

Bridgend Local Development Plan

2006-2021



LDP Matters Arising Changes Sustainability Appraisal

September 2013

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**Development Planning
Regeneration and Development
Communities Directorate
Bridgend County Borough Council
Angel Street, Bridgend
CF31 4WB**

1. Introduction

- 1.1 The Bridgend Local Development Plan (LDP) has been subject to a Sustainability Appraisal at various points during its preparation. The purpose of this document is to appraise those changes which were agreed between the Council and the Inspector during the Plans formal Examination.
- 1.2 These final Matters Arising Changes (FMACs) were endorsed by the Inspector in his report to Bridgend County Borough dated 26th July 2013.
- 1.3 It is necessary to undertake a Sustainability Appraisal of these changes to ensure they meet the sustainability objectives already agreed for the plan during its preparation. Whilst the Inspector's report is binding on the Council, if issues arise during the SA process, there could be an opportunity for the implementation of the policies in the plan to have a positive impact on sustainability issues.
- 1.4 More information on the SA process and how it has been developed can be found in the final adopted LDP Sustainability Appraisal which can be found on the Council's website.
- 1.5 It is important to stress that the significant changes to the Plan, which resulted in further sites being allocated for residential development (and in some cases a resultant loss in employment and other land uses) were separately appraised during the 'Alternative Sites' consultation. More information on this can be found here:
http://www1.bridgend.gov.uk/media/110334/LDP_Sustainability_Appraisal_and_Habitats_Regulations_Feb_2013.pdf
- 1.6 There follows a table whereby the FMACs are given in full. Next to each of these is a short commentary and conclusion on the sustainability implications of the change. Reference is frequently made to the SA objectives originally formulated for the LDP; these are replicated below for ease of reference.
- 1.7 None of the changes proposed to the Plan are considered to have significant, unavoidable impacts on sustainability issues.

2. Sustainability objectives for the SA of the Bridgend LDP

Concern	Objective	Supporting objectives / questions
Social progress which recognises the needs of everyone		
Accessibility	To ensure an increase in accessibility to opportunities, transport and to all services and information in the County Borough.	Does the strategy, policy or proposal... <ul style="list-style-type: none"> • promote sustainable transport infrastructure, and integrated transport approaches? • implement an access hierarchy, putting pedestrians at the top and car users at the bottom? • promote alternative modes of transport where feasible? • ensure all have access to essential facilities and services, by a variety of modes of transport? • reduce reliance on the car for transport? • reduce existing disparities to access to services, decent homes and jobs?
Housing	To provide the opportunity for people to meet their housing needs	Does the strategy, policy or proposal... <ul style="list-style-type: none"> • help meet the housing requirements of the area in ways which help build sustainable communities? • provide affordable housing to meet identified needs? • help provide good quality housing throughout the County Borough?
Health, safety and security	To improve overall levels of health and safety, including the sense of security, for all in the County Borough	Does the strategy, policy or proposal... <ul style="list-style-type: none"> • improve access for all to good quality health services for planned and emergency healthcare, leisure and social facilities? • enhance opportunities for healthy living and empower people to take responsibility for their own health – including improving access to open space? • encourage people to reduce car use, and travel by walking and cycling? • encourage new development to be designed for security and safety principles?
Community	To maintain, promote and where suitable enhance, the distinctive character of the communities of Bridgend	Does the strategy, policy or proposal... <ul style="list-style-type: none"> • help strengthen community spirit and wellbeing? • challenge anti-social behaviour by creating an environment where it is difficult for such behaviour to flourish? • help to ensure new development and regeneration provides for the communities which it will serve, taking into account considerations such as appropriate design layout and sense of place?
Effective protection of the environment		
Biodiversity	To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	Does the strategy, policy or proposal... <ul style="list-style-type: none"> • help to conserve the local biodiversity as a result of land management and flood management? • help to conserve areas designated for national and international biodiversity significance? • protect and enhance habitats wherever possible, and help contribute towards biodiversity? • help to ensure new development avoids the further fragmentation of habitats, and the destruction of movement routes for flora and fauna? • help implement the Local Biodiversity Action Plan actions and/or targets?

Landscape	To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	Does the strategy, policy or proposal... <ul style="list-style-type: none"> • protect and enhance the County Borough's urban, rural and coastal landscapes and to maintain and increase access to open space? • help instil in local communities, a pride in their surroundings? • help to protect areas identified for their historic landscape importance? • bring the natural environment under positive management, including natural habitats, the historic built and natural environment and land environment meeting national quality standards?
Built Environment	To maintain and enhance the quality of the built environment, including the cultural/historic heritage	Does the strategy, policy or proposal... <ul style="list-style-type: none"> • protect and enhance sites, features and areas of historical, archaeological, architectural and cultural value and their setting, including features of local cultural significance? • encourage and support specific improvement projects? • maintain and enhance the built quality of settlements? • ensure that the County Borough remains a region of diverse and distinctive heritage and landscape? • ensure the most appropriate design advice and guidance is made available in connection with proposals for development to enhance built environment quality?
Prudent use of natural resources		
Air	To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	Does the strategy, policy or proposal... <ul style="list-style-type: none"> • reduce the need for dependence on the private car through influencing people's travel choices, including making alternative, more sustainable modes of transport like walking and cycling, much easier, more attractive and a viable alternative? • ensure all new development takes into account the need to maintain and improve residential amenity?
Climate change	To ensure that new development takes into account the effects of climate change	Does the strategy, policy or proposal... <ul style="list-style-type: none"> • avoid development from being located in areas at substantive risk from fluvial flooding, including incorporating sustainable drainage systems in new development where appropriate? • take into consideration the risks of storm surges and sea defences being overtopped when planning new development in areas of risk from tidal flooding • Ensure development it constructed with high energy efficiency standards to reduce energy consumption? • ensure development is constructed to be able to adapt to the potential change in weather patterns as a result of climate change, in particular hotter summers?
Water	To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	Does the strategy, policy or proposal... <ul style="list-style-type: none"> • help ensure new development is constructed so as to ensure that water is used efficiently? • help to improve and maintain coastal bathing waters at Rest Bay and Porthcawl, and transitional waters at Ogmores-by-Sea • protect water bodies from pollution, for example by ensuring there is sufficient suitable waste water treatment infrastructure?

Land / Soil	To use land efficiently, retaining undeveloped land and bringing damaged land back into use	Does the strategy, policy or proposal... <ul style="list-style-type: none"> • promote the conservation and efficient use of land, including building at higher densities and reusing previously developed and derelict land in preference to greenfield sites? • protect soil of higher agricultural grades from development? • ensure that appropriate remediation of contaminated sites is undertaken prior to development?
Minerals and waste	To maintain the stock of minerals and non renewable primary resources	Does the strategy, policy or proposal... <ul style="list-style-type: none"> • ensure mineral resources are used efficiently and with the least environmental damage? • ensure the recycling and reuse of building materials wherever possible, such as for aggregate, in preference to primary mineral resources? • reduce use of primary resources through providing appropriate sites for sustainable waste management, including re-processing, recycling and sorting?
Renewable energy	To increase the opportunities for energy generation from renewable energy sources	Does the strategy, policy or proposal... <ul style="list-style-type: none"> • promote the generation of energy from renewable sources? • ensure that, where appropriate, new developments generate a proportion of their energy from renewable sources on site?
Maintenance of high and stable levels of economic growth and employment		
Employment	To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	Does the strategy, policy or proposal... <ul style="list-style-type: none"> • help maintain a motivated, highly skilled and well educated workforce? • improve access to employment for all residents of County Borough, and help reduce disparities? • provide an infrastructure of transport, communications and land development, which attracts and retains local businesses? • ensure Bridgend continues to be a 'working district', providing diverse job opportunities for local people?
Wealth creation	To achieve a clear connection between effort and benefit, by making the most of local strengths, seeking community regeneration, and fostering economic activity	Does the strategy, policy or proposal... <ul style="list-style-type: none"> • achieve economic benefits resulting from tourism? • ensure necessary infrastructure to support a sustainable economy? • maintain a coherent and successful range of business support that is widely available and assists the competitiveness of local companies and local supply chains?

Schedule of Matters Arising Changes (MAC) In Plan Order

FMAC Reference	Details of Change	Sustainability Appraisal Commentary
FMAC1	<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>This change makes it clear that the plan should be read as whole which adds clarity and is therefore positive in SA terms.</p>
FMAC2	<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. and provides an indication of when the proposed development will start in respect of the plan period.</p>	<p>This change is factual. It relates to the maintenance of an up-to-date sites database which can record issues. No impact in SA terms.</p>
FMAC3	<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>It is a requirement that LDPs take the Welsh language into account. This would be positive in terms of the SA Community objective. However, it is acknowledged that its use will be limited and so there would be no impact in SA terms.</p>
FMAC4	<p>Amend Objective 3f to read:</p> <p>To support realistic and viable town and district centres in the County Borough which are attractive and economically successful.</p>	<p>This is a factual update. No impact in SA terms.</p>
FMAC5	<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</p>	<p>The need to take relevant environmental considerations into account is welcomed and gives a more rounded viewpoint. This is</p>

	settlement patterns, having regard to the social and economic function and identity of settlements and to relevant environmental considerations .	positive in SA terms.
FMAC6	<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)), the a new Park and Ride, (PLA7(22)) and other community and recreation proposals which aim to improve the environment, accessibility and social wellbeing of the community.</p>	<p>This is a factual update as a result of other changes in the Plan.</p> <p>No impact in SA terms.</p>
FMAC7	<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 a new Roman Catholic the new Archbishop McGrath Secondary school (COM10(6)) with which has community facilities (COM9(5)) that will serve the surrounding area. Dedicated community changing rooms are being 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, are being were upgraded as part of the project.</p>	<p>This is a factual update as a result of other changes in the Plan.</p> <p>No impact in SA terms.</p>
FMAC8	<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 it's 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 Tondu, 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 (PLA7(23)). These proposals are included and promoted in the RTP and agreed to be funded by the WEFO Convergence Funding Programme.</p>	<p>This is a factual update as a result of other changes in the Plan.</p> <p>No impact in SA terms.</p>
FMAC9	<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</p>	<p>This is a factual update as a result of other changes in the Plan.</p> <p>No impact in SA terms.</p>

	parkland area adjacent to the river Ogmore, and on and off site recreation facilities, as well as contributing ons to increased capacity at a local Primary School at Bryncethin (COM10(12)) .	
FMAC10	<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 400 530 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 and the capacity to provide a new primary school (COM10(8)). 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>	<p>This is a factual update as a result of other changes in the Plan.</p> <p>No impact in SA terms.</p>
FMAC11	<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-east north west quadrant of Junction 36 of the M4 on land associated with, and 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 employment site. This will be achieved by the formulation of a joint Masterplan encompassing both areas of land.</p>	<p>This is a factual update as a result of other changes in the Plan.</p> <p>No impact in SA terms.</p> <p>The co-ordinated approach to the development of this site is welcomed and will ensure that sustainability issues are considered more widely.</p>
FMAC12	<p>Amend typo in paragraph 2.3.93:</p> <p>Although at the western 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>	<p>This is a factual update.</p> <p>No impact in SA terms.</p>

<p>FMAC13</p>	<p>Amend paragraph 2.3.94 as follows:</p> <p>This 6-hectare 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>	<p>This is a factual update as a result of other changes in the Plan.</p> <p>The impacts of the 'Amended Sites' consultation stage have already been considered and are subject to a separate SA report.</p>
<p>FMAC14</p>	<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; • requires that the County Borough contributes towards the country's renewable energy requirements; • identifies and protects 164 120 hectares of vacant employment land; • directs new retail and leisure development to the town and district centres of the County Borough; • encourages high quality sustainable tourism; • requires 9,000 9690 market (including 4,308 1370 affordable) dwelling units to be accommodated in the County Borough during the LDP period 2006 - 2021; • requires the retention of existing community uses and facilities and seeks to develop new ones, where they are needed; • requires new development to be accompanied by an appropriate level of infrastructure. 	<p>This is a factual update as a result of other changes in the Plan.</p> <p>The impacts of the 'Amended Sites' consultation stage have already been considered and are subject to a separate SA report.</p>

<p>FMAC15</p>	<p>Replace figures in Table 3.1 to read as follows:</p> <table border="1" data-bbox="282 233 1413 818"> <thead> <tr> <th data-bbox="282 233 506 400">Strategic Regeneration Growth Area (SRGA)</th> <th data-bbox="506 233 730 400">Housing Units on Allocations (2009)</th> <th data-bbox="730 233 954 400">% of Housing Allocations</th> <th data-bbox="954 233 1178 400">Vacant Employment Land (Ha) (2009)</th> <th data-bbox="1178 233 1413 400">% of Vacant Employment Land</th> </tr> </thead> <tbody> <tr> <td data-bbox="282 400 506 440">Bridgend</td> <td data-bbox="506 400 730 440">3324</td> <td data-bbox="730 400 954 440">42</td> <td data-bbox="954 400 1178 440">29.13</td> <td data-bbox="1178 400 1413 440">42</td> </tr> <tr> <td data-bbox="282 440 506 504">Maesteg and Llynfi Valley</td> <td data-bbox="506 440 730 504">532</td> <td data-bbox="730 440 954 504">7</td> <td data-bbox="954 440 1178 504">8.64</td> <td data-bbox="1178 440 1413 504">12</td> </tr> <tr> <td data-bbox="282 504 506 544">Porthcawl</td> <td data-bbox="506 504 730 544">1,206</td> <td data-bbox="730 504 954 544">15</td> <td data-bbox="954 504 1178 544">0.7</td> <td data-bbox="1178 504 1413 544">1</td> </tr> <tr> <td data-bbox="282 544 506 608">Valleys Gateway</td> <td data-bbox="506 544 730 608">1,296</td> <td data-bbox="730 544 954 608">16</td> <td data-bbox="954 544 1178 608">16.13</td> <td data-bbox="1178 544 1413 608">23</td> </tr> <tr> <td data-bbox="282 608 506 679">Outside SRGAs</td> <td data-bbox="506 608 730 679">1,536</td> <td data-bbox="730 608 954 679">20</td> <td data-bbox="954 608 1178 679">14.99</td> <td data-bbox="1178 608 1413 679">22</td> </tr> <tr> <td data-bbox="282 679 506 719">TOTAL</td> <td data-bbox="506 679 730 719">7,894</td> <td data-bbox="730 679 954 719">100</td> <td data-bbox="954 679 1178 719">69.59</td> <td data-bbox="1178 679 1413 719">100</td> </tr> <tr> <td data-bbox="282 719 506 818">Strategic Employment Sites</td> <td data-bbox="506 719 730 818"></td> <td data-bbox="730 719 954 818"></td> <td data-bbox="954 719 1178 818">38.63</td> <td data-bbox="1178 719 1413 818"></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		<p>This is a factual update as a result of other changes in the Plan.</p> <p>The impacts of the 'Amended Sites' consultation stage have already been considered and are subject to a separate SA report.</p>
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<p>FMAC16</p>	<p>Amend paragraph 3.1.15 as follows:</p> <p>In order to focus development in areas where the maximum social, economic and environmental benefits can be achieved, Policy PLA1 makes a distinction between the settlements of the County Borough. Although the SRGAs will be the main focus of planned development, it is acknowledged that the settlements detailed in Policy PLA1 will also provide opportunities for development within their respective settlement boundaries.</p> <p>The identified settlements will continue to be the location of future planned development, the scale and type of which will reflect their individual role and function. The settlement hierarchy is based on the conclusions of the Bridgend County Borough Settlement Role and Function Study (2009).</p>	<p>This change adds clarity to the policy. Whilst this does facilitate development outside of the SRGAs, and therefore could dissipate development to more unsustainable locations, it also ensures development only occurs in appropriate settlements. There will therefore be no overall impact in SA terms.</p>																																								
<p>FMAC17</p>	<p>Amend the text of Policy PLA2 to read:</p> <p>Development likely to have an unacceptable or detrimental unacceptably detrimental impact on the implementation of a regeneration strategy/programme will not be permitted.</p>	<p>This change adds clarity to the policy. No impact in SA terms.</p>																																								

<p>FMAC18</p>	<p>Amend Policy PLA3(20) as follows: PLA3(20) Coronation Works, Evanstown Ty Draw Farm, North Cornelly</p>	<p>The impacts of the 'Amended Sites' consultation stage have already been considered and are subject to a separate SA report.</p>
<p>FMAC19</p>	<p>Amend SP2(2) to read: "Having a design of the highest quality possible, whilst respecting and enhancing local character and distinctiveness and landscape character;"</p>	<p>This change is positive terms of the Community SA objective in promoting the distinctive character of the County Borough.</p>
<p>FMAC20</p>	<p>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."</p>	<p>This change is positive terms of the Community SA objective in promoting the distinctive character of the County Borough.</p>
<p>FMAC21</p>	<p>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 by: Means of achieving this may include:"</p>	<p>This change adds clarity to the policy. No impact in SA terms.</p>
<p>FMAC22</p>	<p>Amend criterion 2 of Policy PLA4 to state: "2) Utilising local materials and supplies (including food) wherever feasible"</p>	<p>This change adds clarity to the policy in that food supplies cannot be controlled through the planning system. Whilst there is a negative impact in terms of the natural resources SA objectives, the LDP needs to be realistic in terms of what it can achieve.</p>
<p>FMAC23</p>	<p>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 the Environment Agency Wales Natural Resources Wales. However, these assessments and the work</p>	<p>This is a factual update. No impact in SA terms.</p>

	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	<p>Delete policy allocations PLA7(22) and PLA7(23):</p> <p>PLA7(22)* New park and ride facility at Pencoed railway station, Pencoed; PLA7(23)* Improvements to park and ride facility at Sarn railway station;</p>	<p>This is a factual update as the sites have already been developed.</p> <p>No impact in SA terms.</p>
FMAC25	<p>Amend paragraph 3.3.26 as follows:</p> <p>PLA7 (20) and (21) (22) and (23) Park and Ride facilities at Brackla and Wildmill, Pencoed and Sarn 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.</p>	<p>This is a factual update as the sites have already been developed.</p> <p>No impact in SA terms.</p>
FMAC26	<p>Amend paragraph 3.3.28 as follows:</p> <p>The proposed park-and-share sites at J35 and J36 of the M4 on the core network will provide an interchange for car to car or car to bus transfers for shared journeys. It would reduce traffic levels on the motorway particularly during the peak period when motorways and motorway junctions are more likely to suffer severe stress. 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>	<p>This is a factual update following changes to the Proposals Map.</p> <p>No impact in SA terms.</p>
FMAC27	<p>Amend paragraph 3.3.46 as follows:</p> <p>In accordance with guidance provided in paragraph 8.4.3 of PPW 2010 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>This is a factual update.</p> <p>No impact in SA terms.</p>

<p>FMAC28</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 may 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, Environment Agency Wales 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>This change strengthens the supporting text relating to Policy SP4.</p> <p>It will therefore have a positive impact in terms of the environment and natural resources objectives of the SA.</p>
<p>FMAC29</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 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.</p>	<p>This change strengthens the supporting text relating to Policy SP4.</p> <p>It will therefore have a positive impact in terms of the environment and natural resources objectives of the SA.</p>
<p>FMAC30</p>	<p>Amend Policy ENV1, criterion 4 as follows:</p> <p>4) The implementation of an appropriate rural enterprise / farm diversification project;</p>	<p>This change broadens the scope for rural economic development and is therefore positive in terms of the economic growth and employment objectives of the SA. Implementation will need to ensure that the environment and natural resource objectives are not prejudiced.</p>

<p>FMAC31</p>	<p>Amend paragraph 4.1.5 as follows:</p> <p>A consistent characterisation and definition of landscapes and sites is now possible throughout South East Wales as the Council participated in a consortium of local authorities to progress a project using the “Landmap” methodology for landscape assessment, as recommended by the Countryside Council for Wales (CCW) Natural Resources Wales. This assessment includes the many facets of the landscape and provides a clearer context for the landscape designations in development plans.</p>	<p>This is a factual update.</p> <p>No impact in SA terms.</p>
<p>FMAC32</p>	<p>Amend last sentence of paragraph 4.1.22 to read:</p> <p>Full details of the latter are already included in the Council’s LBAP as adopted Supplementary Planning Guidance and will be revised in conjunction with the LDP which will include a comprehensive review of all SINC’s within the County Borough. This work will form part of the Green Infrastructure SPG which is expected to be in place by 2014 and the adoption of which is included as an indicator within the LDP monitoring framework.</p>	<p>This change commits the LPA to publish a revised SINC list by 2014. This is positive in terms of the biodiversity objective of the SA.</p>
<p>FMAC33</p>	<p>Amend Criterion 2 to read:</p> <p>Where this is demonstrated not to be possible, translocation or replacement will be required as part of suitable mitigation or compensatory measures in order will be required to secure biodiversity including future management programmes.</p>	<p>This change adds clarity to the policy in terms of biodiversity management. This is positive in terms of the biodiversity objective of the SA.</p>
<p>FMAC34</p>	<p>Amend paragraph 4.1.33</p> <p>Developments and operations involving scrub clearance and soil removal off-site can have implications for the spread of invasive species, some of which, such as Japanese knotweed and Himalayan balsam are subject to the Environment Agency’s 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. The Environment Agency 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.</p>	<p>This is a factual update.</p> <p>No impact in SA terms.</p>

<p>FMAC35</p>	<p>Delete reference to “Areas of Historical Significance” from criterion 6.</p> <p>SP5(6) Locally Significant Buildings and Areas of Historical Importance</p>	<p>This change has a potential negative impact in terms of the Built Environment SA objective. However these areas were not defined on the Proposals Map and were needed to be deleted.</p>
<p>FMAC36</p>	<p>Amend paragraph 4.3.1 to read:</p> <p>In 2009, At present, the total aggregate reserves figure is approximately was estimated at about 40 years after allowing for the likely, although an increase in 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 would reduce could reduce this 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 As there is a slight shortfall of reserves in the Vale of Glamorgan, to meet their minimum 10-year landbank throughout their plan period, the any ‘excess’ of reserves in Bridgend could be utilised to address such a are relied upon by the Vale of Glamorgan to meet this 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.</p>	<p>This change adds clarity to the requirements of Bridgend CBC to maintain relevant stocks of minerals and non renewable primary resources. It is therefore considered positive in terms of the minerals and waste SA objective.</p>
<p>FMAC37</p>	<p>To amend the opening of Policy ENV11 to read as follows:</p> <p>All mineral related developments, including coalbed methane underground gas extraction, will be permitted only where all of the following criteria are satisfied:</p> <p>1) Pollution of ground and surface waterbodies is avoided.</p> <p>42) Measures can will be taken to reduce, and where possible avoid, damage or disturbance to the environment to acceptable levels with specific reference to:</p> <p>a) Pollution or disturbance to ground or surface water supply or drainage;</p> <p>...</p> <p>23) Measures can will be taken to reduce damage or disturbance to neighbouring land uses to acceptable levels including:</p>	<p>This change clarifies the Council’s approach to mineral development. The revised wording is stronger in terms of its protection of waterbodies and therefore can be viewed positively in terms of the water SA objective.</p>

<p>FMAC38</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 planning gain the need for planning agreements/obligations in accordance with Policy SP14 may also need to be considered for major development.</p>	<p>This change adds clarity to the Plan.</p> <p>No impacts on SA objectives.</p>
<p>FMAC39</p>	<p>Amend Policy ENV12 to read:</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>where they:</p> <ol style="list-style-type: none"> 1) Are within 500 metres of a settlement boundary (unless they are deemed exceptions by the council as they constitute acceptable land reclamation works or prior development operations to facilitate development; 2) Affect any Natura 200 Network site (including SACs); or 3) Affect any SSSI <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. In all of the remaining areas of the safeguarded coal resource shown on the Proposals Map, unaffected by 1) to 3) proposals will need to satisfy the following criteria:</p> <ol style="list-style-type: none"> i) There would be no demonstrable harm to amenity or the environment; ii) There are clear community benefits; and iii) It would be in the public interest for development to proceed 	<p>This change adds clarity to the Plan in terms of coal extraction within 500m of a settlement boundary and refers the reader to MTAN 2 and Policy ENV11.</p> <p>Whilst the reinforcement of impacts of development on SACs and SSSI's is lost. This is neutralised in terms of FMAC1 and so there is no overall SA impact.</p>
<p>FMAC40</p>	<p>Amend Policy ENV13(4) to read:</p> <p>Addresses Assesses the need for formal environmental assessment for any identified stabilisation works.</p>	<p>This is a factual update.</p> <p>No impact in SA terms.</p>

<p>FMAC41</p>	<p>Amend Policy SP7 to read:</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>This is a factual update.</p> <p>No impact in SA terms.</p>
<p>FMAC42</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. Several 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>This is a factual update.</p> <p>No impact in SA terms.</p>
<p>FMAC43</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 strategic road network.</p>	<p>This change adds clarity to the plan in terms of SP7(1).</p> <p>No impact in SA terms.</p>

<p>FMAC44</p>	<p>Amend Paragraph 4.5.10 to read:</p> <p>Commercial and industrial waste comprises approximately 60% of the total waste generated in any given area. Such waste takes a number of different forms such as business food waste, green horticultural waste, plastics, wood, glass, paper, metal <u>and construction and demolition waste such as soil, bricks, concrete and stone etc.</u></p>	<p>This is a factual update.</p> <p>No impact in SA terms.</p>								
<p>FMAC45</p>	<p>Amend final section of Policy ENV17 to read as follows:</p> <p>The following sites are safeguarded <u>is allocated</u> for renewable energy generation:</p> <table border="0"> <tr> <td></td> <td style="text-align: right;"><u>Technology</u></td> </tr> <tr> <td>ENV17(1) Former Llynfi Power Station</td> <td style="text-align: right;">Biomass</td> </tr> <tr> <td>ENV17(2) Tythegston Landfill</td> <td style="text-align: right;">Landfill Gas</td> </tr> <tr> <td>ENV17(3) Penybont Waste Treatment Works</td> <td style="text-align: right;">Sewage Gas</td> </tr> </table>		<u>Technology</u>	ENV17(1) Former Llynfi Power Station	Biomass	ENV17(2) Tythegston Landfill	Landfill Gas	ENV17(3) Penybont Waste Treatment Works	Sewage Gas	<p>This is a factual update to the plan as two of the originally allocated sites are operational.</p> <p>No impact in SA terms.</p>
	<u>Technology</u>									
ENV17(1) Former Llynfi Power Station	Biomass									
ENV17(2) Tythegston Landfill	Landfill Gas									
ENV17(3) Penybont Waste Treatment Works	Sewage Gas									
<p>FMAC46</p>	<p>Replace paragraph 4.6.5 with the following:</p> <p>The Council will therefore require energy statements to be prepared for all major development proposals (defined in Policy ENV17) to set out how they can make a positive contribution towards providing increased levels of energy generation from renewable and low/zero carbon sources. It therefore will expect all major development proposals to examine the potential for renewable energy generation and/or low/zero carbon technologies on site and, where appropriate the sharing of renewable energy with the wider community.</p> <p><u>“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”.</u></p>	<p>This change adds clarity to the plan in terms of the Council’s requirements for Energy Assessments.</p> <p>No impact in SA terms.</p>								

<p>FMAC47</p>	<p>Amend paragraph 4.6.6 to read as follows:</p> <p>“To this end, the Council will take a proactive, corporate role in not only seeking to make its own buildings more energy efficient and generators of renewable energy generation, but will produce an Energy Opportunities Plan (EOP) as SPG to the LDP. The EOP will to assist the development industry by spatially identifying possible sources of renewable energy including suitable areas for smaller scale wind, hydropower generation and district heating networks. Such networks utilise a single source of energy to provide heating to a number of different buildings and can help to minimise carbon emissions and energy costs. The Council will expect major developments to be designed to enable connection to such networks where they exist or are proposed, where viable.</p>	<p>This change adds clarity to the plan in terms of the Council's Energy Opportunities Plan and adds more information of District Heat Networks.</p> <p>No impact in SA terms.</p>
<p>FMAC48</p>	<p>Amend criteria 1 of Policy ENV18 as follows:</p> <p>Proposals for renewable energy developments will be permitted provided that:</p> <p>1) In the case of wind farm developments of 25MW or more, the preference will be for them to be located within the boundary of the refined Strategic Search Area and required to meet the indicative generating capacity;</p>	<p>These changes adds clarity to the plan in terms of the Council's preference for large windfarms to be located in the refined SSA.</p> <p>This could be seen negatively in terms of the renewable energy SA objective, however further changes to the supporting text explain that outside of the SSAs each application will be treated on its merits.</p>
<p>FMAC49</p>	<p>Amend paragraph 4.6.9 to read as follows:</p> <p>The wider SSA areas form part of national policy and therefore will continue to be considered as the starting point for assessment of large scale wind energy developments. However, the The locally refined SSA within Bridgend County Borough (as shown on the Proposals Map) are is seen by the Council as the preferred location within the County Borough for large scale wind energy developments. of this nature. In this respect applications for these projects will expect to be accompanied by assessments which examine locations in a sequential order: firstly the locally refined SSA, then the original TAN8 area and lastly areas outside of the SSA which are in accordance with Policy ENV18. Outside of the refined area, the Council will operate a case-by-case approach to these schemes. Where development proposals can be justified, however, careful attention to landscape issues will need to be considered in accordance with Policy SP2 as well as the criteria of Policy ENV18.</p>	<p>There will therefore be no net impact in SA terms.</p>

FMAC50

Move paragraphs 4.6.13 – 4.6.18 to follow Policy ENV11 and amend to read as follows:

Coal Bed Methane Extraction (CBM)

~~4.6.13 The extraction of CBM as a source of energy can take place without adverse environmental impacts. The impacts arising from the extraction of CBM are entirely different in scale and kind from the impacts arising from opencast or deep coal mining operations.~~

~~4.6.14 The location and siting of CBM well sites need to be carefully chosen. This involves a sieving process which identifies all relevant designations from the Local Development Plan and consultation with relevant stakeholders. The process is designed to locate the proposed site in the most appropriate location taking into account all relevant designations and sensitive areas.~~

~~4.6.15 Current and emerging technologies in drilling now allow the gas resource to be explored and developed horizontally in the seam without having to be vertically above the target areas of coal. Operations at depth can therefore be close to sensitive areas, without creating adverse affects on the basis that surface operations, including drilling equipment and compounds can be located away from potentially sensitive areas.~~

~~4.6.16 Proposals for CBM extraction will therefore be assessed against Policy SP2: Sustainable Place Making, as well as other policies from the Environment chapter, to ensure that they do not adversely affect environmental designations or amenity. Policy ENV11 provides additional policy guidance on mineral extraction which would relate to such proposals.~~

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

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

Underground Gas Extraction

4.3.11 It is possible that the extraction of underground gases as a source of energy can take place where

This is a factual update to the Plan.

No impact in SA terms.

	<p>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.</p> <p>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.</p> <p>4.3.13 Policy ENV11 provides policy guidance on mineral extraction which would relate to such proposals. In addition, proposals for underground gas extraction will be assessed against Policy SP2: Sustainable Place Making, as well as other policies from the Environment chapter, to ensure that they do not adversely affect environmental designations or amenity.</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>													
<p>FMAC51</p>	<p>Amend wording of Policy SP9 as follows:</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 164 120 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>46 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>6 2 Hectares</td> </tr> </table> <p>LDP Objectives: 1a, 1b, 1d, 3a, 3b, 3c</p>	SP9(1)	Brocastle, Waterton, Bridgend;	46 20 Hectares	SP9(2)	Island Farm, Bridgend;	11 Hectares	SP9(3)	Pencoed Technology Park;	5 Hectares	SP9(4)	Ty Draw Farm, North Cornelly.	6 2 Hectares	<p>This is a factual update as a result of other changes in the Plan.</p> <p>The impacts of the 'Amended Sites' consultation stage have already been considered and are subject to a separate SA report.</p>
SP9(1)	Brocastle, Waterton, Bridgend;	46 20 Hectares												
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<p>FMAC56</p>	<p>Amend Policy REG1(22) as follows:</p> <p>REG1(22) Land adjacent to Sarn Park Services/Adjacent Land</p> <p>Uses B1/B8</p>	<p>This is a factual update to the plan.</p> <p>No impact in SA terms.</p>
<p>FMAC57</p>	<p>Delete Policy REG1(25) allocation:</p> <p>REG1(25) Coronation Works, Evanstown</p> <p>Uses B1/B8</p>	<p>This is a factual update as a result of other changes in the Plan.</p> <p>The impacts of the 'Amended Sites' consultation stage have already been considered and are subject to a separate SA report.</p>
<p>FMAC58</p>	<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>	<p>This change encourages B1 office development to occur in the most sustainable location and is therefore positive in terms of the accessibility, natural resources and economic growth and employment SA objectives.</p>
<p>FMAC59</p>	<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>	<p>This is a factual update to the plan.</p> <p>No impact in SA terms.</p>
<p>FMAC60</p>	<p>Amend paragraph 5.1.11 as follows:</p> <p>In terms of employment land availability, Policy REG1 accounts for 84 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>	<p>This is a factual update as a result of other changes in the Plan.</p> <p>The impacts of the 'Amended Sites' consultation stage have already been considered and are subject to a separate SA report.</p>

<p>FMAC61</p>	<p>Amend the opening paragraph of Policy REG2 to state:</p> <p>Proposals which result in the loss of existing or proposed industrial 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>	<p>This is a factual update to the plan.</p> <p>No impact in SA terms.</p>
<p>FMAC62</p>	<p>Amend criterion 2 of Policy REG2 to state:</p> <p>2. In appropriate locations, those sui generis employment uses which are suitably located on industrial employment land.</p>	<p>This is a factual update to the plan.</p> <p>No impact in SA terms.</p>
<p>FMAC63</p>	<p>Amend the opening paragraph of Policy REG3 to state:</p> <p>Proposals which result in the change of use of existing industrial employment (B1, B2 and B8) buildings to uses within Class D2 of the Use Classes Order on Policy REG1 sites will be permitted provided that:</p>	<p>This is a factual update to the plan.</p> <p>No impact in SA terms.</p>
<p>FMAC64</p>	<p>Amend paragraph 5.1.13 to read:</p> <p>Policy REG2 also recognises that industrial 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-industrial employment uses that are considered complementary and ancillary to the main industrial 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.</p>	<p>This adds clarity to the plan in terms of ancillary and complementary uses permissible on employment land. Whilst the presence of these uses on employment land will be positive in SA terms of nearby workers (ie in reducing car trips), they could encourage other users from outside the area which will increase trip rates. The impact is therefore unknown and should be kept under review.</p>

<p>FMAC65</p>	<p>Amend paragraph 5.1.17 to read:</p> <p>However, the site also lies within a Mineral Protection Zone defined to protect high quality limestone and as such planning consents which have been granted have been temporary in nature albeit relatively long-term, with end dates of 2035, well beyond the LDP period of 2021. Any related activity to that which is existing will continue to be temporary, 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>	<p>This is a factual update to the plan.</p> <p>It is positive in SA terms as the minerals and waste objective highlights the need to maintain a stock of minerals.</p>
<p>FMAC66</p>	<p>Amend Policy SP10 as follows:</p> <p>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>.....</p> <p>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>These changes encourages B1 office development to occur in the most sustainable location and are therefore positive in terms of the accessibility, natural resources and economic growth and employment SA objectives.</p>
<p>FMAC67</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</p>	

	<p>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 • 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	<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>	<p>This is a factual update to the plan.</p> <p>No impact in SA terms.</p>
FMAC69	<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>	<p>This is a factual update to the plan.</p> <p>No impact in SA terms.</p>
FMAC70	<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>	<p>This is a factual update to the plan.</p> <p>No impact in SA terms.</p>

<p>FMAC71</p>	<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. <i>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.</i></p>	<p>This change adds clarity to the information required by the Council in determining applications.</p> <p>No impact in SA terms.</p>
<p>FMAC72</p>	<p>Amend title and opening sentence of Policy REG7 as follows:</p> <p>Non A1, A2 and A3 Uses Outside of Primary Shopping Areas Frontages</p> <p>Changes of use to non A1, A2 or A3 premises on the ground floor outside of the primary shopping frontages area but within a retailing and commercial centre will only be permitted:</p>	<p>These changes ensure internal consistency within the Plan in terms of terminology.</p> <p>No impacts in SA terms.</p>
<p>FMAC73</p>	<p>Amend paragraph 5.2.14 as follows:</p> <p>Policy REG6 recognises that the primary shopping frontages areas 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. The Primary shopping frontages areas 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 the primary shopping frontages, areas a more relaxed approach is adopted.</p>	
<p>FMAC74</p>	<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</p>	<p>This change adds clarity to the information required by the Council in determining applications.</p> <p>No impact in SA terms.</p>

	<p>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>	
FMAC75	<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 were would be 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 which are more 'office-like' in nature may be acceptable are encouraged in town and district centres under the terms and criteria of Policy REG7 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 an incongruous use. incongruous light industrial uses.</p>	<p>These changes encourages B1 office development to occur in the most sustainable location and are therefore positive in terms of the accessibility, natural resources and economic growth and employment SA objectives.</p>
FMAC76	<p>The title and opening paragraph of Policy REG9 to be amended as follows:</p> <p>Retail and Commercial Development Sites 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 (falling within A1, A2, A3, D1 and D2) will be favoured. The following sites are identified as key sites:</p>	<p>This change adds clarity to the policy.</p> <p>No impact in SA terms.</p>
FMAC77	<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 commitment 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>This change adds clarity to the plan in terms of outlining the scale of supermarket provision anticipated in Porthcawl.</p> <p>No impact in SA terms.</p>

<p>FMAC78</p>	<p>Amend Policy REG10 as follows:</p> <p>Policy REG10 Existing Out of Centre Retail Development Outside of Retailing and Commercial Centres</p> <p>Out of Centre Retail Development outside of retailing and commercial centres will be concentrated at the following existing locations:</p> <table border="0"> <thead> <tr> <th>Policy</th> <th>Location Address</th> <th>Existing Uses</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>REG10(1)</td> <td>Bridgend Retail Park</td> <td>Bulky Comparison and Convenience</td> <td>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>	Policy	Location Address	Existing Uses	Location	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>This change adds clarity to the policy.</p> <p>No impact in SA terms.</p>
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<p>FMAC79</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 to 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>This change adds clarity to how the policy will be implemented.</p> <p>No impact in SA terms.</p>																												

<p>FMAC80</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>This change adds clarity to how the policy will be implemented.</p> <p>No impact in SA terms.</p>																				
<p>FMAC81</p>	<p>Amend Policy REG11 as follows:</p> <p>Policy REG11 New Bulky Goods Out of Centre Retail Development Outside of Retailing and Commercial Centres Sites</p> <p>New out of centre bulky comparison goods retail development outside of retailing and commercial centres, not exceeding a combined total of 15,400 sq m of bulky comparison goods development will be directed to the following locations:</p> <table border="0"> <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>Parc Afon Ewenni</td> <td>Out-Of-Centre</td> <td></td> </tr> <tr> <td>REG11(43)</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)*	Parc Afon Ewenni	Out-Of-Centre		REG11(43)	Brewery Field, Bridgend	Edge-Of-Centre	5,500 sq m	<p>This change adds clarity to how the policy will be implemented and how the bulky goods requirement will be distributed.</p> <p>No impact in SA terms.</p>
Policy	Address	Location	Floorspace (net)																			
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REG11(43)	Brewery Field, Bridgend	Edge-Of-Centre	5,500 sq m																			

<p>FMAC82</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 metres net). The requirement in Maesteg is 5,428 sq m net, whilst in Bridgend the need is for 1,098 sq m net. These total approximately 16, 400 sq m net.</p> <p>5.2.30 The Porthcawl Regeneration area has the potential to accommodate an element (approximately 1,000 sq m net) of bulky comparison goods type retailing as an inclusive part of the development brief for the site. Such development would also need to comply in design terms to the agreed design code for the area. However it is considered that there are no other alternative sites in Porthcawl to deliver the remaining of quantitative need. Given this constraint it is sensible to direct provision to the south of the County Borough within the Bridgend area where there are available sites. These are not only accessible to the Porthcawl catchment, but they also consolidate Bridgend's position as a sub-regional shopping destination.</p>	<p>This is a factual update to the plan.</p> <p>No impact in SA terms.</p>
<p>FMAC83</p>	<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 four 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>	<p>This change adds clarity to how the policy will be implemented and how the bulky goods requirement will be distributed.</p> <p>No impact in SA terms.</p>
<p>FMAC84</p>	<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> <p>...</p> <p>2. The proposed development is part of an appropriate rural enterprise / farm diversification scheme;</p>	<p>This change broadens the scope for rural economic development and is therefore positive in terms of the economic growth and employment objectives of the SA. Implementation will need to ensure that the environment and natural resource objectives are not prejudiced.</p>

<p>FMAC85</p>	<p>Amend first line of Policy REG13 as follows:</p> <p>The loss of serviced and self-catering tourist accommodation will be permitted only if:</p>	<p>This is a factual update.</p> <p>No impact in SA terms.</p>						
<p>FMAC86</p>	<p>Include additional text at the end of paragraph 5.3.7:</p> <p>'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'.</p>	<p>This addition highlights the impact of increased visitors in the countryside. It is therefore potentially positive in terms of the environment objectives of the SA. However, implementation of this will need to be monitored.</p>						
<p>FMAC87</p>	<p>Amend paragraph 6.1. Housing: Strategic Policy SP12 to include additional dwelling requirement as follows:</p> <p>Strategic Policy SP12 Housing</p> <p>Provision will be made for the development of 9,000 9690 new dwellings in Bridgend County Borough up to 2021 which will be distributed in accordance with Strategic Policy SP1, Regeneration-Led Development.</p> <p>The new dwellings will be delivered in the following 5 year periods:</p> <table data-bbox="750 981 1220 1085"> <tr> <td>2006-2011</td> <td>1,940 2085 dwellings</td> </tr> <tr> <td>2011-2016</td> <td>2,684 2888 dwellings</td> </tr> <tr> <td>2016-2021</td> <td>4,379 4717 dwellings</td> </tr> </table> <p>An appropriate mix of dwelling size, type and tenure including approximately 1,310 1370 units of affordable housing will be delivered through the planning system to meet the needs of the County Borough.</p> <p>LDP Objectives: 1a, 1b, 1c, 1d, 1e, 4c</p>	2006-2011	1,940 2085 dwellings	2011-2016	2,684 2888 dwellings	2016-2021	4,379 4717 dwellings	<p>This is a factual update as a result of other changes in the Plan.</p> <p>The impacts of the 'Amended Sites' consultation stage have already been considered and are subject to a separate SA report.</p>
2006-2011	1,940 2085 dwellings							
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2016-2021	4,379 4717 dwellings							

<p>FMAC88</p>	<p>Amend paragraph 6.1.1 as follows:</p> <p>6.1.1 Policy SP12 identifies a requirement of 9,000 9690 new dwellings to accommodate the anticipated population growth over the Plan period up to 2021. This equates to an average completion rate of 600 646 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. Further information on how the dwelling requirement has been derived is contained in Background Paper 2: Population and Housing.</p>	<p>This is a factual update as a result of other changes in the Plan.</p> <p>The impacts of the ‘Amended Sites’ consultation stage have already been considered and are subject to a separate SA report.</p>
<p>FMAC89</p>	<p>Amend Policy COM1 as contained in Annex 1</p>	<p>The impacts of the ‘Amended Sites’ consultation stage have already been considered and are subject to a separate SA report.</p>
<p>FMAC90</p>	<p>Amend Policy COM2 as contained in Annex 1</p>	<p>The impacts of the ‘Amended Sites’ consultation stage have already been considered and are subject to a separate SA report.</p>
<p>FMAC91</p>	<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 2009 update 2012 indicates an annual shortfall of 4,514 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>	<p>This is a factual update as a result of other changes in the Plan.</p> <p>The impacts of the ‘Amended Sites’ consultation stage have already been considered and are subject to a separate SA report.</p>

FMAC92	<p>Amend paragraph 6.1.4 as follows:</p> <p>Housing Requirement (2006-2021)</p> <p>6.1.4 The LDP Strategy requires that 9,000 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 7,463 8153 dwellings.</p> <p>Housing Requirement 2006 - 2021 9,000 9690 dwellings Housing Completions 2006 - 2007 (2007 JHLA) 635 dwellings Housing Completions 2007 - 2008 (2008 JHLA) 514 dwellings Housing Completions 2008 - 2009 (2009 JHLA) 388 dwellings</p> <p>Residual Requirement (2009 - 2021) 7,463 8153 dwellings</p>	<p>This is a factual update as a result of other changes in the Plan.</p> <p>The impacts of the 'Amended Sites' consultation stage have already been considered and are subject to a separate SA report.</p>
FMAC93	<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> <p>Housing Allocations COM 1: 6,160 6358 dwellings</p> <p>Housing Allocations COM 2: 4,203 1536 dwellings</p> <p>Windfall Allowance (10 or more dwellings) (45 per annum) (COM 3 contribution) 540 dwellings</p> <p>Small Site Allowance (9 or less dwellings) (65 per annum) (COM 3 contribution) 780 dwellings</p> <p>Empty Property Initiatives Allowance 200 dwellings</p>	<p>This is a factual update as a result of other changes in the Plan.</p> <p>The impacts of the 'Amended Sites' consultation stage have already been considered and are subject to a separate SA report.</p>

	<p>(2012 – 2021)</p> <p>Demolitions (2006 -2021) (15 per annum) -225 dwellings</p> <p>Total Supply (up to 2021): 8,458 9189 dwellings</p> <p>Total Requirement (up to 2021): 7,463 8153 dwellings Balance + 995 1036 dwellings (13% over provision)</p>	
<p>FMAC94</p>	<p>Amend Policy COM3 as follows:</p> <p>Residential Re-Use of a Building or Land</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. there is no overriding need to retain the existing use of the building or land for an alternative local land use requirement.</p>	<p>This change adds clarity to the policy in terms of when the residential reuse of land will be permitted. This is positive in terms of the natural resources objectives of the SA.</p>
<p>FMAC95</p>	<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 4,310 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: 4,169 1,175 units</p> <p>COM 2 Estimated Number of Affordable Houses: 449 211 units</p> <p>Windfall Sites (COM3) Estimated Affordable Houses Target: 105 units</p>	<p>This is a factual update as a result of other changes in the Plan.</p> <p>The impacts of the 'Amended Sites' consultation stage have already been considered and are subject to a separate SA report.</p>

	<p>Small Sites (5-9 dwellings) (COM3) Estimated Affordable Houses: 52 units</p> <p>Minus 13% over provision in housing supply: -196 -204 units</p> <p>Affordable Housing Target: 1316 1,370 units</p>	
<p>FMAC96</p>	<p>Amend paragraph 6.1.22 as follows:</p> <p>Of major importance to the LDP strategy is the delivery of affordable housing. PPW (2011 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>	<p>This is a factual update to the Plan.</p> <p>No impact in SA terms.</p>
<p>FMAC97</p>	<p>Add text to Policy COM5 to reference the Table included in Appendix A of this paper:</p> <p>Policy COM5 Affordable Housing</p> <p>Where a local need is demonstrated, the Council will expect an appropriate element of 'affordable housing' to be provided on sites capable of accommodating 5 or more dwellings or exceeding 0.15 hectares in size.</p> <p>The Council will seek the following affordable housing Market Area targets*:</p> <p>30% affordable housing Porthcawl and Rural; 20% affordable housing in Bridgend, Pencoed and Hinterland; 15% affordable housing in the Western Settlements, 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>*Affordable Housing Market Areas shown in Plan 3 and broken down into settlements and post codes in Appendix 4.</p>	<p>This is a factual update to the Plan.</p> <p>No impact in SA terms</p>

<p>FMAC98</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>This change clarifies how the Council will implement the Policy.</p> <p>The changes can be viewed positive in terms of the social progress objectives of the SA with the view of creating balanced and mixed communities. However implementation will need to be monitored to ensure this occurs.</p>
<p>FMAC99</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>	<p>This change clarifies how the Council will implement the Policy.</p> <p>No impact in SA terms.</p>
<p>FMAC100</p>	<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 (20112012) 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>	<p>This is a factual update to the Plan.</p> <p>No impact in SA terms.</p>

<p>FMAC101</p>	<p>Delete the following COM8 allocations and amend wording of Policy COM8 as follows:</p> <p>COM8(1) Land-off Min-y-Nant, Pencoed; COM8(2) Bridgend Road, Aberkenfig; COM8(3) Land at Gibbons Way, North Cornelly; COM8(4) Porthcawl Waterfront Regeneration Area; COM8(5) The Resource Centre, Bridgend; COM8(6) Glanyrafon, Tondy</p> <p>Existing health and well-being facilities will be extended at the following location:</p> <p>COM8(7) Oak Tree Surgery, Brackla; COM8(8) Glan Rhyd Hospital, Penyfai; COM8(9) Princess of Wales Hospital.</p>	<p>These changes are being made because the facilities have already been developed / provided or are no longer required in the Plan.</p> <p>No impact in SA terms.</p>
<p>FMAC102</p>	<p>Delete following Policy COM9 allocations and amend wording of Policy COM9 as follows::</p> <p>COM9(1) Land adjoining Cwm Ogwr Fach, Blackmill; COM9(2) Parc Derwen, Bridgend; COM9(3) Porthcawl Waterfront Regeneration Area; COM9(4) Lower Comprehensive School Site, Maesteg; COM9(5) Archbishop McGrath, Brackla; COM9(6) Land north of Brackla Infants School; COM9(7) Gateway to the Valleys, Ynysawdre; COM9(8) Former Blaenllynfi School Site, Caerau; COM9(9) Parc Afon Ewenni, Bridgend; COM9(10) Llangeinor Sports Ground; COM9(11) Ty'r Ardd Day Centre, Bridgend.</p> <p>The existing community buildings at the following locations will be extended:</p> <p>COM9(12) Sarn; COM9(13) Wildmill; COM9(14) Noddfa Chapel, Caerau.</p>	<p>These changes are being made because the facilities have already been developed / provided or are no longer required in the Plan.</p> <p>No impact in SA terms.</p>

<p>FMAC103</p>	<p>Delete the following COM10 allocations:</p> <p>...</p> <p>COM10(2) – Lower Comprehensive School Site, Maesteg</p> <p>...</p> <p>COM 10(6) – Archbishop McGrath, Brackla</p> <p>...</p> <p>COM10(8) – Land West of Maesteg Road, Tondu</p> <p>...</p> <p>COM10(10) – The Coegnant Reclamation Site, Caerau/Nantyllyllon</p> <p>...</p> <p>COM10(12) – Bryncethin Primary School</p>	<p>These changes are being made because the facilities have already been developed / provided or are no longer required in the Plan.</p> <p>No impact in SA terms.</p>
<p>FMAC104</p>	<p>Amend Policy COM11 to read:</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; 3. 0.2 hectares per 1,000 population for allotment provision; 4. No person should live more than 300 metres from their nearest area of accessible natural green space. <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>This change clarifies how the Council will implement the Policy.</p> <p>No impact in SA terms.</p>
<p>FMAC105</p>	<p>Amend paragraph 6.2.16 to read:</p> <p>Using these standards together with relevant quantitative and qualitative information held by the Council on the quantity, quality and accessibility of existing provision of children's playing spaces, outdoor sports facilities recreation, allotments, and accessible natural green spaces and playing pitch quality, 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</p>	<p>This change clarifies how the Council will implement the Policy.</p> <p>No impact in SA terms.</p>

	recreation space for all its residents.	
FMAC106	<p>Amend paragraph 6.2.17 to read:</p> <p>All new housing developments will be expected to include approximately 10% of the development an appropriate level of green space site area 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 Countryside Council for Wales Natural Resoures Wales Toolkit for the provision of Accessible Natural Green space.</p>	<p>This change clarifies how the Council will implement the Policy.</p> <p>No impact in SA terms.</p>
FMAC107	<p>Amend second paragraph of Accessible Natural Greenspace definition in paragraph 6.2.18 as follows:</p> <p>The Countryside Council for Wales 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>This is a factual update to the Plan.</p> <p>No impact in SA terms.</p>
FMAC108	<p>Amend paragraph 6.3.3 as follows:</p> <p>Guidance on the use of planning obligations is provided in Planning Policy Wales (2002 2012) and Welsh Office Circular 13/97 ‘Planning Obligations’. In line with this guidance and the Community Infrastructure Levy Regulations 2010 planning obligations can only be sought where they are:</p> <ul style="list-style-type: none"> • necessary to make the proposed development acceptable in land use planning terms; • use planning terms • directly related to the proposed development; • fairly and reasonably related in scale and kind to the proposed development; 	<p>This is a factual update to the Plan.</p> <p>No impact in SA terms.</p>
FMAC109	<p>Amend Policy SP14 to read:</p> <p>Applications for built development should include material proposals which deal with the fair and reasonable direct and indirect infrastructural requirements of the development, and which help to mitigate any negative impacts that may arise as a consequence of the development. also ensure that there is not a consequential and significant planning loss to the existing community. 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>	<p>This is a factual update to the Plan.</p> <p>No impact in SA terms.</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>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 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. due to the role they play in mitigating the impacts of a particular development. <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>	<p>This is a factual update to the Plan.</p> <p>No impact in SA terms.</p>

FMAC111	Replace whole of Chapter 7 with new Chapter as contained in Annex 2	Effective monitoring of the LDP will also ensure that the sustainability objectives are also being achieved. The final SA identifies those indicators in the LDP monitoring framework which will equally contribute to monitoring the SA objectives.
FMAC112	Replace text of Chapter 9 as contained in Annex 3	This is a factual update to the Plan. No impact in SA terms.
FMAC113	Replace Appendix 1 as contained in Annex 4	This is a factual update to the Plan. No impact in SA terms.
FMAC114	Amend paragraph A2.1.5 as follows: 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 2011 2012.	This is a factual update to the Plan. No impact in SA terms.
FMAC115	Replace Appendix 3 as contained in Annex 5	This is a factual update to the Plan. No impact in SA terms.
FMAC116	New Appendix relating to Local Housing Market Areas as contained in Annex 6	This is a factual update to the Plan. No impact in SA terms.

FMAC117	<p>New Appendix relating to site delivery information previously contained in Chapter 9 as contained in Annex 7</p>	<p>This is a factual update to the Plan.</p> <p>No impact in SA terms.</p>
FMAC118	<p>Amend Definition of Brownfield Site:</p> <p>Brownfield land or previously developed land is defined in Planning Policy Wales (20142) 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. 4.1 4.3 of PPW.</p>	<p>This is a factual update to the Plan.</p> <p>No impact in SA terms.</p>
FMAC119	<p>Add new word and definition to Glossary as follows:</p> <p>Commercial Development</p> <p>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.)</p>	<p>This change adds clarity to the Plan.</p> <p>No impact in SA terms.</p>
FMAC120	<p>Amend Green Wedges definition in Glossary as follows:</p> <p>PPW (20112012) 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>	<p>This is a factual update to the Plan.</p> <p>No impact in SA terms.</p>
FMAC121	<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>	<p>This change adds clarity to the Plan.</p> <p>No impact in SA terms.</p>

FMAC122	Proposals Map Changes – Annex 8	<p>This is a factual update as a result of other changes in the Plan.</p> <p>The impacts of the ‘Amended Sites’ consultation stage have already been considered and are subject to a separate SA report.</p>