail Development Outside of Retailing and Commercial Centres</p> <p>Retail development outside of retailing and commercial centres will be concentrated at the</p>

		<p>following existing locations:</p> <table border="1"> <thead> <tr> <th><i>Policy</i></th> <th><i>Address</i></th> <th><i>Existing Uses</i></th> <th><i>Location</i></th> </tr> </thead> <tbody> <tr> <td>REG10(1)</td> <td>Bridgend Retail Park</td> <td>Bulky Comparison and Convenience</td> <td>Out-Of-Centre</td> </tr> <tr> <td>REG10(2)</td> <td>Waterton Retail Park</td> <td>Bulky Comparison</td> <td>Out-Of-Centre</td> </tr> <tr> <td>REG10(3)</td> <td>Sainsbury, Cefn Hirgoed</td> <td>Convenience</td> <td>Out-Of-Centre</td> </tr> <tr> <td>REG10(4)</td> <td>Tesco, Brewery Lane</td> <td>Convenience</td> <td>Edge-Of-Centre</td> </tr> <tr> <td>REG10(5)</td> <td>Tesco, Llynfi Lane, Maesteg</td> <td>Convenience</td> <td>Edge-Of-Centre</td> </tr> <tr> <td>REG10(6)</td> <td>Bridgend Designer Outlet Village</td> <td>Controlled by s106</td> <td>Out-Of-Centre”</td> </tr> </tbody> </table>	<i>Policy</i>	<i>Address</i>	<i>Existing Uses</i>	<i>Location</i>	REG10(1)	Bridgend Retail Park	Bulky Comparison and Convenience	Out-Of-Centre	REG10(2)	Waterton Retail Park	Bulky Comparison	Out-Of-Centre	REG10(3)	Sainsbury, Cefn Hirgoed	Convenience	Out-Of-Centre	REG10(4)	Tesco, Brewery Lane	Convenience	Edge-Of-Centre	REG10(5)	Tesco, Llynfi Lane, Maesteg	Convenience	Edge-Of-Centre	REG10(6)	Bridgend Designer Outlet Village	Controlled by s106	Out-Of-Centre”
<i>Policy</i>	<i>Address</i>	<i>Existing Uses</i>	<i>Location</i>																											
REG10(1)	Bridgend Retail Park	Bulky Comparison and Convenience	Out-Of-Centre																											
REG10(2)	Waterton Retail Park	Bulky Comparison	Out-Of-Centre																											
REG10(3)	Sainsbury, Cefn Hirgoed	Convenience	Out-Of-Centre																											
REG10(4)	Tesco, Brewery Lane	Convenience	Edge-Of-Centre																											
REG10(5)	Tesco, Llynfi Lane, Maesteg	Convenience	Edge-Of-Centre																											
REG10(6)	Bridgend Designer Outlet Village	Controlled by s106	Out-Of-Centre”																											
<p>FMAC79</p> <p>(Formerly MAC 7.1)</p>	<p>Para 5.2.24</p>	<p>Amend paragraph 5.2.24 to read:</p> <p>Policy REG10 acknowledges the presence of existing retail developments outside of town, district and local centres. It should be stressed that extensions within the boundaries of these sites (including the introduction of mezzanine floors within units), increases to the allocated floorspace in new sites or relaxations/changes to the types of goods sold, will require retail assessments of need, sequential test and impact as stipulated by national policy. This will also apply to applications which seek to vary conditions to change the types of goods sold from these sites or the sub-division of units; both of which could potentially undermine the vitality and viability of town and district centres if not properly controlled.</p>																												
<p>FMAC80</p> <p>(Formerly MAC 7.1)</p>	<p>Para 5.2.27</p>	<p>Insert following new paragraph after 5.2.27</p> <p>As established retailing sites, the Council would expect the sites listed in REG10 to be considered as part of the sequential test of sites for new retail development proposals on sites not listed within the plan. The REG10 sites are well integrated into the urban fabric and are served by public transport and accessible by means other than the car. In the interests of sustainability and the sustainable use of land therefore, the Council considers that the REG10 sites should be examined before new edge and out-of-centre sites in terms of the appropriate place within the sequential test (ie existing edge of centre sites before new edge of centre sites, then existing out of centre sites before new out of centre sites). If the REG10 sites cannot accommodate additional development, or the proposer’s site performs better in terms of sustainability issues, then evidence to this affect should be included in an accompanying Retail Statement and would be a material consideration in the determination of planning applications.</p>																												

<p>FMAC81 (Formerly MAC 7.1)</p>	<p>Policy REG11</p>	<p>Amend Policy REG11 as follows:</p> <p><i>“Policy REG11</i></p> <p><i>New Bulky Goods Retail Development Outside of Retailing and Commercial Centres</i></p> <p>New bulky comparison goods retail development outside of retailing and commercial centres, will be directed to the following locations:</p> <table border="0" data-bbox="568 448 1727 635"> <thead> <tr> <th>Policy</th> <th>Address</th> <th>Location</th> <th>Floorspace (net)</th> </tr> </thead> <tbody> <tr> <td>REG11(1)*</td> <td>Ewenny Road, Maesteg</td> <td>Out-Of-Centre</td> <td>5,400 sq m</td> </tr> <tr> <td>REG11(2)*</td> <td>North East Brackla Regeneration Area</td> <td>Out-Of-Centre</td> <td>4,500 sq m</td> </tr> <tr> <td>REG11(3)</td> <td>Brewery Field, Bridgend</td> <td>Edge-Of-Centre</td> <td>5,500 sq m</td> </tr> </tbody> </table> <p>Those sites marked with an asterix* are sites included within mixed-use schemes as defined in Policy PLA3.”</p>	Policy	Address	Location	Floorspace (net)	REG11(1)*	Ewenny Road, Maesteg	Out-Of-Centre	5,400 sq m	REG11(2)*	North East Brackla Regeneration Area	Out-Of-Centre	4,500 sq m	REG11(3)	Brewery Field, Bridgend	Edge-Of-Centre	5,500 sq m
Policy	Address	Location	Floorspace (net)															
REG11(1)*	Ewenny Road, Maesteg	Out-Of-Centre	5,400 sq m															
REG11(2)*	North East Brackla Regeneration Area	Out-Of-Centre	4,500 sq m															
REG11(3)	Brewery Field, Bridgend	Edge-Of-Centre	5,500 sq m															
<p>FMAC82 (Formerly MAC 7.1)</p>	<p>Paras 5.2.28 – 5.2.30</p>	<p>Amend paragraphs 5.2.28 – 5.2.30 as follows:</p> <p>5.2.28 National policy states that bulky comparison goods retailing may not be able to find suitable town centre sites and may require sites on edge-of-centre and out-of-centre locations. Policy REG11 requires 15,400 sq m (net) of bulky comparison goods to be provided in the County Borough up to 2021. This is based on the findings of the 2010 Retail Needs study.</p> <p>5.2.29 The 2010 report concluded that the quantitative retail need by 2021 for bulky goods in Porthcawl is relatively high (9,808 sq m net). The requirement in Maesteg is 5,428 sq m net, whilst in Bridgend the need is for 1,098 sq m net. These total approximately 16, 400 sq m net.</p> <p>5.2.30 The Porthcawl Regeneration area has the potential to accommodate an element (approximately 1,000 sq m net) of bulky comparison goods type retailing as an inclusive part of the development brief for the site. Such development would also need to comply in design terms to the agreed design code for the area. However it is considered that there are no other alternative sites in Porthcawl to deliver the remaining quantitative need. Given this constraint it is sensible to direct provision to the south of the County Borough within the Bridgend area where there are available sites. These are not only accessible</p>																

		to the Porthcawl catchment, but they also consolidate Bridgend’s position as a sub-regional shopping destination.
FMAC83 (Formerly MAC 7.1)	Para 5.2.32	<p>Amend paragraph 5.2.32 as follows:</p> <p>Taking this into account, Policy REG11 allocates the remaining (ie the floorspace for new comparison bulky goods retailing on three edge and out-of-centre sites in the County Borough as well as the Porthcawl Regeneration Area (Policy REG9(6)). The Ewenny Road, Maesteg and North East Brackla Regeneration Area sites are both designated as mixed use areas under Policy PLA3 of the LDP. The Brewery Field site is located on the edge of Bridgend Town Centre and is currently used as a sports facility; under Policy COM7 of the plan alternative social and community (sports) provision may need to be made elsewhere if this site is redeveloped for retailing purposes.</p>
FMAC84 (Formerly MAC16.1)	Policy REG12	<p>Amend Policy REG12 as follows:</p> <p>“New or extended tourist facilities, accommodation and attractions in the countryside will only be permitted where:</p> <ol style="list-style-type: none"> 1. The activity is compatible with and complimentary to the countryside location, including nature conservation interests; 2. The proposed development is part of an appropriate rural enterprise / farm diversification scheme; 3. The proposal assists in the promotion, and is compatible with the role of Bryngarw Country Park and Pontycymmer, Blaengarw, Llangeinor, Blackmill, Nantymoel and Caerau as destination hubs; and/or 4. The proposed development is compatible with the enhancement of its context in terms of its form, materials and details. <p>Specific sites are allocated for tourism related facilities and attractions at the following locations:</p> <p>REG12(1) Fun Farm, Ton Philip Farm, Cefn Cribwr; REG12(2) Lakeside Farm Park, Hendre Ifan Coch Farm, Glynogwr; REG12(3) Mountain Biking Hub, Blackmill;</p>

		REG12(4) Mountain Biking Hub, Calon Lan, Blaengarw; REG12(5) Events Area, Bryncethin Clay Pits, Bryncethin; REG12(6) Camper Van Site, Bryngarw Country Park.						
FMAC85	Policy REG13	Amend first line of Policy REG13 as follows: “The loss of serviced and self-catering tourist accommodation will be permitted only if:”						
FMAC86 (Formerly MAC5.6)	Para 5.3.7	Include additional text at the end of paragraph 5.3.7: ‘However, increased visitor numbers can sometimes result in erosion, damage, litter, the spread of disease and other management issues. Proposals should therefore contain appropriate measures to mitigate such impacts’.						
FMAC87	Para 6.1	Amend paragraph 6.1. Housing: Strategic Policy SP12 to include additional dwelling requirement as follows: <i>“Strategic Policy SP12 Housing</i> Provision will be made for the development of 9690 new dwellings in Bridgend County Borough up to 2021 which will be distributed in accordance with Strategic Policy SP1, Regeneration-Led Development. The new dwellings will be delivered in the following 5 year periods: <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding-right: 20px;">2006-2011</td> <td>2085 dwellings</td> </tr> <tr> <td>2011-2016</td> <td>2888 dwellings</td> </tr> <tr> <td>2016-2021</td> <td>4717 dwellings</td> </tr> </table> An appropriate mix of dwelling size, type and tenure including approximately 1370 units of affordable housing will be delivered through the planning system to meet the needs of the County Borough. LDP Objectives: 1a, 1b, 1c, 1d, 1e, 4c”	2006-2011	2085 dwellings	2011-2016	2888 dwellings	2016-2021	4717 dwellings
2006-2011	2085 dwellings							
2011-2016	2888 dwellings							
2016-2021	4717 dwellings							

FMAC88	Para 6.1.1	<p>Amend paragraph 6.1.1 as follows:</p> <p>6.1.1 Policy SP12 identifies a requirement of 9690 new dwellings to accommodate the anticipated population growth over the Plan period up to 2021. This equates to an average completion rate of 646 dwellings per annum and represents an overall balance of provision in terms of providing sufficient housing to cater for the County Borough’s planned increase in population and future economic prospects up to 2021. However, given that the economic prospects and the average household size of the County Borough are not expected to be uniform during the plan period, with the local economy experiencing a decline followed by a period of much higher growth and average household size continuing to decline over the plan period, anticipated housing delivery, as shown in Policy SP12, is sub-divided into three 5 year tranches.</p>
FMAC89	Policy COM1	Amend Policy COM1 as contained in Annex 1
FMAC90	Policy COM2	Amend Policy COM2 as contained in Annex 1
FMAC91	Para 6.1.2	<p>Amend paragraph 6.1.2 as follows:</p> <p>6.1.2 In order to create mixed and balanced communities housing choice should be maximised to provide for a range of sizes, types and tenures of accommodation that can increase access to affordable and decent new homes. The “Bridgend Local Housing Market Assessment (2009)” shows that a significant proportion of the County Borough’s population is unable to meet their housing needs through the private housing market. The Bridgend LHMA update 2012 indicates an annual shortfall of 1,762 affordable dwellings per annum. Whilst the planning system will not make up this shortfall in total it will play an important role in meeting this need. Through the LDP the Council will expand opportunities to maximise the provision of affordable housing in respect of both social rented and intermediate housing for rent and for sale.</p>
FMAC92	Para	Amend paragraph 6.1.4 as follows:

	<p>6.1.4</p>	<p>Housing Requirement (2006-2021)</p> <p>6.1.4 The LDP Strategy requires that 9690 new dwellings be accommodated in the County Borough during the 15 year LDP period from 2006 to 2021. However, 1537 units have already been built between 2006 - 2009 as detailed in the Joint Housing Land Availability Study 2009. This equates to 3 years of the LDP plan period; consequently, the residual requirement for the remaining 12 years of the LDP period up to 2021 is 8153 dwellings.</p> <table data-bbox="568 411 1496 635"> <tr> <td>Housing Requirement 2006 - 2021</td> <td>9690 dwellings</td> </tr> <tr> <td>Housing Completions 2006 - 2007 (2007 JHLA)</td> <td>635 dwellings</td> </tr> <tr> <td>Housing Completions 2007 - 2008 (2008 JHLA)</td> <td>514 dwellings</td> </tr> <tr> <td>Housing Completions 2008 - 2009 (2009 JHLA)</td> <td>388 dwellings</td> </tr> <tr> <td><i>Residual Requirement (2009 - 2021)</i></td> <td><i>8153 dwellings</i></td> </tr> </table>	Housing Requirement 2006 - 2021	9690 dwellings	Housing Completions 2006 - 2007 (2007 JHLA)	635 dwellings	Housing Completions 2007 - 2008 (2008 JHLA)	514 dwellings	Housing Completions 2008 - 2009 (2009 JHLA)	388 dwellings	<i>Residual Requirement (2009 - 2021)</i>	<i>8153 dwellings</i>
Housing Requirement 2006 - 2021	9690 dwellings											
Housing Completions 2006 - 2007 (2007 JHLA)	635 dwellings											
Housing Completions 2007 - 2008 (2008 JHLA)	514 dwellings											
Housing Completions 2008 - 2009 (2009 JHLA)	388 dwellings											
<i>Residual Requirement (2009 - 2021)</i>	<i>8153 dwellings</i>											
<p>FMAC93</p>	<p>Para 6.1.5</p>	<p>Amend paragraph 6.1.5 as follows:</p> <p>Housing Supply</p> <p>6.1.5 The allocation of sites for residential development is important in ensuring sufficient land is available to meet future housing and population requirements. The housing supply is made up of the following elements:</p> <p>Housing Supply (2009-2021)</p> <table data-bbox="568 1114 1496 1444"> <tr> <td>Housing Allocations COM 1:</td> <td>6358 dwellings</td> </tr> <tr> <td>Housing Allocations COM 2:</td> <td>1536 dwellings</td> </tr> <tr> <td>Windfall Allowance (10 or more dwellings) (45 per annum) (COM 3 contribution)</td> <td>540 dwellings</td> </tr> <tr> <td>Small Site Allowance (9 or less dwellings) (65 per annum) (COM 3 contribution)</td> <td>780 dwellings</td> </tr> </table>	Housing Allocations COM 1:	6358 dwellings	Housing Allocations COM 2:	1536 dwellings	Windfall Allowance (10 or more dwellings) (45 per annum) (COM 3 contribution)	540 dwellings	Small Site Allowance (9 or less dwellings) (65 per annum) (COM 3 contribution)	780 dwellings		
Housing Allocations COM 1:	6358 dwellings											
Housing Allocations COM 2:	1536 dwellings											
Windfall Allowance (10 or more dwellings) (45 per annum) (COM 3 contribution)	540 dwellings											
Small Site Allowance (9 or less dwellings) (65 per annum) (COM 3 contribution)	780 dwellings											

		<p>Empty Property Initiatives Allowance (2012 – 2021) 200 dwellings</p> <p>Demolitions (2006 -2021) (15 per annum) -225 dwellings</p> <p><i>Total Supply (up to 2021): 9189 dwellings</i></p> <p><i>Total Requirement (up to 2021): 8153 dwellings</i> <i>Balance + 1036 dwellings (13% over provision)</i></p>
FMAC94	Policy COM3	<p>Amend Policy COM3 as follows:</p> <p><i>“Residential Re-Use of a Building or Land</i></p> <p>Residential developments within settlement boundaries defined in Policy PLA1 on 'windfall' and 'small scale' sites for the conversion of existing buildings, or the re-use of vacant or under-utilised land will be permitted where no other LDP Policy protects the building or land for an existing or alternative use.”</p>
FMAC95	Para 6.1.26	<p>Amend paragraph 6.1.5 as follows:</p> <p>6.1.26 On the basis of the units already provided through the planning system between 2006 -2009, and the individual site specific estimates of affordable houses delivered through the planning system from Policies COM 1, COM 2, Windfall Sites and Small Sites (COM3) there is a County Borough wide target for Affordable Housing of 1,370 units up to 2021. The affordable housing target is made up of the following elements:</p> <p>Affordable Housing Delivered through the planning system 2006 – 2009: 31 units</p> <p>COM 1 Estimated Number of Affordable Houses: 1,175 units</p>

		<p>COM 2 Estimated Number of Affordable Houses: 211 units</p> <p>Windfall Sites (COM3) Estimated Affordable Houses Target: 105 units</p> <p>Small Sites (5-9 dwellings) (COM3) Estimated Affordable Houses: 52 units</p> <p>Minus 13% over provision in housing supply: -204 units</p> <p>Affordable Housing Target: 1,370 units</p>
FMAC96	Para 6.1.22	<p>Amend paragraph 6.1.22 as follows:</p> <p>Of major importance to the LDP strategy is the delivery of affordable housing. PPW (2012) recognises that a community's need for affordable housing is a material planning consideration. More detailed guidance in Technical Advice Note (Wales) 2: Planning and Affordable Housing (2006) requires local authorities to include affordable housing policies in their LDPs where a Local Housing Market Assessment (LHMA) has provided the evidence base to support policies to deliver such housing through the planning system.</p>
FMAC97 (Formerly MAC 3.2)	Policy COM5	<p>Add text to Policy COM5 to reference the Table included in Appendix A of this paper:</p> <p><i>"Policy COM5 Affordable Housing</i></p> <p>Where a local need is demonstrated, the Council will expect an appropriate element of 'affordable housing' to be provided on sites capable of accommodating 5 or more dwellings or exceeding 0.15 hectares in size.</p> <p>The Council will seek the following affordable housing Market Area targets*:</p> <p>30% affordable housing Porthcawl and Rural; 20% affordable housing in Bridgend, Pencoed and Hinterland;</p>

		<p>15% affordable housing in the Western Settlements, Ogmore, Garw and Upper Llynfi Valleys.</p> <p>Such affordable housing will be implemented through the use of appropriate planning conditions and/or obligations/agreements and/or through contractual agreements between the Council, developers and Registered Social Landlords.</p> <p><i>*Affordable Housing Market Areas shown in Plan 3 and broken down into settlements and post codes in Appendix 4.*</i></p>
<p>FMAC98 (Formerly MAC 3.3 and 3.4)</p>	<p>Para 6.1.23</p>	<p>Include additional text at the end of paragraph 6.1.23:</p> <p>Policy COM5 will be applied to all proposed housing developments covered by the policy thresholds, including proposals on previously developed land, redevelopment schemes, schemes providing specialised accommodation (except those in which residents require a significant element of care), conversions, changes of use, and mixed-use developments containing housing. In the interests of achieving balanced and mixed communities, it is the Council's preference for affordable housing provision to be met on site. However, there may be exceptional circumstances where on-site provision is considered unfeasible or unable to deliver the Council's strategic objectives. In such cases, off site provision or payment of a commuted sum may be considered as an acceptable alternative. The type, size and tenure of affordable housing to be delivered on a particular site will be determined on a case by case basis, and will be informed by the recommendations of the LHMA (2009) and the LHMA Update (2012).</p>
<p>FMAC99 (Formerly MAC 3.5)</p>	<p>Para 6.1.24</p>	<p>Include additional text at the end of paragraph 6.1.24:</p> <p>Policy COM5 responds to the requirement for the planning system to play its part in securing affordable housing. It is based on the findings of the Bridgend Affordable Housing Viability Study (June 2010) which uses the methodology agreed with the South East Wales Strategic Planning Group (SEWSPG). This is based on an appraisal model that mimics the approach developers take when purchasing land. Its basic assumptions are that the value of a site will be the difference between what the scheme generates and what it costs to develop. The model can take into account the impact of affordable housing, other Section 106 agreements and the availability of grant funding. It is acknowledged that the provision of affordable housing can affect the viability of residential development, and such a requirement will therefore be subject to negotiation at the pre-application stage.</p>

FMAC100	Para 6.1.29	<p>Amend paragraph 6.1.29 as follows:</p> <p>Local authorities are required to assess the accommodation needs of Gypsy families (Housing Act 2004 S.225 & 226). Planning Policy Wales (2012) states that it is important for LDPs to have policies for the provision of sites. It indicates that where there is an assessment of unmet need for Gypsy and Traveller accommodation, sufficient sites should be allocated in the LDP to meet these needs.</p>
FMAC101	Policy COM8	<p>Delete some COM8 allocations and amend wording of Policy COM8 as follows:</p> <p><i>“Policy COM8</i></p> <p><i>Provision of Health and Well-Being facilities</i></p> <p>Sites for new health and well-being facilities have been identified and will be permitted at the following locations:</p> <p>COM8(3) Land at Gibbons Way, North Cornelly; COM8(4) Porthcawl Waterfront Regeneration Area; COM8(6) Glanyrafon, Tondu”</p>
FMAC102	Policy COM9	<p>Delete some Policy COM9 allocations and amend wording of Policy COM9 as follows:</p> <p><i>“Policy COM9</i></p> <p><i>Provision of Community Buildings</i></p> <p>Sites for new community buildings have been identified and will be permitted at the following locations</p> <p>COM9(1) Land adjoining Cwm Ogwr Fach, Blackmill; COM9(2) Parc Derwen, Bridgend; COM9(3) Porthcawl Waterfront Regeneration Area; COM9(6) Land north of Brackla Infants School; COM9(7) Gateway to the Valleys, Ynysawdre; COM9(9) Parc Afon Ewenni, Bridgend;</p>

		COM9(10) Llangeinor Sports Ground.”
FMAC103	Policy COM10	<p>Delete some Policy COM10 allocations and amend wording of Policy COM10 as follows:</p> <p><i>“Policy COM10</i></p> <p><i>Provision of Educational and Training Facilities</i></p> <p>Land will be allocated and safeguarded for the provision of educational and training facilities at the following locations:</p> <p>COM10(1) Blaengarw; COM10(3) Parc Derwen, Bridgend; COM10(4) Heol Eglwys, Penyfai; COM10(5) Penprysg Road, Pencoed; COM10(7) Gateway to the Valleys, Ynysawdre; COM10(9) Ogmore Comprehensive school, Bryncethin;</p> <p>The existing educational and training facility at the following location will be extended: COM10(11) Land adjoining Newton Primary School”</p>
FMAC104 (Formerly MAC9.9)	Policy COM11	<p>Amend Policy COM11 to read:</p> <p><i>“Policy COM11</i></p> <p><i>Provision of Outdoor Recreation Facilities</i></p> <p>Provision, or the equivalent value of a satisfactory standard of outdoor recreation space will be required for all new housing developments.</p> <p>A satisfactory standard of recreation will be based on:</p> <ol style="list-style-type: none"> 1. 1.6 hectares per 1,000 population for outdoor sport; 2. 0.8 hectares per 1,000 population for children's playing space;

		<p>3. 0.2 hectares per 1,000 population for allotment provision;</p> <p>4. No person should live more than 300 metres from their nearest area of accessible natural green space.</p> <p>The above range and type of provision is subject to negotiation and may be provided on or off site. The alternative is to provide equivalent value to the above standards in developer contributions.”</p>
<p>FMAC105 (Formerly MAC 9.7)</p>	<p>Para 6.2.16</p>	<p>Amend paragraph 6.2.16 to read:</p> <p>Using these standards together with relevant information held by the Council on the quantity, quality and accessibility of existing children’s playing spaces, outdoor sports facilities allotments, and accessible natural green spaces, together with the need to take into account various strategies and priorities of the Council as a service provider, the Council will work with developers to maintain a satisfactory level and balance of good quality outdoor recreation space for all its residents.</p>
<p>FMAC106 (Formerly MAC 9.8)</p>	<p>Para 6.2.17</p>	<p>Amend paragraph 6.2.17 to read:</p> <p>All new housing developments will be expected to include an appropriate level of green space for public ‘amenity’ purposes in the interest of good design. In addition, for the purposes of Policy COM11, the Council has adopted the benchmark standards endorsed by Fields in Trust (FIT), the National Society of Allotment and Leisure Gardeners and Natural Resources Wales Toolkit for the provision of Accessible Natural Green space.</p>
<p>FMAC107</p>	<p>Para 6.2.18</p>	<p>Amend second paragraph of Accessible Natural Greenspace definition in paragraph 6.2.18 as follows:</p> <p>Natural Resources Wales recommends a standard of at least 2 hectares per 1000 population in a range of tiers into which different site sizes fit. For the purposes of Policy COM13, the first tier recommending that no person should live more than 300 metres from their nearest natural green space is used as a benchmark.</p>

<p>FMAC108</p> <p>(Formerly MAC 9.6)</p>	<p>Para 6.3.3</p>	<p>Amend paragraph 6.3.3 as follows:</p> <p>Guidance on the use of planning obligations is provided in Planning Policy Wales (2012) and Welsh Office Circular 13/97 'Planning Obligations'. In line with this guidance and the Community Infrastructure Levy Regulations 2010 planning obligations can only be sought where they are:</p> <ul style="list-style-type: none"> • necessary to make the proposed development acceptable in land use planning terms; • directly related to the proposed development; • fairly and reasonably related in scale and kind to the proposed development;
<p>FMAC109</p> <p>(Formerly MAC 9.2, MAC 9.3 & MAC 9.4)</p>	<p>Policy SP14 & Para</p>	<p>Amend Policy SP14 to read:</p> <p>Applications for development should include material proposals which deal with the fair and reasonable infrastructural requirements of the development, and which help to mitigate any negative impacts that may arise as a consequence of the development. Where appropriate, such proposals will be secured by means of planning agreements/obligations.</p> <p>The requirements for such agreements will include consideration of and appropriate provision for:</p> <ul style="list-style-type: none"> • Affordable housing; • Educational facilities and/or their upgrades; • Outdoor recreation; • Renewable energy and low carbon technologies; • Improvements to the highway network, including walking and cycling routes and public transport; • Protection, enhancement and management of the natural, historic and built environment; • Community facilities and/or their upgrades; • Waste management and recycling facilities; • Initiatives to manage and mitigate the impact of climate change; and • Improvements to the public realm.
<p>FMAC110</p> <p>(Formerly MAC 9.1)</p>	<p>Para 6.3.7 – 6.3.8</p>	<p>Amend paragraph 6.3.7 and 6.3.8 to read:</p> <p>6.3.7 The Community Infrastructure Levy Regulations 2010 came into force in April 2010, with the intention of funding infrastructure required to implement development plans. The key features of the</p>

		<p>Regulations are as follows:</p> <ul style="list-style-type: none"> • Application of the new charge remains at the discretion of the local planning authority; • It will apply to most types of new development; • It will be based on simple formulae which relate the size of the charge to the size of the character of the development paying it; • The proceeds of the levy will be spent on local and sub regional infrastructure to support the development of the area; • The setting of the charge will be rooted in the development plan and will be based on gaps in funding for infrastructure required to deliver the vision of the Plan; and • Planning obligations will remain when the charge is introduced but their use will be restricted to ensure that individual developments are not charged for the same items through both planning obligations and CIL. <p>6.3.8 The Regulations will limit the use of Section 106 obligations beyond April 2014. From this date, an authority will not be able to pool contributions from more than 5 planning obligations which contribute to the same infrastructure type or project. The authority will continue to monitor guidance and legislation relating to the CIL through the course of the LDP.</p> <p>Any decisions by the Authority to prepare a CIL Charging Schedule will supersede Policy SP14 and be reflected in the amendments made to the LDP.</p>
FMAC111 (Formerly MAC 14.1)	Chapter 7	Replace whole of Chapter 7 with new Chapter as contained in Annex 2
FMAC112	Chapter 9	Replace text of Chapter 9 as contained in Annex 3
FMAC113	Appendix 1	Replace Appendix 1 as contained in Annex 4
FMAC114	Appendix 2 Para	Amend paragraph A2.1.5 as follows:

	A2.1.5	The South Wales Mainline is the responsibility of Network Rail, but is another strategic link within the County Borough which must be protected. Development, and future management measures which will encourage its use by commuters, and for the movement of freight will therefore be favoured by the Council in line with national policy as recommended in paragraph 8.5.3 of Planning Policy Wales 2012.
FMAC115	Appendix 3	Replace Appendix 3 as contained in Annex 5
FMAC116	Appendix 4	New Appendix relating to Local Housing Market Areas as contained in Annex 6
FMAC117	Appendix 5	New Appendix relating to site delivery information previously contained in Chapter 9 as contained in Annex 7
FMAC118 (Formerly MAC18.1)	Glossary	Amend Definition of Brownfield Site: Brownfield land or previously developed land is defined in Planning Policy Wales (2012) as that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The curtilage of the development is included, as are defence buildings, and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures. Exclusions and detailed notes are fully described in Fig.4.3 of PPW.
FMAC119 (Formerly MAC 1.16)	Glossary	Add new word and definition to Glossary as follows: Commercial Development Development used for commercial purposes which includes B1 office and A2 office uses, retail floorspace (not necessarily covered by use class A1) and A3 uses (including public houses, restaurants, takeaways etc.)

FMAC120	Glossary	<p>Amend Green Wedges definition in Glossary as follows:</p> <p>PPW (2012) advises LPA's to protect the integrity of individual settlements in their LDP's by reinforcing 'normal planning policies' for the protection of the countryside, using designated 'Green Wedges' between settlements.</p>
FMAC121 (Formerly MAC 9.5)	Glossary	<p>Add new word and definition to Glossary as follows:</p> <p>Public Realm</p> <p>Those parts of a village, town or city (whether publicly or privately owned) available for everyone to use. This includes streets, squares and parks.</p>
FMAC122	Proposals Map	Proposals Map Changes – Annex 8

Annex 1

Revised Policies COM1 and COM2

Policy COM1

Residential allocations in the Strategic Regeneration Growth Areas

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

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

Bridgend Strategic Regeneration Growth Area

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

Maesteg & Llynfi Valley Strategic Regeneration Growth Area:

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

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

Residential units in the Strategic Regeneration Growth Area - Total Units	6358	2239	4119	1175	131
--	-------------	-------------	-------------	-------------	------------

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

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

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

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

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

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

Annex 2

Revised Chapter 7

Monitoring and Review

7. Monitoring and Review

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

Core Indicators

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

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

Trigger Points

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

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.

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

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

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

Site Monitoring

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

To Produce High Quality Sustainable Places Strategic Development Distribution

Primary Policy: Strategic Policy SP1

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

Other Policies:

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

Policy Target	Indicator	Annual / Interim Monitoring Target	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 SRGA`s and Strategic Employment Sites.	Less than 80% of the annual employment development takes place within the SRGA`s and Strategic Employment Sites.
3. To ready the Strategic Employment Sites for delivery.	Strategic Employment Sites status in the annual Employment Land Review study.	By 2016 all the Strategic Employment Sites are classified by the Annual Employment Land Review as immediately or short term available. By 2016 all Strategic Employment Sites will have a planning consent or approved development brief.	By 2016 all the Strategic Employment Sites are not classified by the Annual Employment Land Review as immediately or short term available. By 2016 all Strategic Employment Sites do not have a planning consent or an approved development brief
Bodies Responsible	Bridgend County Borough Council	Data Sources	Annual Joint Housing Land Availability Studies Annual Employment Land Survey

Design and Sustainable Place Making

Primary Policy: Strategic Policy SP2

Other Policies: PLA4

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

Monitoring Aim: All development to meet Sustainable Place Making Criteria

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

Strategic Transport Planning

Primary Policy: Strategic Policy SP3

Other Policies: PLA 4

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

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

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
<p>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.</p>	<p>Progression of Regional Transport Plan developments detailed in Policy PLA7, in accordance with the Regional Transport Plan delivery timetable.</p> <p>.</p>	<p>PLA7 proposals being implemented in accordance with the Regional Transport Plan delivery timetable.</p>	<p>Regional Transport Plan developments detailed in Policy PLA7, are not being implemented in accordance with the Regional Transport Plan delivery timetable.</p>
<p>Bodies Responsible</p>	<p>Bridgend County Borough Council South East Wales Transport Alliance</p>	<p>Data Sources</p>	<p>Regional Transport Plan Planning Applications Register Walking and Cycling Strategy</p>

To Protect and Enhance the Environment Natural Environment

Primary Policy: Strategic Policy SP4

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

LDP Objectives: 2a,2b,2c

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

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

Built Environment

Primary Policy: Strategic Policy SP5

Other Policies: ENV8

LDP Objectives: 2a

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

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

Minerals

Primary Policy: Strategic Policy SP6

Other Policies: ENV10, ENV11, ENV12

LDP Objectives: 2d

Monitoring Aim: Safeguard areas of aggregates and coal resources

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

Waste

Primary Policy: Strategic Policy SP7

Other Policies: ENV14, ENV15, ENV16

LDP Objectives: 2d

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

Policy Target	Indicator	Annual / Interim Monitoring Target	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).
Bodies Responsible	Bridgend County Borough Council South West Wales Regional Waste Group	Data Sources	Planning Applications Register South West Wales Regional Waste Group

Energy Generation, Efficiency and Conservation

Primary Policy: Strategic Policy SP8

Other Policies: ENV17, ENV18

LDP Objectives: 2d,

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

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

To Spread Prosperity and Opportunity through Regeneration Employment Land Development

Primary Policy: Strategic Policy SP9

Other Policies: REG1

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

Monitoring Aim: Protect 164 hectares of vacant employment land

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

Retailing and Commercial Centres

Primary Policy: Strategic Policy SP10

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

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

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

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

Tourism

Primary Policy: Strategic Policy SP11

Other Policies: REG13, REG13

LDP Objectives: 1c, 3c, 3d

Monitoring Aim: Encourage high quality Sustainable Tourism

Policy Target	Indicator	Annual / Interim Monitoring Target	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.
Bodies Responsible	Bridgend County Borough Council	Data Sources	STEAM

To Create Safe, Healthy and Inclusive Communities Housing

Primary Policy: Strategic Policy SP12

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

LDP Objectives: 1c, 3c, 3d

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

Policy Target	Indicator	Annual / Interim Monitoring Target	Assessment Trigger
25. Maintain a 5 year supply of housing land for development throughout the plan period.	Forecast supply of housing land.	Maintain a 5 year supply of housing land for development throughout the plan period.	Less than a 5 year supply of housing land is recorded.
26. Provide 9,690 new dwellings by 2021 based on the three 5 year tranches set out in Policy SP12.	Annual dwelling completions	By 2011 provide 2,085 dwellings. By 2016 provide 4,973 dwellings. By 2021 provide 9,690 dwellings.	Less than 4,973 dwellings developed by 2016
27. Develop COM1 and COM2 Residential Allocations at or above the estimated number of units specified.	Number of units permitted on COM1 and COM2 Residential Allocations.	Residential Allocations developed at or above the estimated number of units specified in Policies COM1 and COM 2.	Residential Allocations developed below the estimated number of units specified in Policies COM1 and COM2.
28. Develop Small and Windfall sites, over 0.15 hectares, at a density of 35 dwellings per hectare or more.	Average density of Small and Windfall sites over 0.15 hectares.	Small and Windfall sites over 0.15 hectares developed at a density of 35 dwellings per hectare or more.	Small and Windfall sites over 0.15 hectares developed at a density of less than 35 dwellings per hectare.
29. Provide 1370 affordable dwellings by 2021 through the planning system as secured by condition or S106.	Annual affordable housing Completions.	By 2011 provide 295 dwellings By 2016 provide 703 dwellings. By 2021 provide 1,370 dwellings	Dwelling completions fall below specified requirement.
30. Monitor the need for a permanent or transit Gypsy & Traveller site.	The annual number of authorised and unauthorised Gypsy & Traveller encampments in the County Borough.	Approve the Bridgend County Borough protocol for the management of unauthorised gypsy and traveller encampments by April 2014. No increase in the average of 3 unauthorised Gypsy and Traveller Sites recorded 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.
Bodies Responsible	Bridgend County Borough Council	Data Sources	Planning Applications Register Joint Housing Land Availability Study Caravan Count Bridgend County Borough protocol for the management of unauthorised gypsy and traveller encampments

Community Uses

Primary Policy: Strategic Policy SP13

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

LDP Objectives: 1c, 3c, 3d

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

Policy Target	Indicator	Annual / Interim Monitoring Target	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.
Bodies Responsible	Bridgend County Borough Council	Data Sources	Planning Application Register

Annex 3

Revised Text of Chapter 9

CHAPTER 9 – SITE DELIVERY AND IMPLEMENTATION

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

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

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

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

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

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

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

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

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

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

Annex 4

Revised Appendix 1 – PLA3 Site Descriptions

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

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

A1.1 PLA3(1) Parc Derwen, Bridgend

Mixed Use Components	Total Area 79.0 Hectares		Implementation and Funding Source
	Policy Reference	Type	
COM1(1)	Residential	1,515 units	Implemented and funded through the private sector (including Section 106 agreements)
COM9(2)	Community Building	N/A	
COM10(3)	Education Facility	Primary School	
COM12(5)	Playing Field	N/A	
COM13(8)	Accessible Natural Greenspace	N/A	
REG5(1)	Local Retailing	Up to 3,000 sq m net	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A1.7 PLA3(7) Ewenny Road, Maesteg

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

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

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

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

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

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

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

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

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

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

Mixed Use Components	Total Area 4.6 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM1(26)	Residential	40 units	Implemented and funded through the private sector (including Section 106)
REG1(15)	Employment	0.70ha	
COM13(4)	Accessible Natural Greenspace	N/A	

A1.9.1 This 4.6 hectare site is situated within the urban area of Porthcawl. It comprises Pwll-y-Waun pond to the west of the site which will be retained and enhanced for recreational purposes. An opportunity exists however on the adjacent land to the east of the pond which currently represents under-utilised land within the urban area to provide a high quality mixed use scheme incorporating B1 business uses, residential development of market and affordable homes and new public open space, safeguarding important natural elements especially within the southern part of the site.

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

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

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

A1.10.1 This existing mixed-use Regeneration Area in Tondu is a substantial site of almost 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.

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

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

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

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

			106)
--	--	--	------

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

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

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

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

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

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

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

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

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

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

A1.14 PLA3(14) Bryncethin Depot

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

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

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

A1.15 PLA3(15) Glanyrafon, Tondu

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

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

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

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

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

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

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

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

Mixed Use Components	Total Area 1.2 Hectares		Implementation and Funding Source
Policy Reference	Type	Amount	
COM9(1)	Community Building	N/A	Implemented and funded through the public/private sectors (including Section 106)
REG1(32)	Employment	0.40ha	
COM2(4)	Residential	43 units	

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

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

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

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

A1.18.1 The scheme for Gibbons Way is predominantly a residential development of approximately 45 dwellings of which 7 will be affordable housing. This development is focused on the eastern and south-eastern part of the site, which will link with land being made available following selective demolition at Plas Morlais. The western part of the site, which fronts onto Heol-y-Parc, is to be retained for and developed for community, small scale employment and recreation uses with improved landscaping.

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

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

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

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

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

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

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

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

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

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

Annex 5

Revised Appendix 3 – Employment Land Availability

Appendix 3

Employment Land Schedule - October 2009

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

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

KEY

Immediate: Available for development immediately

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

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

Long: Not likely to be available until 3+ years

Annex 6

New Appendix 4 – Local Housing Market Areas

Housing Sub Markets in Bridgend County Borough

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

Annex 7

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Annex 8

Proposals Map Changes

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

	(SP 9 ^G , REG1...)
PMMAC 26	Amend Proposals Map 27 - Replace PLA7(8) with PLA7(21)

Proposals Map Matters Arising Changes (PMMAC) 27

ENV4(3) Lock's Common, Porthcawl



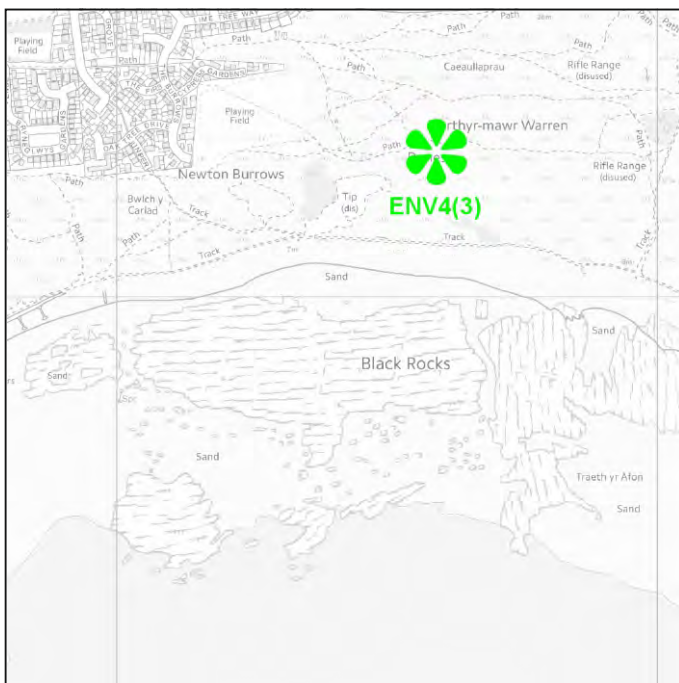
Deposit Bridgend LDP Extract (1:12,000)



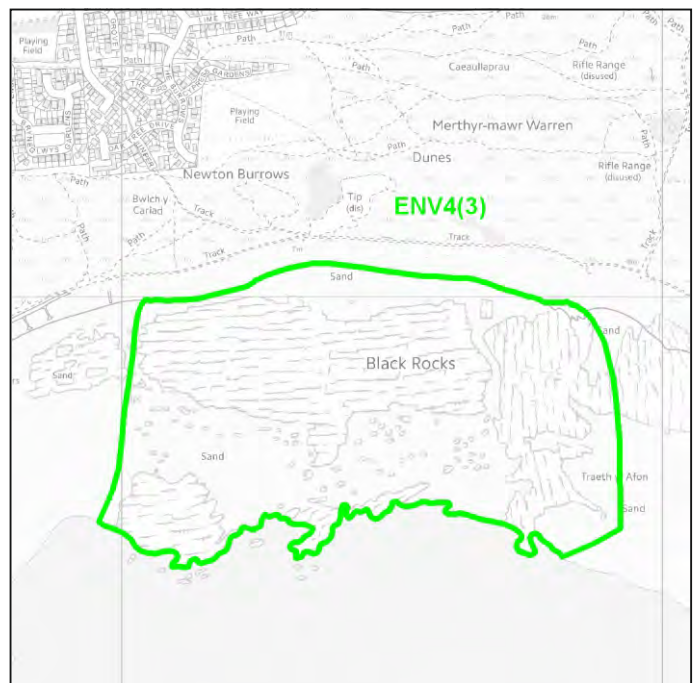
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 28

ENV4(3) Black Rocks, Newton, Porthcawl



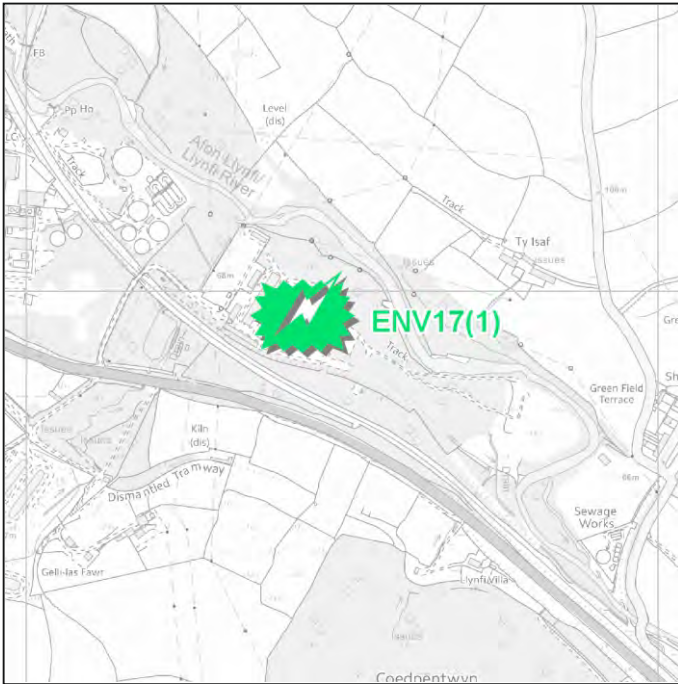
Deposit Bridgend LDP Extract (1:12,000)



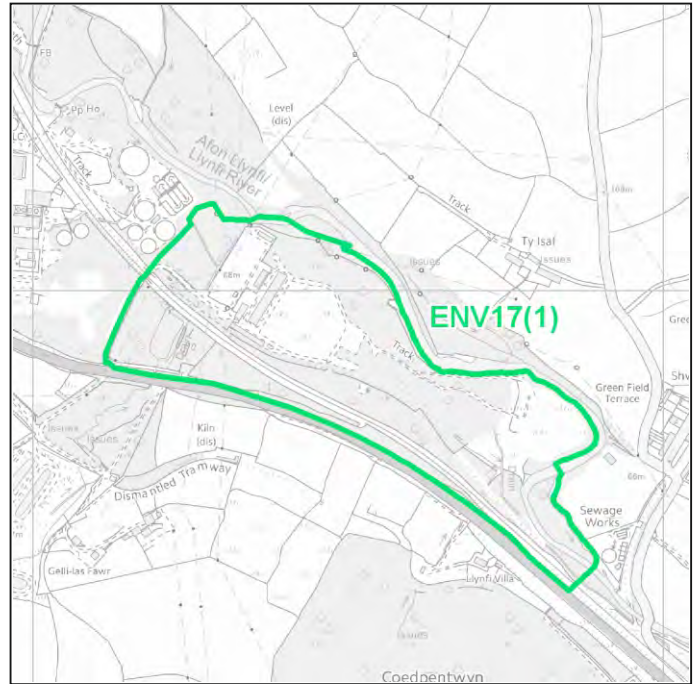
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 29

ENV17(1) Former Lynfi Power Station



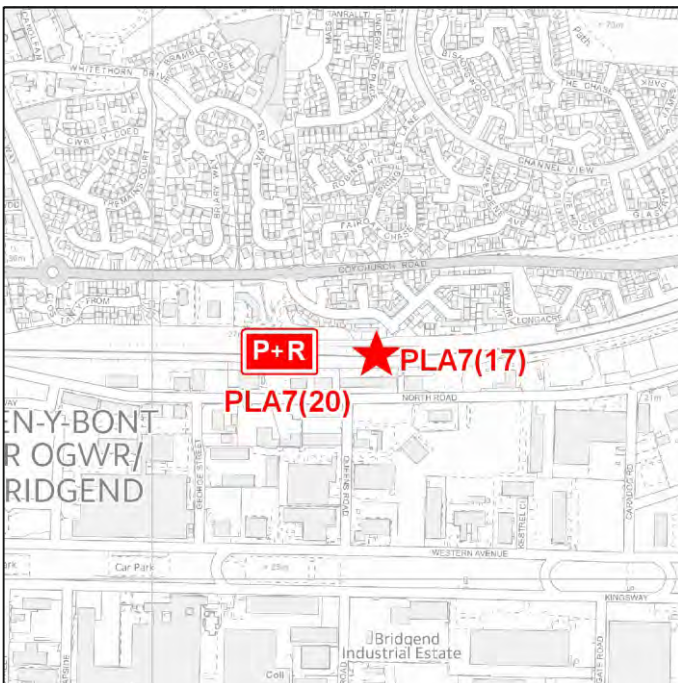
Deposit Bridgend LDP Extract (1:12,000)



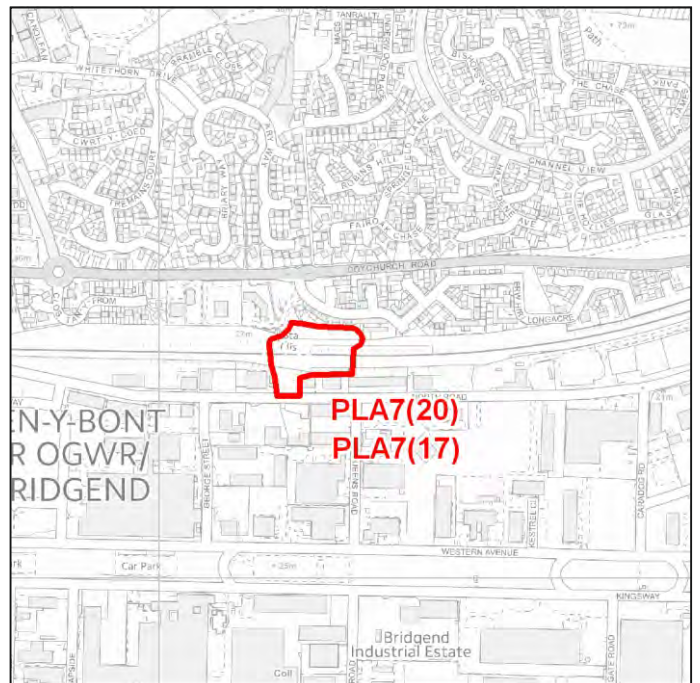
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 30

PLA7(17) Brackla Railway Station, PLA7(20(10)) Brackla Park and Ride



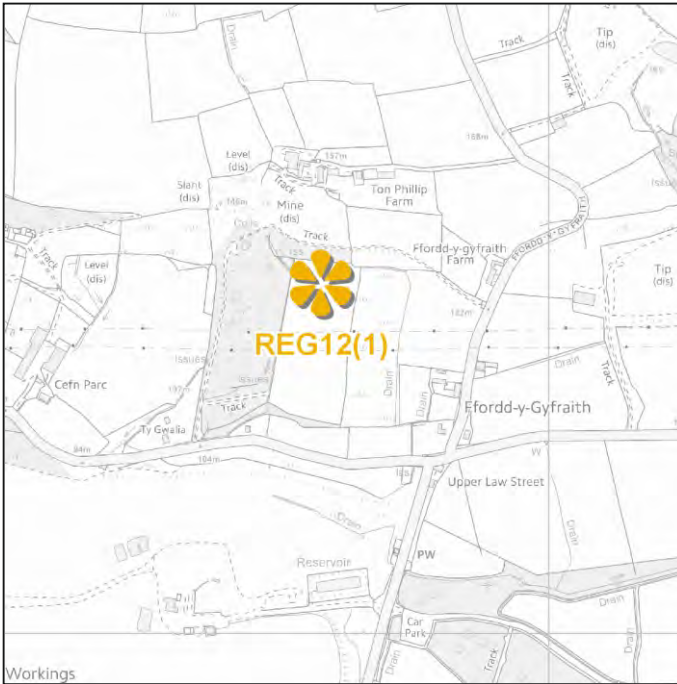
Deposit Bridgend LDP Extract (1:12,000)



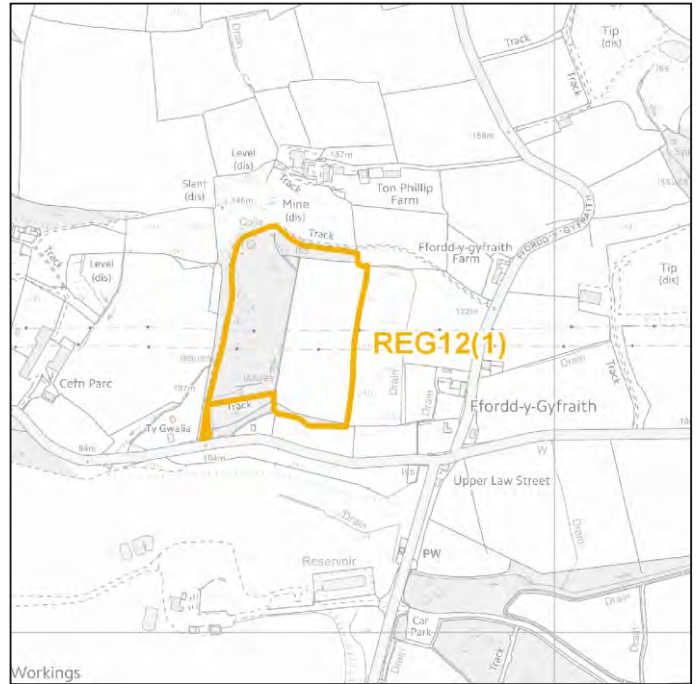
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 31

REG12(1) Fun Farm, Ton Phillip Farm, Cefn Cribwr



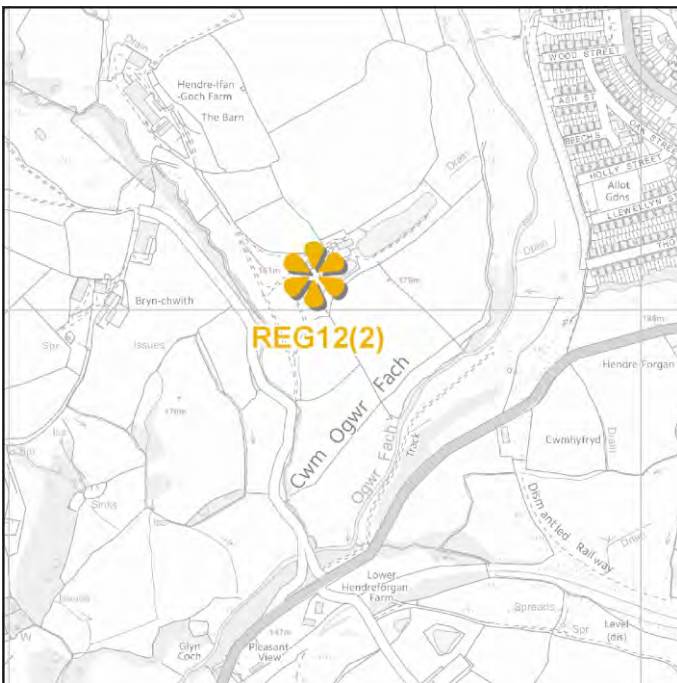
Deposit Bridgend LDP Extract (1:12,000)



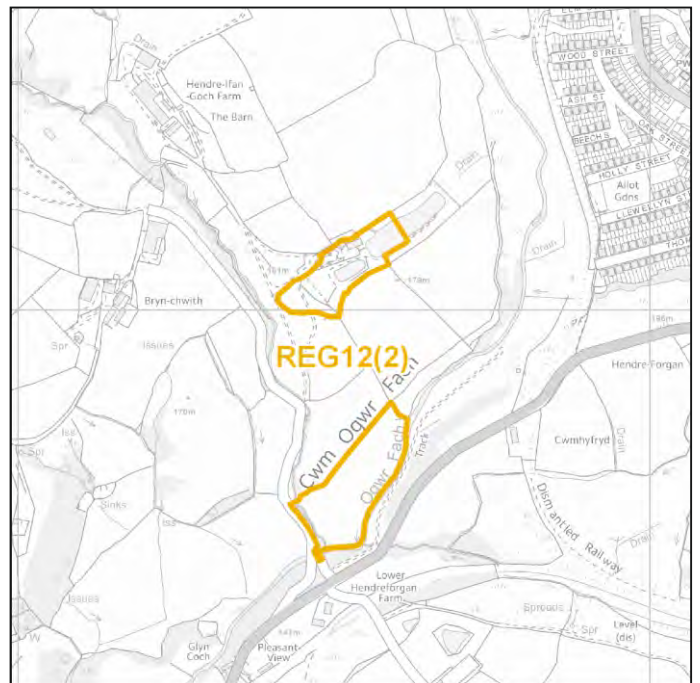
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 32

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



Deposit Bridgend LDP Extract (1:12,000)



Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 33

REG12(3) Mountain Biking Hub, Blackmill



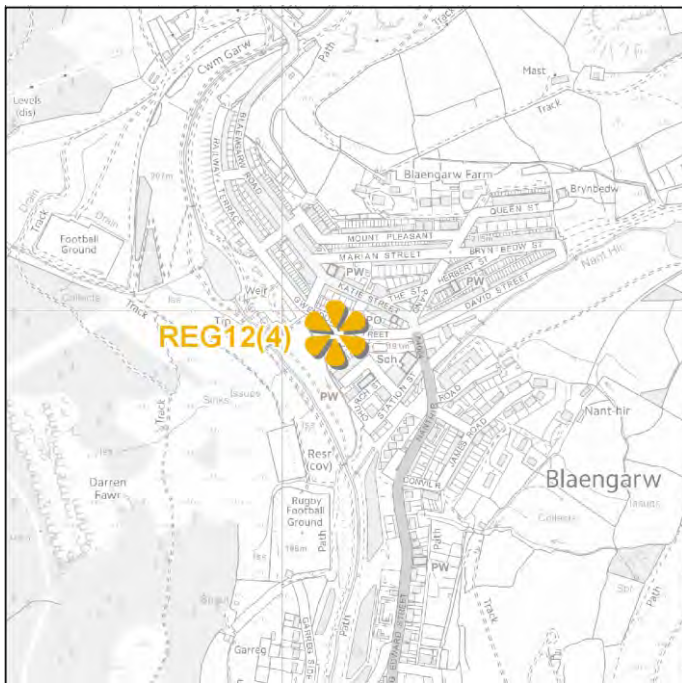
Deposit Bridgend LDP Extract (1:12,000)



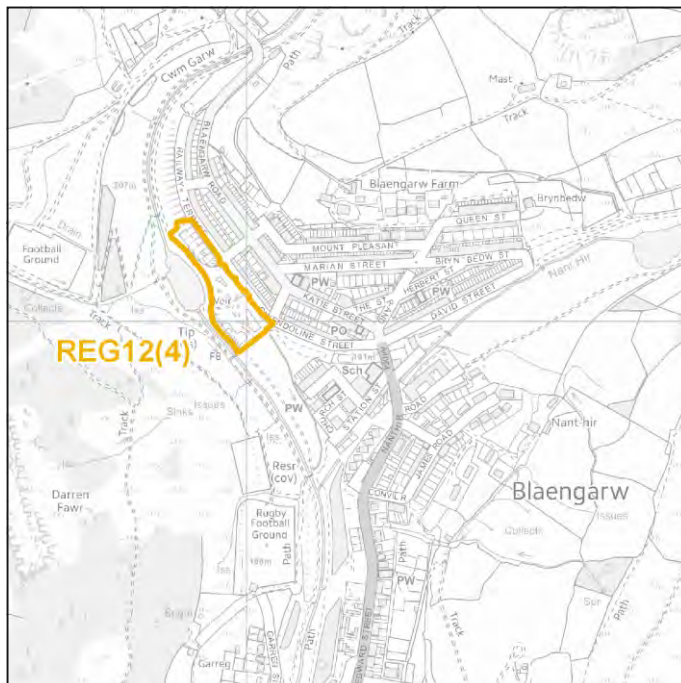
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 34

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



Deposit Bridgend LDP Extract (1:12,000)



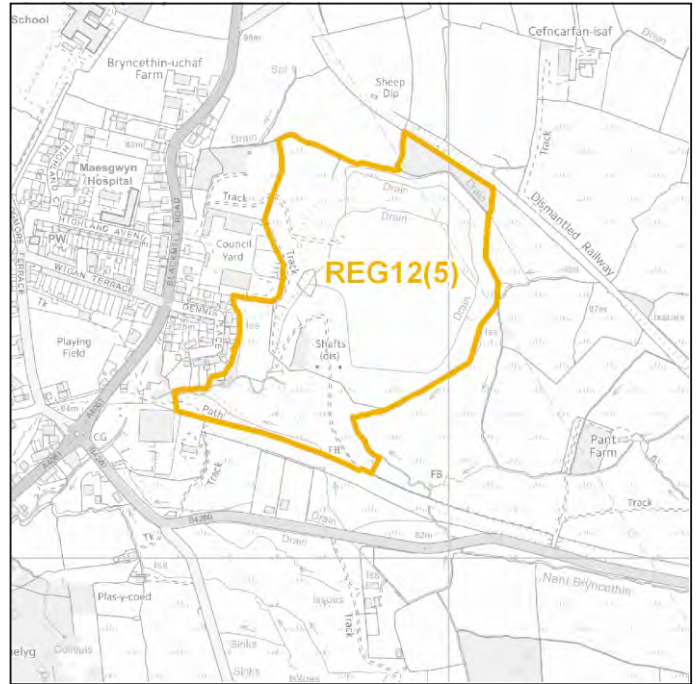
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 35

REG12(5) Events Area, Bryncethin Clay Pits



Deposit Bridgend LDP Extract (1:12,000)



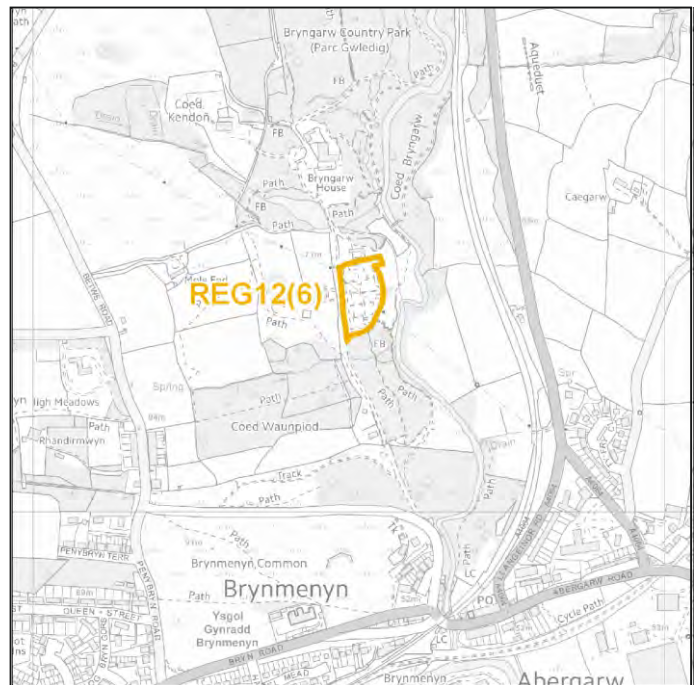
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 36

REG12(6) Camper Van Site, Bryngarw Country Park



Deposit Bridgend LDP Extract (1:12,000)



Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 37

COM9(6) Land North of Brackla Infants School



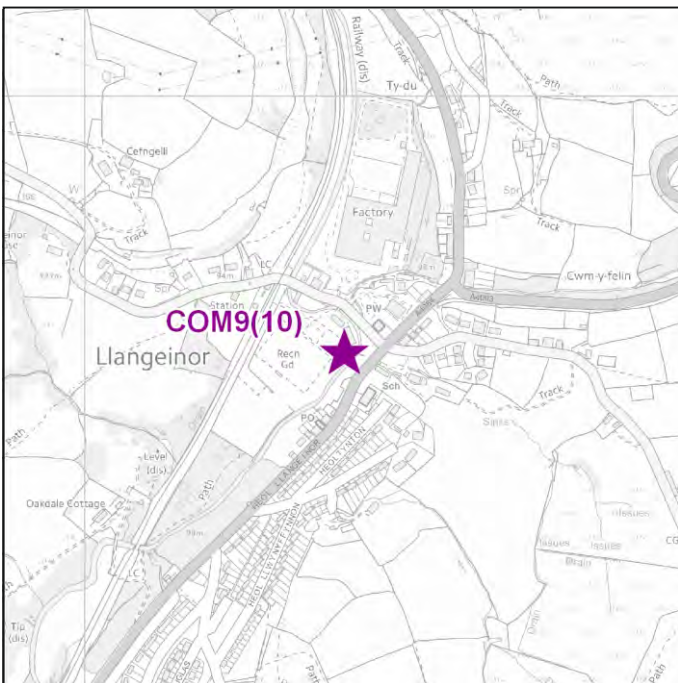
Deposit Bridgend LDP Extract (1:12,000)



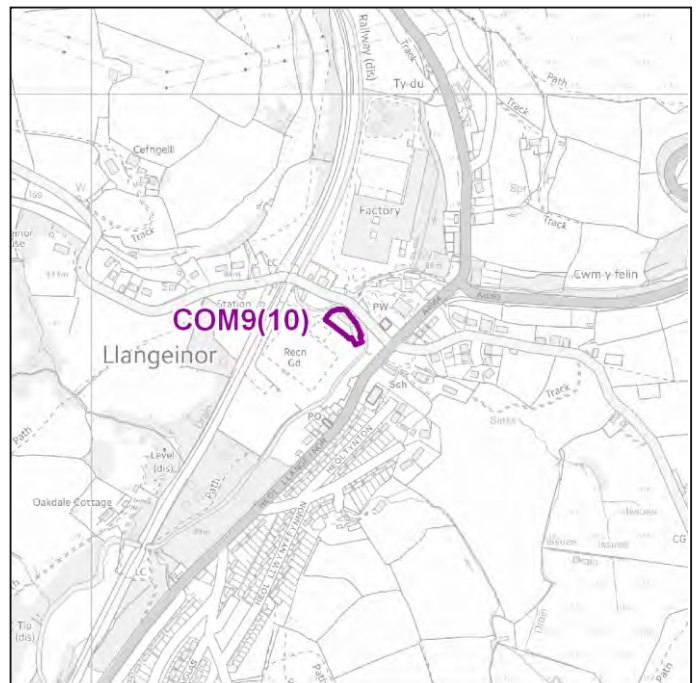
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 38

COM9(10) Llangeinor Sports Ground



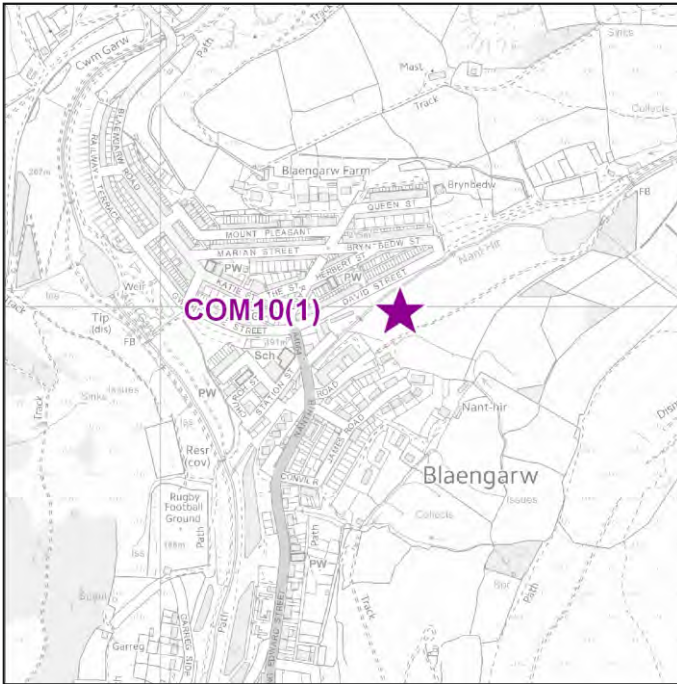
Deposit Bridgend LDP Extract (1:12,000)



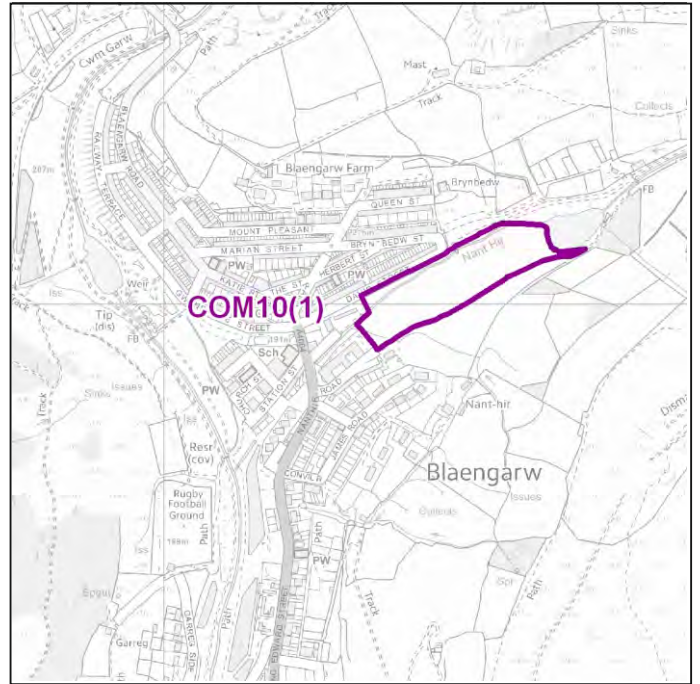
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 39

COM10(1) Blaengarw



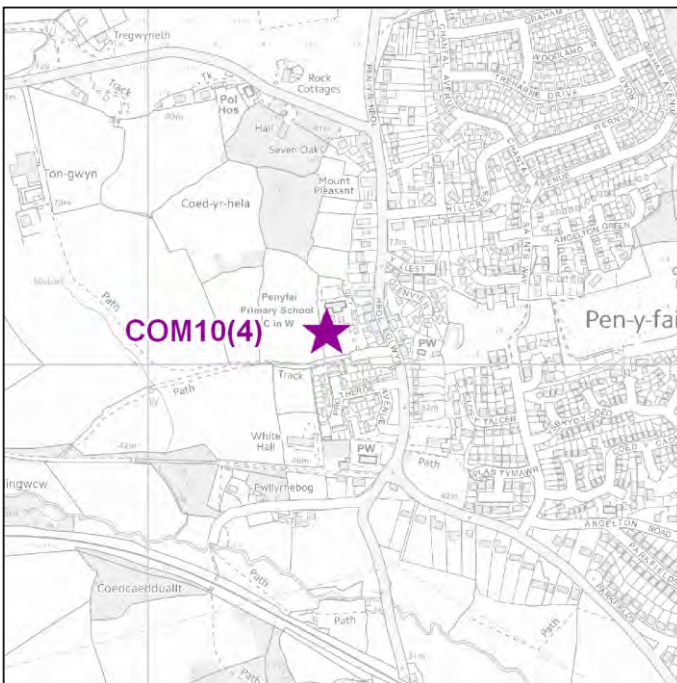
Deposit Bridgend LDP Extract (1:12,000)



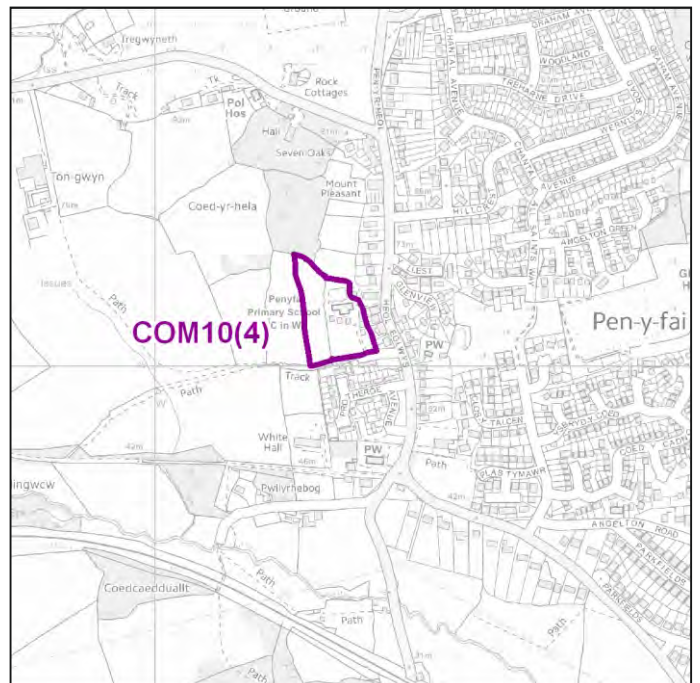
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 40

COM10(4) Heol Eglwys, Peny-fai



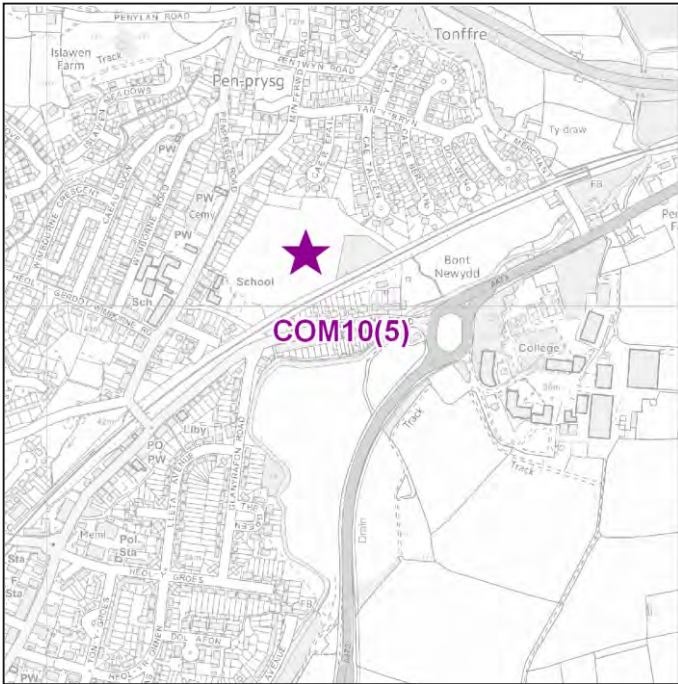
Deposit Bridgend LDP Extract (1:12,000)



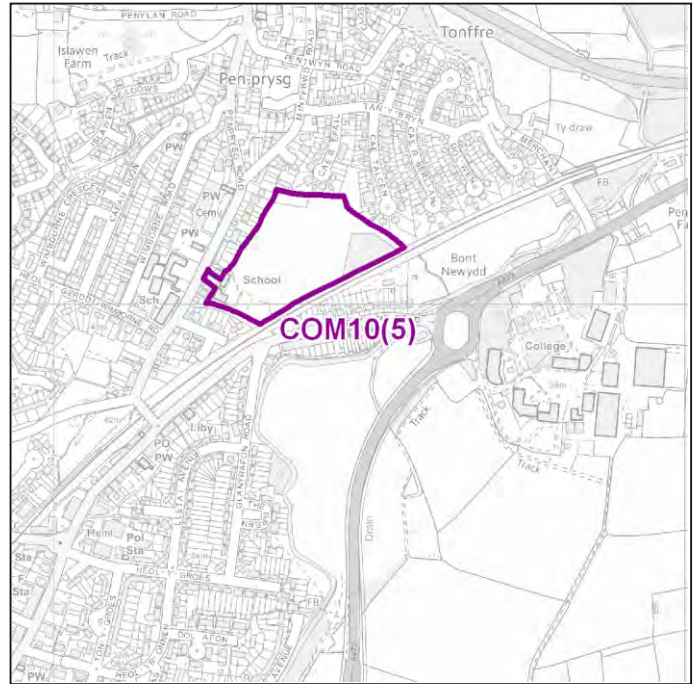
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 41

COM10(5) Penprysg Road, Pencoed



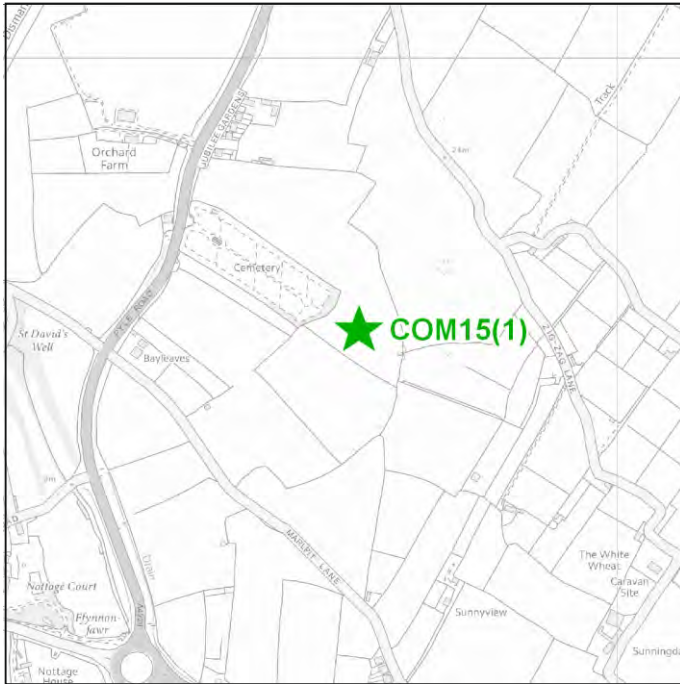
Deposit Bridgend LDP Extract (1:12,000)



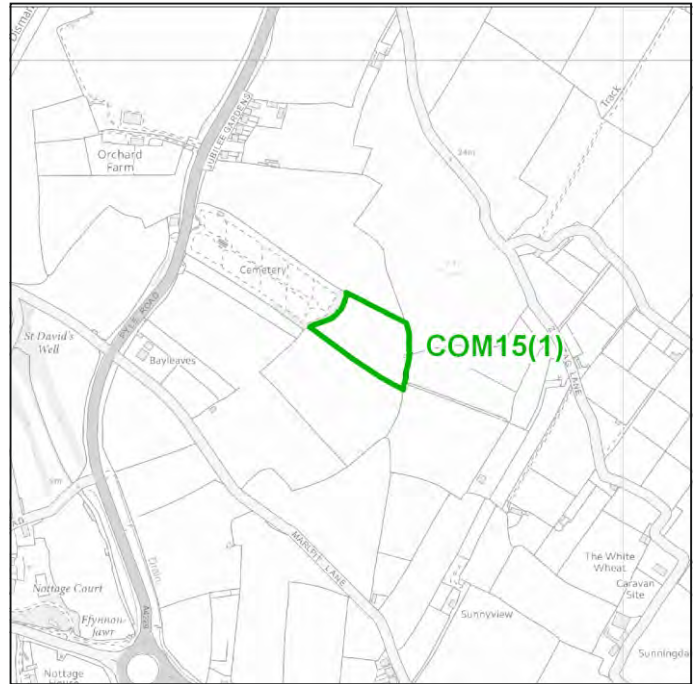
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 42

COM15(1) Porthcawl Cemetery



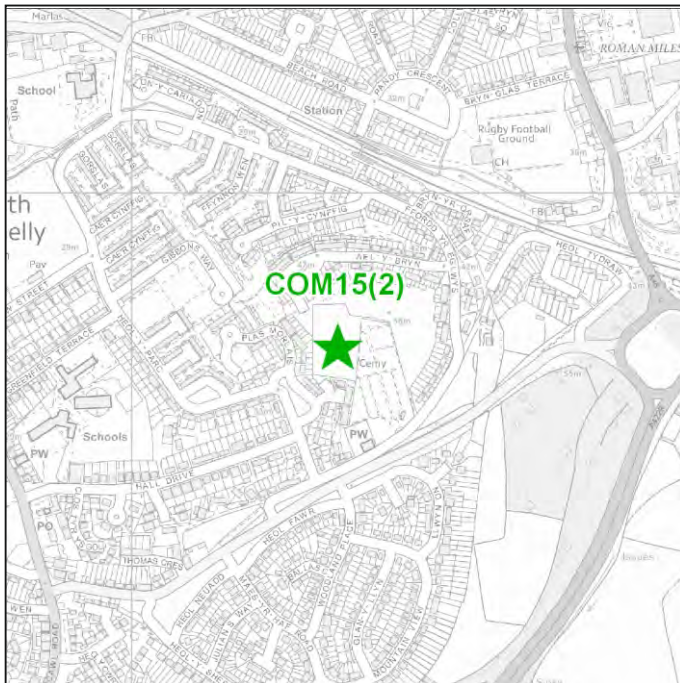
Deposit Bridgend LDP Extract (1:12,000)



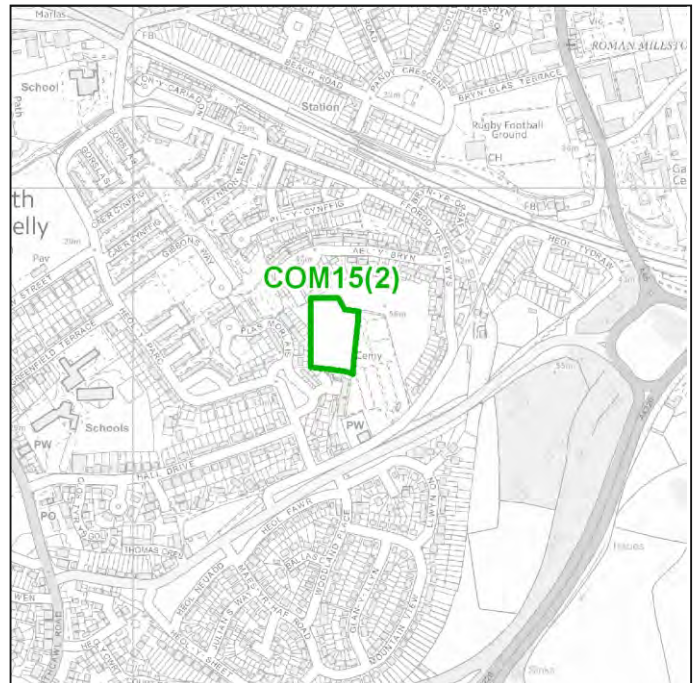
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 43

COM15(2) Cornelli Cemetery



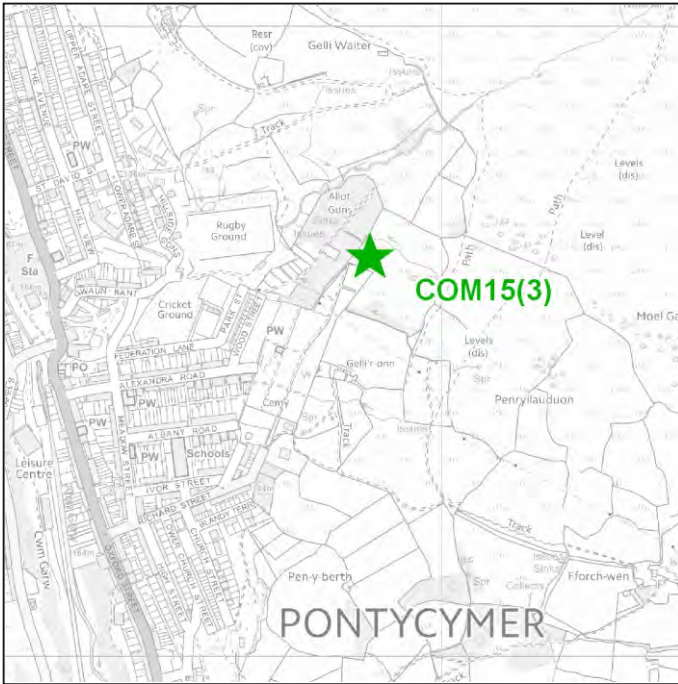
Deposit Bridgend LDP Extract (1:12,000)



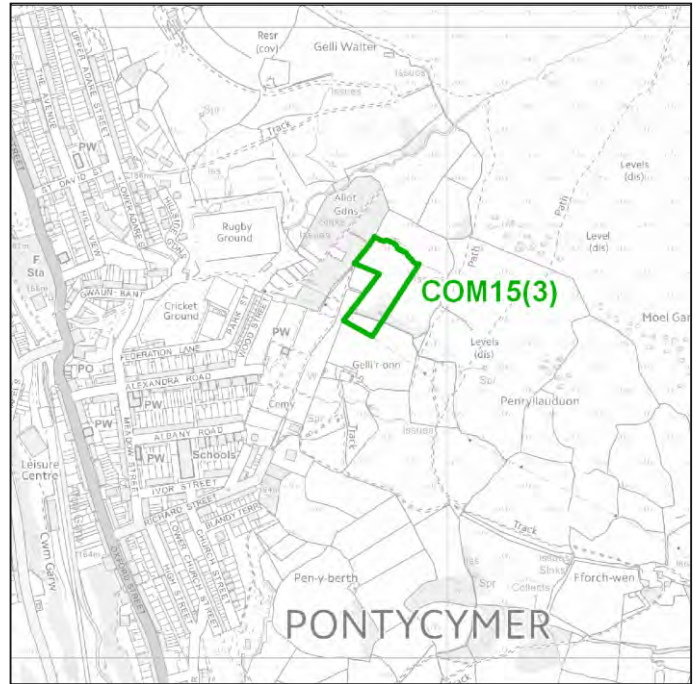
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 44

COM15(3) Gelliron Cemetery, Pontycymer



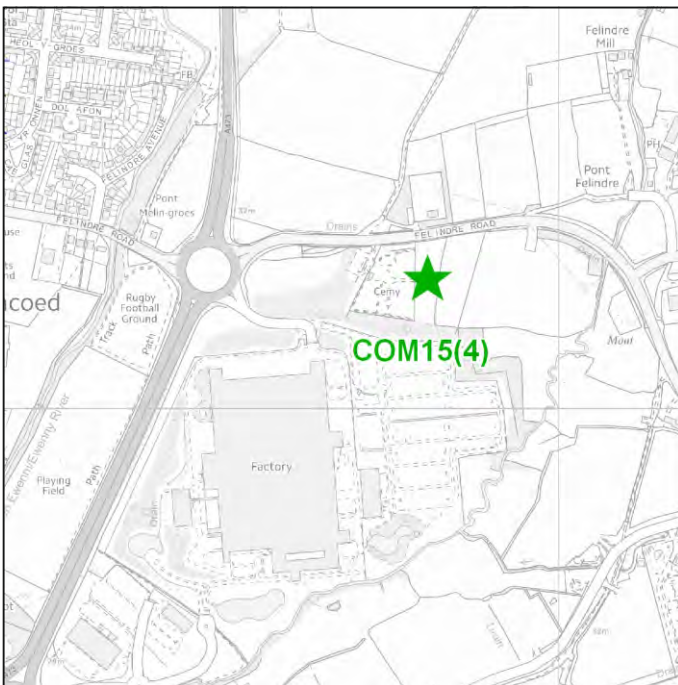
Deposit Bridgend LDP Extract (1:12,000)



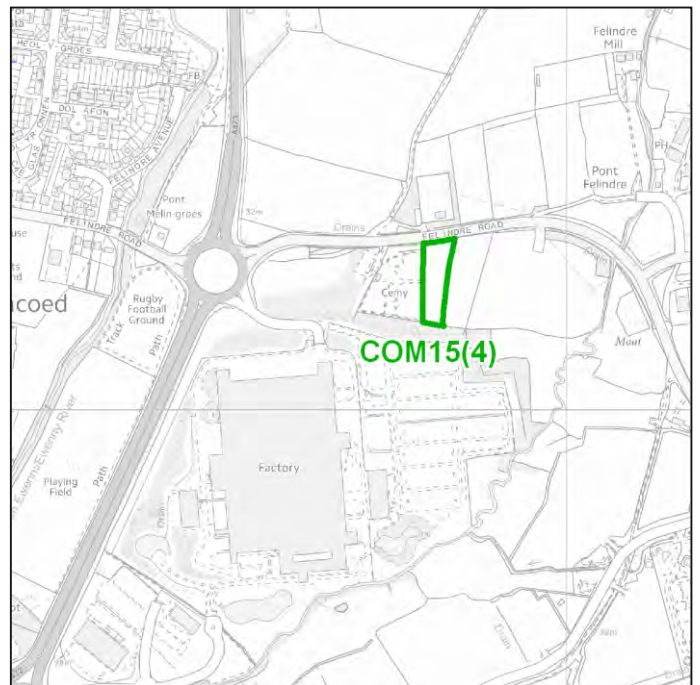
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 45

COM15(4) Pencoed Cemetery



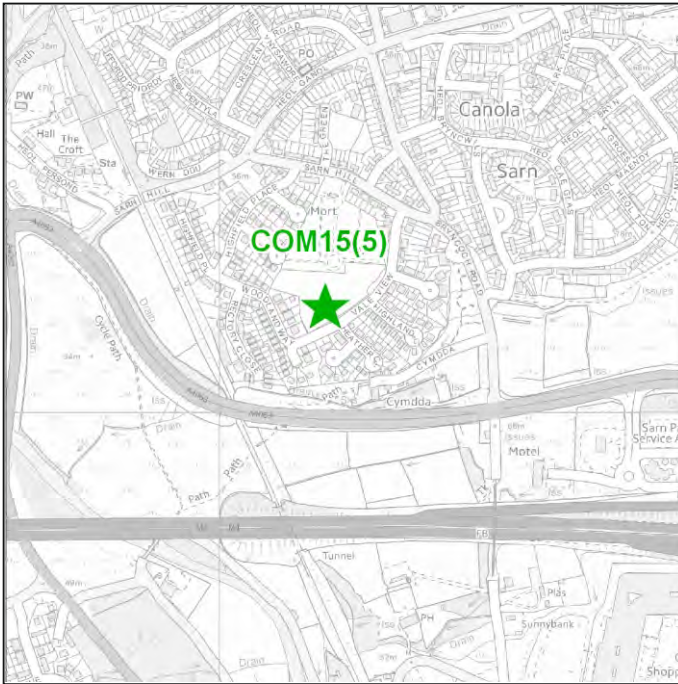
Deposit Bridgend LDP Extract (1:12,000)



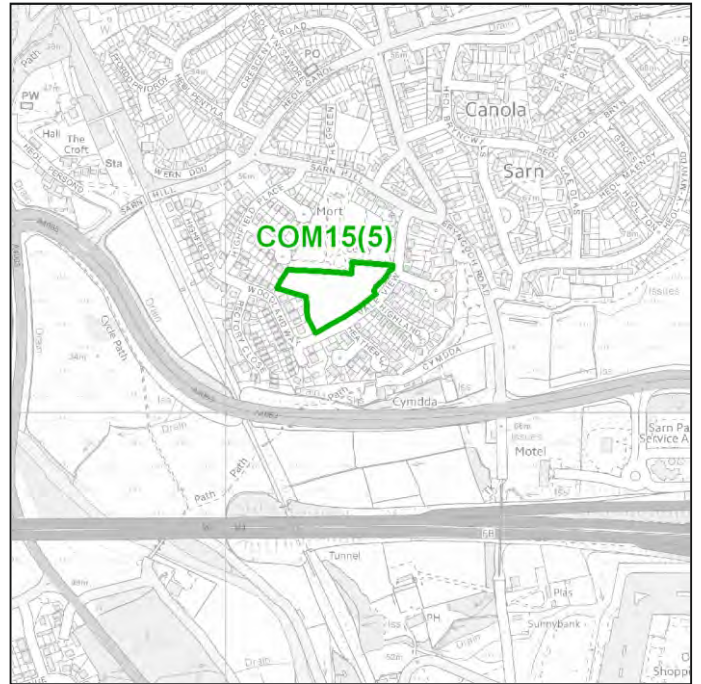
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 46

COM15(5) Sarn Cemetery



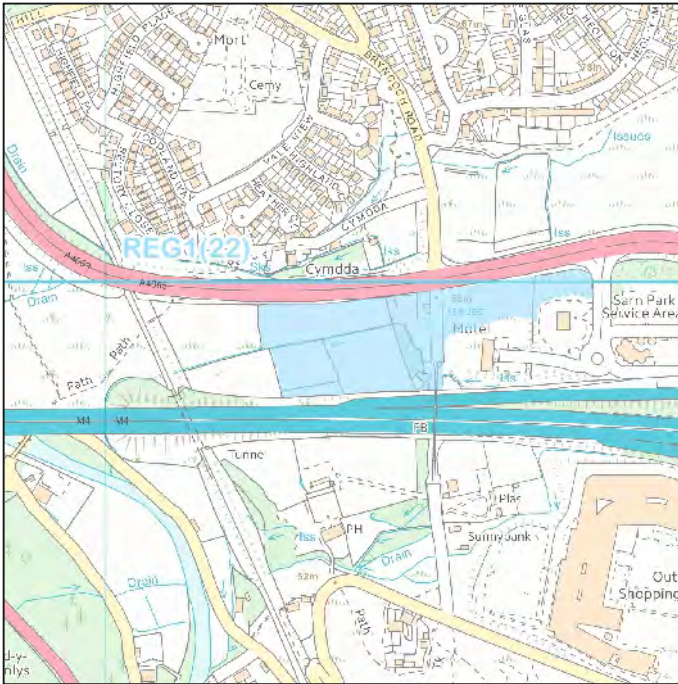
Deposit Bridgend LDP Extract (1:12,000)



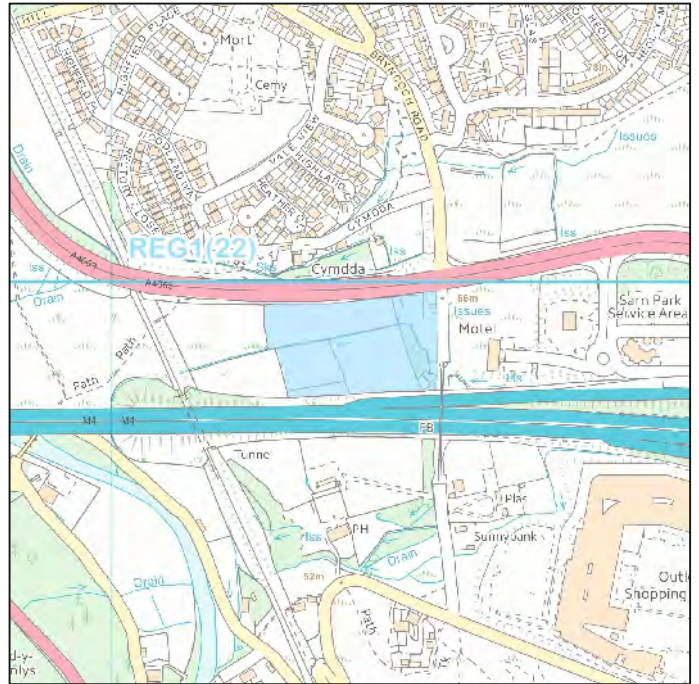
Proposed Policy Outline (1:12,000)

Proposals Map Matters Arising Changes (PMMAC) 47

REG1(22) Sarn Services



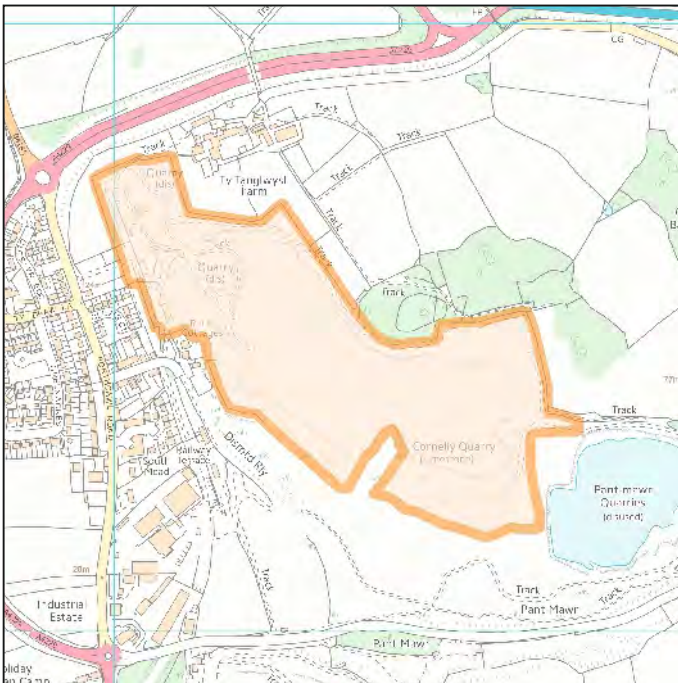
Deposit Bridgend LDP Extract (1:10,000)



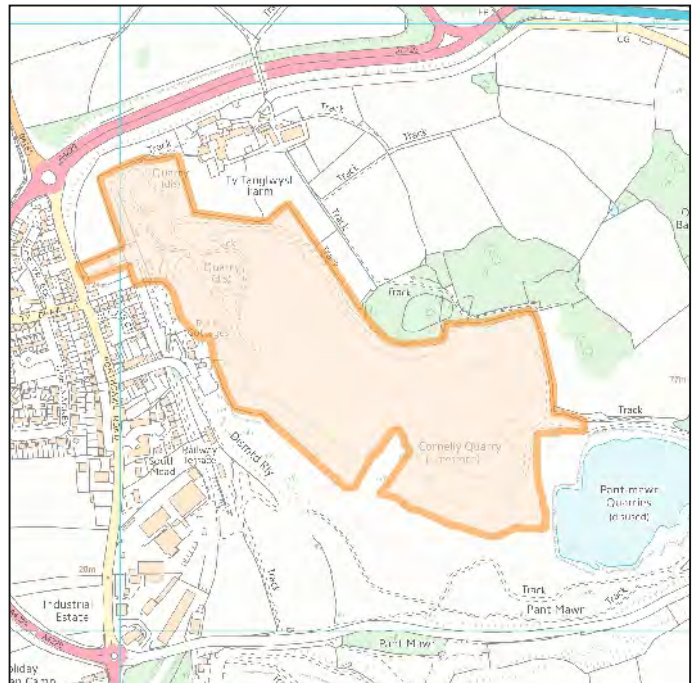
Proposed Policy Outline (1:10,000)

Proposals Map Matters Arising Changes (PMMAC) 48

Gaens Quarry



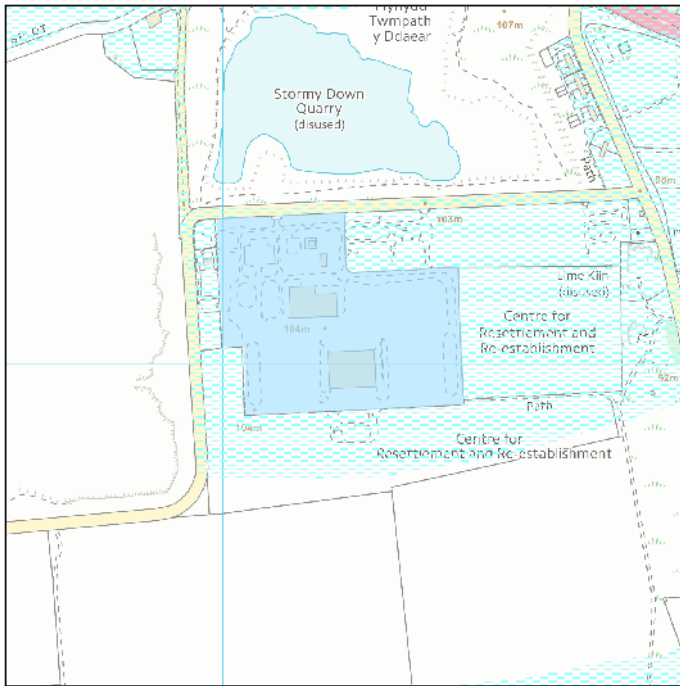
Deposit Bridgend LDP Extract (1:12,500)



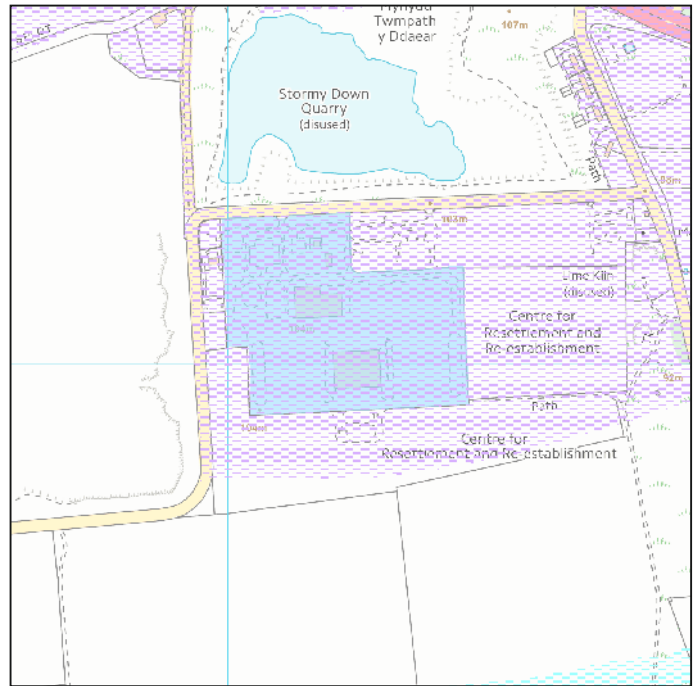
Proposed Policy Outline (1:12,500)

Proposals Map Matters Arising Changes (PMMAC) 49

Stormy Down



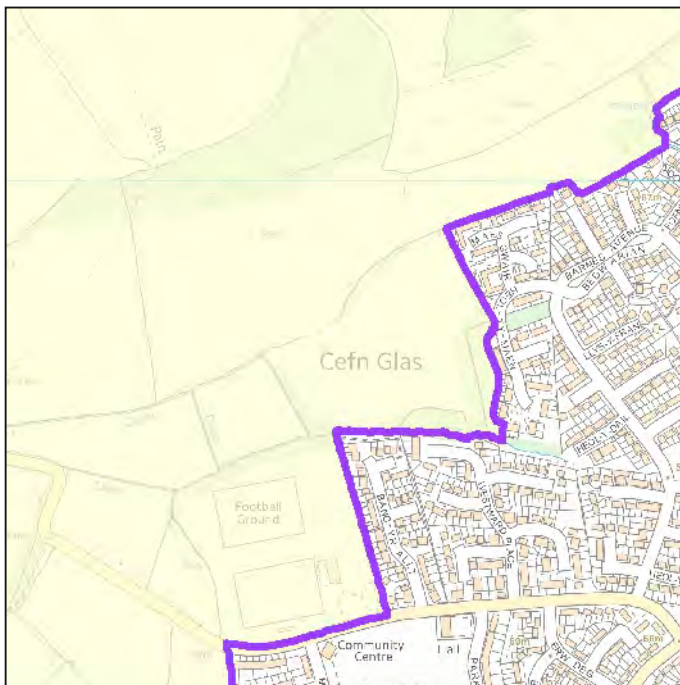
Deposit Bridgend LDP Extract (1:10,000)



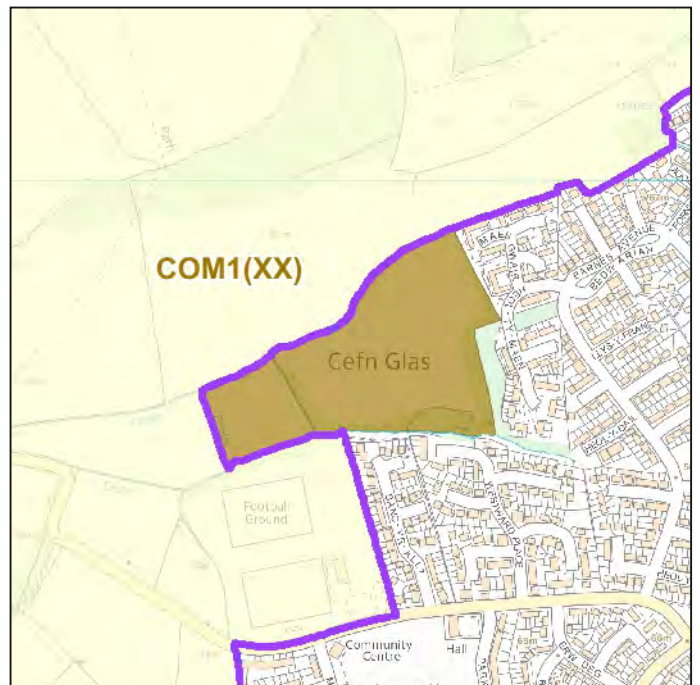
Proposed Policy Outline (1:10,000)

Proposals Map Matters Arising Changes (PMMAC) 50

Land at Llangwydd Road, Cefn Glas



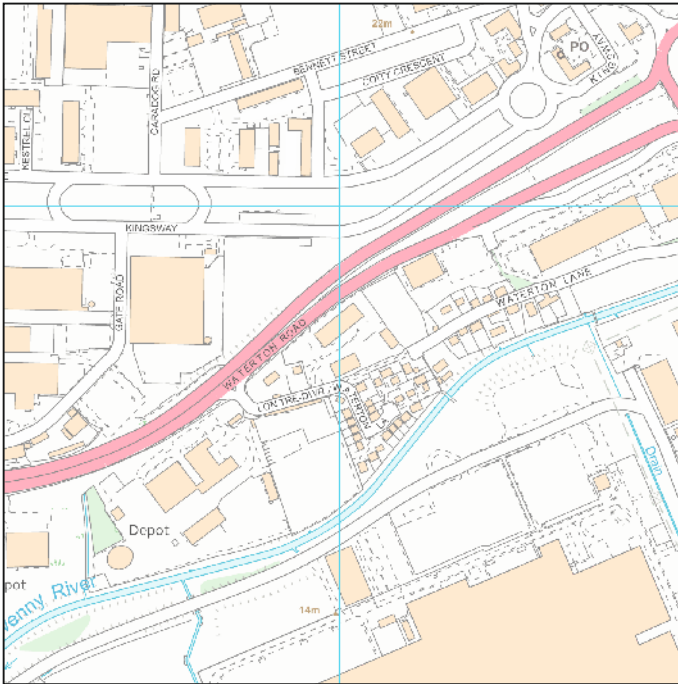
Deposit Bridgend LDP Extract (1:10,000)



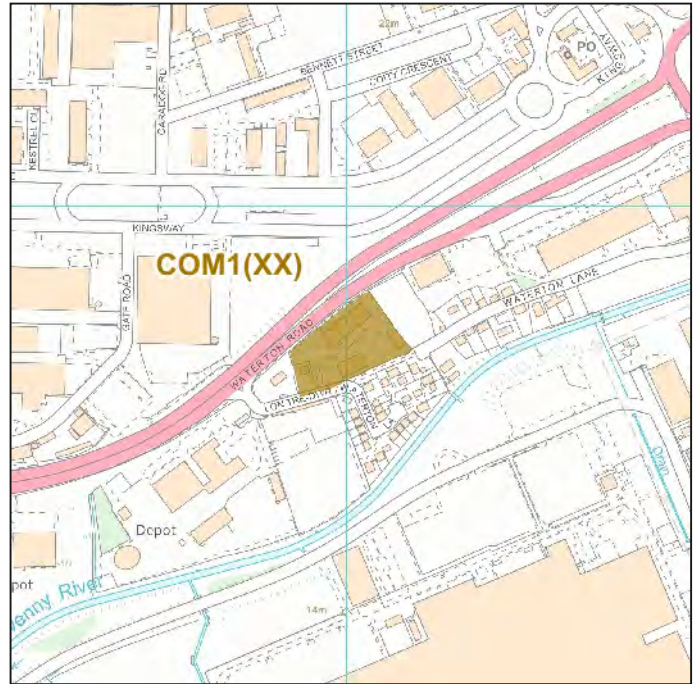
Proposed Policy Outline (1:10,000)

Proposals Map Matters Arising Changes (PMMAC) 51

Land at Waterton Lane, Bridgend



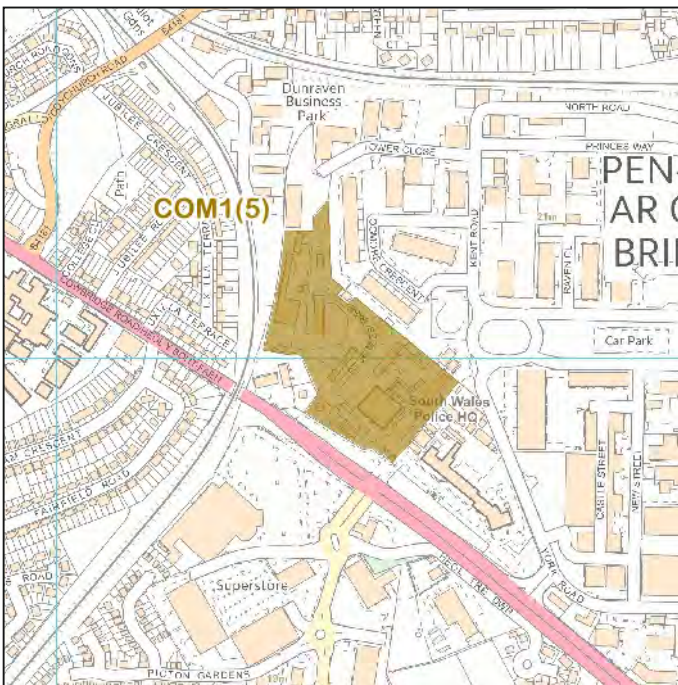
Deposit Bridgend LDP Extract (1:10,000)



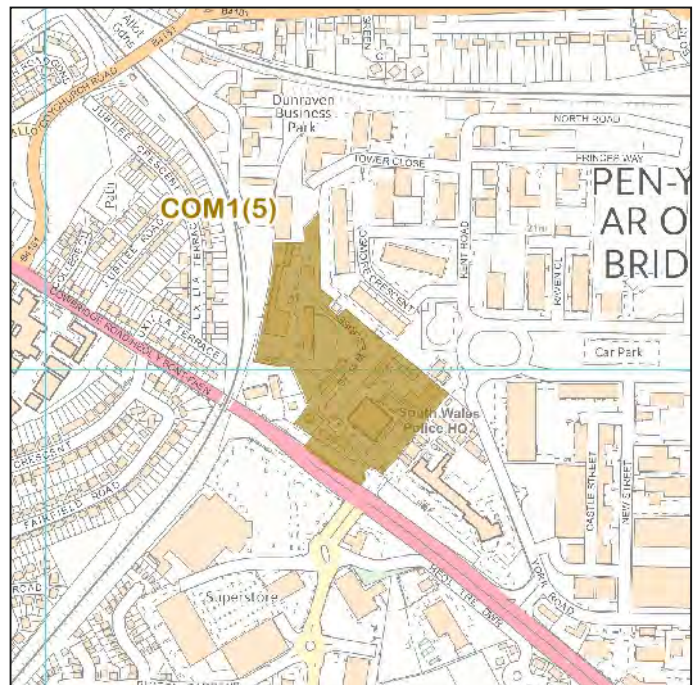
Proposed Policy Outline (1:10,000)

Proposals Map Matters Arising Changes (PMMAC) 52

COM1(15) Land at Cowbridge Road



Deposit Bridgend LDP Extract (1:10,000)



Proposed Policy Outline (1:10,000)

Proposals Map Matters Arising Changes (PMMAC) 53

COM1(20) Y Parc, Maesteg



Deposit Bridgend LDP Extract (1:10,000)



Proposed Policy Outline (1:10,000)

Proposals Map Matters Arising Changes (PMMAC) 54

PLA3(20) Coronation Works, Evanstown

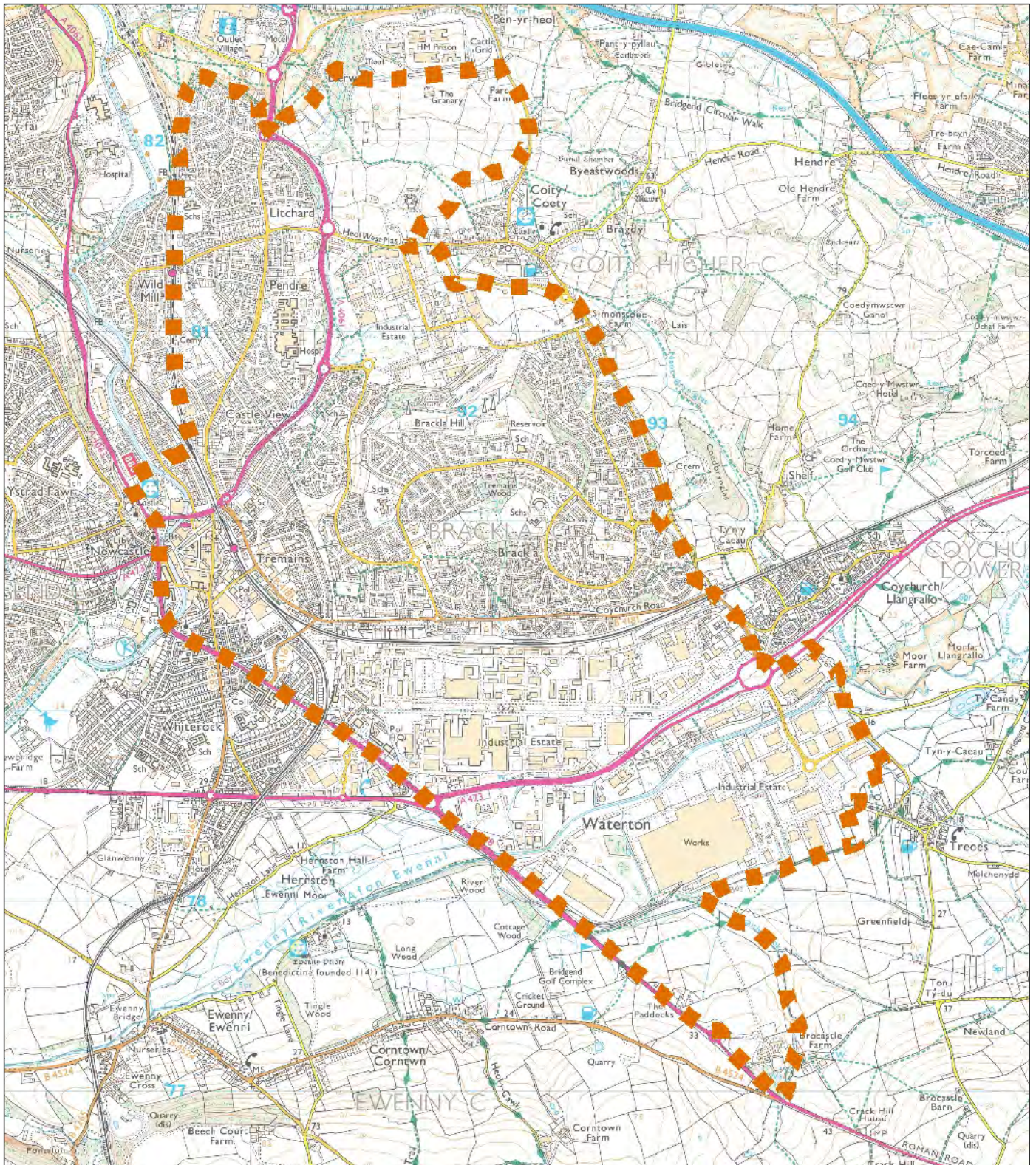


Deposit Bridgend LDP Extract (1:7,500)



Proposed Policy Outline (1:7,500)

Strategic Regeneration Growth Area (SRGA) Bridgend



Deposit Bridgend LDP Extract (1:30,000)

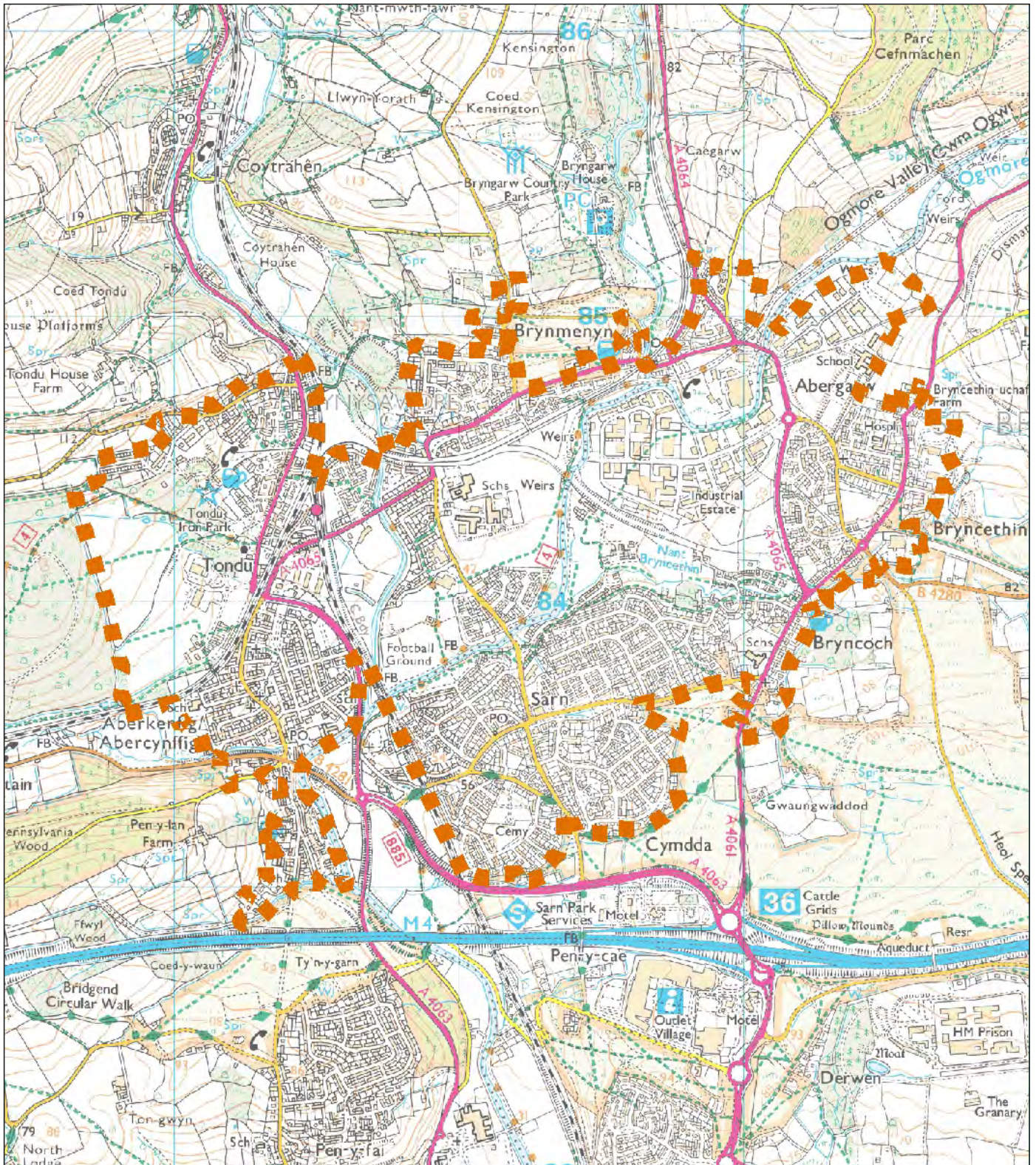
Proposals Map Matters Arising Changes (PMMAC) 56

Strategic Regeneration Growth Area (SRGA) Porthcawl



Deposit Bridgend LDP Extract (1:25,000)

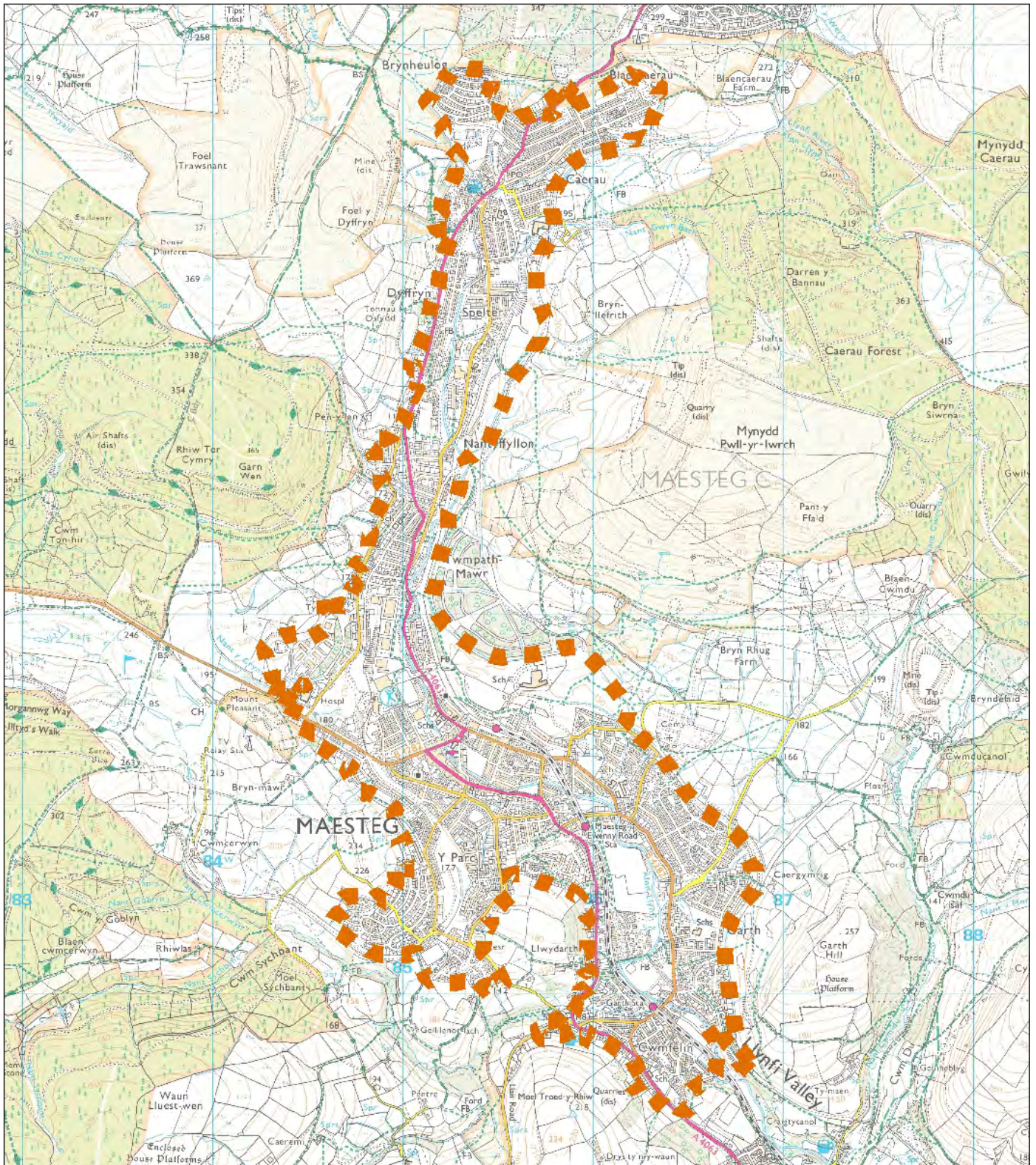
Strategic Regeneration Growth Area (SRGA) Valleys Gateway



Deposit Bridgend LDP Extract (1:20,000)

Proposals Map Matters Arising Changes (PMMAC) 58

Strategic Regeneration Growth Area (SRGA) Maesteg



Deposit Bridgend LDP Extract (1:30,000)