Cyngor Bwrdeistref Sirol
Pen-y-bont ar Ogwr
BRIDGEND
County Borough Council

Bridgend County Borough
Local Development Plan
2018-2033

Annual Monitoring Report
October 2026



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1.0 Executive Summary

1.1 The Annual Monitoring Report (AMR) reviews progress in implementing the Replacement Local Development Plan (RLDP or "the Plan") during the period **1 April 2025 – 31 March 2026**. It considers housing delivery, strategic site progress, economic development, environmental outcomes and the overall effectiveness of the Plan in shaping sustainable growth.

Housing Delivery and Distribution

1.2 Housing completions were below the annual requirement of 505 dwellings and remain behind the adopted trajectory currently. Affordable housing delivery has primarily stemmed from the existing landbank thus far, though future completions are expected to align more closely with recently adopted affordable housing policies as allocations progress.

Strategic Sites

1.3 There has been progress across all strategic sites identified in the RLDP, with applications already submitted for three strategic sites and the others progressing through pre-application stages. These sites remain central to achieving the growth strategy, and their build-out will be critical to delivering the housing trajectory.

Climate Change, Flood Risk and Energy

1.4 The monitoring year shows strong policy compliance in respect of climate resilience and sustainable development. No inappropriate development was permitted in areas at risk of flooding, and all major planning applications submitted after adoption of the RLDP were supported by energy masterplans.

Gypsy and Traveller Accommodation

1.5 The identified need set out in the Gypsy and Traveller Accommodation Assessment (GTAA) 2020 has been met in full for the Plan period. No unmet arising need was identified in the monitoring year.

Community Facilities

1.6 Community facilities have been successfully protected through the application of policy, with no losses recorded in areas of need.

Employment and Economic Development

1.7 Employment land take-up and job creation show steady progress. Take-up is expected to increase in future years as allocations come forward, the local labour force enlarges and businesses expand and/or are attracted to the area in response. Delivery of new employment opportunities remains an important part of the RLDP's balanced growth strategy.

Retail and Town Centres

1.8 The health of town centres remains relatively resilient, with vacancy rates at varying levels in each of the four main towns – Bridgend, Porthcawl, Maesteg and Pencoed. There is need for improvement in Bridgend and Maesteg, in particular, which is expected as the strategic allocations come forward for development, increasing footfall in these town centres. The RLDP retail strategy is being upheld, with no major out-of-centre developments permitted.

Minerals and Waste

1.9 Minerals reserves remain above the required 10-year supply, and waste management capacity is sufficient to meet the needs of the county borough.

Tourism, Leisure and Recreation

1.10 Tourism activity has remained stable, with no unjustifiable losses of leisure or recreation facilities.

Countryside, Landscape and Biodiversity

1.11 Strong protection has been maintained for the countryside, landscapes and biodiversity. No development was permitted contrary to relevant policies safeguarding valued habitats, species and landscape character.

Overall Conclusions

1.12 Recent updates to national planning policy, including revisions to Planning Policy Wales and associated Technical Advice Notes, have been considered

in the monitoring process. These changes do not undermine the RLDP strategy, which remains relevant and appropriate in enabling sustainable growth.

2.0 Key Findings of the Annual Monitoring Report

2.1 This section summarises the main findings of the monitoring process for the period **1 April 2025 – 31 March 2026**, organised by key topic areas. It provides the evidence base underpinning the conclusions set out in the Executive Summary.

2.2 The RLDP, adopted in March 2024, is in the early stages of implementation and is showing encouraging progress against its objectives. While housing delivery to date has been below the projected trajectory, this is not a significant concern. A number of strategic allocations are advancing well through the planning process and are expected to deliver substantial completions in the coming years, which will help to address the slower initial pace.

Housing Delivery and Distribution

2.3 The key findings associated with housing delivery and distribution include the following:

- **Spatial Strategy:** Housing completions during the monitoring period were somewhat inconsistent with the settlement hierarchy (Indicator 1), but this is due to completions stemming from existing commitments (approved under the previous LDP). This issue will rectify itself as new allocations start delivering.
- **Build rates:** A total of 130 dwellings were completed during the monitoring year, compared with the anticipated annual build rate (AABR) of 505 dwellings (Indicator 11). This represents a variance of -74.26% below the target.
- **Housing Trajectory:** Annual completions were below the AABR set out in the adopted Housing Trajectory (Indicator 12), and cumulative completions also remain behind the expected cumulative total (Indicator 13). The last

monitoring year indicated a trend of under-delivery, however this is expected to significantly improve as existing commitments and site allocations come forward for development (the latter are all either already progressing through the planning system or actively subject to pre-application work).

- **Affordable Housing:**
    - A total of 62 affordable dwellings were delivered through the planning system, which is below the RLDP's overarching target of 114 per annum (Indicator 14).
    - Tenure split was 62 Social rented and 0 Intermediate dwellings, which contributed towards the identified need in the most recent Local Housing Market Assessment (LHMA) (Indicator 15).
    - The affordable housing developments completed during the monitoring period all exceeded the adopted affordable housing thresholds and targets set out in policies COM3 (Indicator 16).

Strategic Sites

2.4 All strategic development sites (Policies PLA1-5) have not yet commenced development, however three applications have already been submitted and the remainder are progressing pre-application stage. Strategic site completions are expected to follow in due course.

Climate Change, Flood Risk and Energy

2.5 The key findings associated with climate change, flood risk and energy include the following:

- No applications were approved contrary to TAN 15 requirements within Flood Zones 2 or 3 (Indicators 8 and 9).
- No applications were permitted contrary to sustainable placemaking (SP3) or sustainable transport and accessibility Policy SP5 (Indicators 2 and 10).
- All major planning applications submitted post adoption of the RLDP were accompanied by an energy masterplan (Indicator 26).

- Waste management capacity continues to meet TAN 21 requirement (Indicator 30).

Gypsy and Traveller Accommodation

2.6 The key findings associated with gypsy and traveller accommodation include the following:

- The identified need set out in the GTAA 2020 has been met in full for the Plan period (Indicator 18).
- No unmet arising needs were recorded during the monitoring year, consistent with COM8 and Circular 005/2018 requirements (Indicator 19).

Community Facilities

2.7 The key findings associated with community facilities include the following:

- No permissions were granted contrary to Policy SP9 that would have resulted in the unacceptable loss of community facilities in areas of need (Indicator 20).

Employment and Economic Development

2.8 The key findings associated with employment and economic development include the following:

- Employment land take-up in the monitoring year was 0.41 hectares, in line with Policy SP11's requirements (Indicator 21).
- There are no current data sources available to evidence employment growth in the county borough, although Welsh Government data shows that the number of people of working age fell by 5.9% compared to the previous year (Indicator 22). However, it should be noted that these figures will include those residing in the county borough but who are employed elsewhere. Newly released datasets will be monitored in future AMRs.

Retail and Town Centres

2.9 The key findings associated with retail and town centres include the following:

- No major retail developments were permitted outside town and local centre boundaries (Indicator 23).

- Vacancy rates were significantly below the 15% threshold for Porthcawl Town Centre and slightly below for Pencoed Town Centre, but slightly above in Maesteg (18.7%) and Bridgend Town Centres (17.5%) (Indicator 24).
- Within primary shopping areas, over 60% of units remain in A1 use in Porthcawl Town Centre, which aligns with the 60% target. However, the percentage was lower in Maesteg (53.41%) and Bridgend (57.73%) Town Centres (Indicator 25).

Minerals and Waste

2.10 The key findings associated with minerals and waste include the following:

- Aggregate reserves remain well above the minimum 10-year supply requirement (Indicator 28).
- No permissions were granted for development within safeguarded minerals areas contrary to Policy ENT12 (Indicator 29).
- Waste management capacity remains sufficient to meet county borough requirements (Indicator 30).

Tourism, Leisure and Recreation

2.11 The key findings associated with tourism, leisure and recreation include the following:

- Visitor numbers to the county borough in 2025 equal 4.04 million, which would indicate a 5.2% increase on the previous year (2024) (Indicator 31).
- No permissions were granted contrary to ENT17 that would have resulted in the unjustified loss of tourism, leisure or recreation facilities (Indicator 32).

Countryside, Landscape and Biodiversity

2.12 The key findings associated with the countryside, landscape and biodiversity include the following:

- No land in the countryside was lost to development via departure applications to Policy DNP1 (Indicator 33).

- No permissions were granted contrary to Policy DNP4 that would have caused unacceptable harm to Special Landscape Areas (SLAs) (Indicator 34).
- No permissions were granted contrary to Policy DNP5, protecting SINCs (Sites of Importance for Nature Conservation), RIGS (Regionally Important Geodiversity Sites) and LNRs (Local Nature Reserves) (Indicator 35).
- No permissions were granted contrary to Policy DNP6, ensuring no harm to legally protected habitats or species (Indicator 36).

2.13 Overall, the Plan is performing well at this early stage, with evidence showing progress against key targets and a strong pipeline of development to support future delivery.

3.0 Introduction

3.1 On 13 March 2024, Bridgend County Borough Council adopted the RLDP 2018-2033 for Bridgend County Borough. Section 76 of the Planning and Compulsory Purchase Act 2004 (PCPA, as amended) requires Local Authorities to prepare an AMR. The AMR is required to be submitted to Welsh Government by 31 October each year, hence this AMR has now been prepared to fulfil this requirement.

3.2 Appendix 4 of the RLDP sets out the monitoring framework that will be used as a basis for reviewing the Plan. Monitoring and review is an ongoing function and is a vital aspect of evidence-based policy making. Welsh Government require that all LDPs include a monitoring framework and this framework has therefore been developed in accordance with the following requirements:

- PCPA 2004 (Section 61) states that a Local Planning Authority (LPA) must **keep under review** the matters which may be expected to affect the development of their area or the planning of its development;
- PCPA 2004 (Section 76) and LDP Regulation 37 states that an LPA must publish and submit to Welsh Government an AMR setting out how the objectives of the Plan are being achieved, or not (by 31 October each year);
- PCPA 2004 (Section 69(1)) and LDP Regulation 41(1) collectively state that an LPA **must review its LDP no longer than 4 years** from the date of adoption;
- LDP Regulation 41 states the LPA must approve by resolution a report of a review prepared in accordance with Section 69(1) and before it is submitted to the Welsh Ministers in accordance with Section 69(2). The '**Review Report'** (RR) should be submitted to Welsh Government within six months of triggering the review process; and
- Regulation 17 of the **SEA Regulations** require monitoring of certain plans to identify unforeseen adverse effects and enable appropriate remedial action to be taken.

3.3 The monitoring framework will allow for ongoing assessment of whether the underlying RLDP objectives remain valid or whether the prevailing economic, social, environmental or cultural circumstances have significantly altered since the preparation of the Plan. In essence, the monitoring framework will allow an assessment of the implementation of the RLDP strategy, policies and proposals. The monitoring will feed into this AMR and help inform a subsequent Plan review, which will take place within 4 years of the RLDP's adoption.

3.4 The AMR is fundamental to assessing the progress of the RLDP and can assist the LPA to:

- Identify where certain policies are not being successful in delivering their intended objective;
- Identify gaps in the evidence base, perhaps through a change in the economy, which need to be addressed and reflected in the RLDP;
- Identify areas of success; and
- State the intended actions that the LPA will take in rectifying any issues to ensure the successful implementation of the policy or any revision that needs to take place.

3.5 The LPA has agreed a set of targets and indicators which act as a benchmark against which performance can be measured. Targets may relate to the achievement of certain levels of development and may be set annually or at an interim point within the Plan period. The target for the whole of the Plan is to achieve the implementation of the RLDP strategy.

4.0 Methodology / RLDP Monitoring Framework

Monitoring Indicators

4.1 The monitoring framework sets out a number of indicators which form the basis for assessing the Plan's performance. The framework focuses on key policies fundamental to delivering the Plan, such as housing delivery, affordable housing provision, employment land take-up and gypsy and traveller provision. The monitoring framework clearly sets out which Plan objectives, policies and proposals are relevant to each of the indicators. This will enable both the broad strategy of the Plan and its key policies, where necessary, to be monitored.

Targets

4.2 The indicators have a corresponding target and this is either a numerical target or a particular direction of travel. In all cases, the targets have been devised so as to be specific, measurable and realistic. The targets are generally presented as numerical (e.g. homes to be provided), spatial (e.g. % growth to particular settlement tiers) or contextual (e.g. demographic trends).

Trigger Points

4.3 The indicators and targets contain trigger points to indicate if the Plan is not achieving the desired outcome(s). If these triggers are 'activated', the AMR will consider the necessary action required as a result. There are a number of outcomes which could be actioned by the LPA and will depend on the extent to which the target appears not to have been met and the need to take action on a particular aspect of the Plan strategy, or a policy. Trigger points which are numerical will be measured over two consecutive years to establish trends. Contextual information will also be used in the AMR to evaluate if it is actually the Plan which is not achieving the targets or if there are external factors (such as the economy or changes in funding sources, etc.) which are outside of the planning system's control.

Monitoring Actions

4.4 If trigger points are 'activated' then it will be necessary to investigate the reasons why policies or proposals are not being implemented as intended

and/or the objectives not being met. The following options are available to the LPA in association with each of the indicators and their triggers. The AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response. Likely, indicative initial actions are included within the monitoring framework for ease of reference.

Continue Monitoring
Development Plan policies are being implemented effectively.
Training Required
Development Plan policies are being implemented as intended and Officer or Member training is required.
Supplementary Planning Guidance (SPG) Required
Development Plan policies are not being implemented as intended and further guidance is required, potentially preparing additional SPG.
Further Investigation / Research Required
Development Plan policies are not being implemented as intended and further research and/or investigation is required.
Policy Review Required
Development Plan policies are not being implemented and are failing to deliver; a review of the specific policy may be required.
Plan Review
Development Plan policies are not being implemented, and the plan strategy is not being delivered triggering a formal review in advance of the statutory 4-year review.

5.0 Contextual Changes

5.1 The findings of the AMR monitoring framework are fundamental in determining how the implementation and delivery of the RLDP is progressing. However, it is equally important to understand how the implementation of the RLDP has been influenced by local, regional, national and international environmental, social and economic factors. By seeking to understand how different factors have affected the delivery of the RLDP, the LPA will gain a better understanding of what it can do to support the Plan's implementation. In focusing on those factors, it can influence and better support delivery of its objectives and shape any future strategy.

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

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

Policy and Legislation

5.3 Through the AMR, the LPA needs to consider whether changes to national planning policy have any implications for the RLDP. If the implications are significant, the LPA will need to determine how it addresses the issues.

- **Planning (Wales) Act 2026**:
    - The Planning (Wales) Bill passed through the Senedd and received Royal Assent on 27 April 2026. The Planning (Wales) Act 2026 is now subject to enactment of new subordinate legislation in order to bring into force the relevant provisions of this Act in Wales. The Act is a technical consolidation of existing planning legislation – combining the Town and Country Planning Act 1990, Planning and Compulsory Purchase Act 2004, and the Planning (Wales) Act 2015 into a single bilingual statute with modernised structure and clearer language, reflecting Wales' unitary planning system. The legal

effects remain unchanged – this is not a reform of policy, but an effort to make planning law more accessible and easier to navigate.

- **Strategic Development Plan (SDP) for South-East Wales**:
    - The Town and Country Planning (Strategic Development Plan) (Wales) Regulations (SI 2021/360) (2021 Regulations) were made on 18 March 2021 and came into force on 28 February 2022. The 2021 Regulations set out the procedure for the preparation of strategic development plans (SDPs). The policy intent is to introduce a more strategic approach to plan making at a scale greater than individual LDPs. From 30 June 2022, the South East Wales Corporate Joint Committee (SEWCJC) was given the responsibility for preparing Regional SDPs, Regional Transport Plans and for doing whatever is deemed necessary to enhance or promote the economic well-being of the area. Although Bridgend County Borough Council has recently adopted an RLDP, simultaneous collaborative working will be undertaken with neighbouring authorities and the SEWCJC to prepare an SDP. A joint evidence base will also be shared wherever possible to this end.

- **Technical Advice Note (TAN) 15: Development and Flood Risk**:
    - On 31 March 2025, Welsh Government released the first update to TAN 15 since its initial publication in 2004. The update supplements the policies set out in PPW and Future Wales in relation to flooding and coastal erosion. It provides a framework within which the flood risks arising from rivers, the sea and surface water, and the risk of coastal erosion can be assessed. It also provides advice on the consequences of the risks and adapting to and living with flood risk. Furthermore, the updated policy provides Local Planning Authorities with more flexibility to make informed decisions that effectively consider unique local evidence and circumstances.

- **Technical Advice Note 24: The Historic Environment**:

- On 25 March 2026, an update to TAN 24 was published on the Welsh Government's website. The Historic Environment (Wales) Act 2023 ('the Act') is the first consolidated legislation in the Welsh Government's initial five-year programme to improve the accessibility of Welsh law. The Act consolidated earlier legislation for the historic environment, notably the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. This consolidated Act now provides fully bilingual, orderly and accessible law for the effective protection and management of our unique historic environment. This helps to ensure that the historic environment continues to contribute to the well-being of Wales and its people. The Act and its subordinate legislation have been in force since 4 November 2024. TAN 24 has been factually updated to reflect the new legislation and ensure that the language used across the documents is consistent with the Act.

- **Targeted updates to Planning Policy Wales (PPW)**:
  - Recent updates to PPW strengthen the protection and enhancement of biodiversity in new development. Key changes include a requirement for all proposals to demonstrate a net benefit for biodiversity using a step-wise approach (avoid, minimise, mitigate, compensate), stronger safeguards for designated sites such as SSSIs, and the integration of green infrastructure, trees and woodlands into development design.
  - The update to PPW (12th Edition) in 2024, elevated green infrastructure as a crucial component of sustainable, nature positive development. It mandates that all planning applications include a Green Infrastructure Statement demonstrating how biodiversity enhancement, net benefit and multi-functional nature-based solutions are integrated.

External Conditions

5.4 The external conditions that will affect the delivery of the RLDP's objectives include the following:

- **Economy:**
    - The latest OECD Economic Report (June 2026) projects that growth will weaken to 0.9% in 2026, as renewed inflationary pressures squeeze real incomes and exacerbate uncertainty, weighing on private consumption and investment. It will then pick up to 1.1% in 2027, helped by the normalisation of global energy prices and a gradual improvement in trade and financial conditions. Economic activity has picked up after a weak second half of 2025 and before the onset of the evolving conflict in the Middle East. Flash estimates indicate that GDP grew by 0.6% in the first quarter of 2026, driven by a strong rebound in the services sector. Momentum has been shifting since March, with consumer confidence dropping to its lowest level since late 2023. Bank Rate was held at 3.75% in April, with upward pressure on borrowing costs for households and the government. Labour demand continued to slow, especially in sectors most exposed to higher minimum wages. The unemployment rate, at 5.0% in the three months to March, is higher than a year earlier, even though the rise in labour supply has levelled off.

- **Climate change and nature emergencies**:
    - The climate change and nature emergencies remain significant contextual factors. The most recent UK Climate Change Risk Assessment highlights increased flooding, pressure on water resources, biodiversity loss, and risk to critical infrastructure and supply chains as key challenges facing Wales and the wider UK.
    - There is also the potential for evolving national policy and legislation on climate adaptation to impose stricter requirements, or in some cases restrictions, on development in sensitive locations.

- The RLDP has, however, been framed with resilience at its core. Allocations were subject to testing against the Flood Map for Planning via a Strategic Flood Consequences Assessment. Climate adaptation is embedded throughout the strategy. Policies seek to secure sustainable placemaking, energy efficiency, biodiversity enhancement and green infrastructure, while aligning with the updated TAN 15 to safeguard against inappropriate development in high-risk flood zones.
- While external risks associated with climate change are growing, the RLDP is considered robust in its approach to resilience and adaptation. The LPA will continue to monitor environmental evidence, supply chain trends and legislative changes to ensure that allocations remain deliverable, and that the strategy contributes to wider climate and nature objectives.

Local Development Context

5.5 The local development context is characterised by the following factors:

- **Local Development Plan status**:
  - The Bridgend County Borough RLDP was adopted in March 2024. It is therefore based upon a relatively recent evidence-base and is in a strong position to support the provision of the justified housing requirement over the Plan period.
- **Supplementary Planning Guidance (SPG)**
  Four SPGs were adopted in 2025-26 as follows:
  - The Affordable Housing SPG was adopted by Bridgend County Borough Council on 25 June 2025. Its purpose is to support and provide further direction on the implementation of the affordable housing policies contained within the adopted RLDP. It outlines how affordable housing should be delivered through the planning system throughout Bridgend County Borough. This provides greater clarity for both planning applicants and officers and should therefore assist in the delivery of the RLDP.

- The Retail and Commercial Development SPG was adopted on 24 September 2025. The purpose of this SPG is to support and provide further direction on the implementation of the retail and commercial development policies contained within the adopted RLDP. It provides guidance on retail and commercial development to protect the vitality, attractiveness, and viability of the designated retail centres in accordance with the approach outlined in national planning policy.
- The Outdoor Recreation Facilities SPG was adopted on 14 January 2026. Its purpose is to support and provide further direction on the implementation of the policies for outdoor recreation facilities contained within the adopted RLDP. It outlines how such facilities should be delivered through the planning system throughout the county borough.
- The Houses in Multiple Occupation SPG, adopted on 4 February 2026, provides planning applicants and officers with additional information on how to interpret and apply Policy COM7, the adopted RLDP policy on Houses in Multiple Occupation.

A suite of new SPG documents is also due to be prepared and progressed towards adoption in the coming year as follows:

- The draft Educational Facilities and Residential Development SPG is currently at post-consultation stage. Once adopted, it will update the current SPG (adopted in 2021), provide detailed guidance on the council's approach to the provision of educational facilities and outline how the council will, where appropriate, seek planning obligations to provide or enhance the capacity of education and school facilities as part of new residential developments throughout the county borough of Bridgend. Adoption will be sought in September 2026.
- A Planning Obligations SPG is scheduled for preparation to clarify how planning obligations will be secured and monitored to deliver key infrastructure and support implementation of the RLDP. It will

also consolidate the suite of SPGs that contain thematic planning guidance on different forms of planning obligation (i.e. Affordable Housing, Education and Recreation). This SPG is due to be progressed towards adoption by late 2026.

- A Green Infrastructure SPG is scheduled for preparation to detail how green infrastructure should be successfully incorporated into development design, including potential linkages with the wider green infrastructure network, while maximising benefits for people and wildlife. Due to the national requirement for all applications to submit a green infrastructure statement, this SPG will also provide necessary advice required to assist in the production of these statements. This SPG is due to be progressed towards adoption by Winter 2026-27.
- A Biodiversity SPG is scheduled for preparation to provide further clarity on securing net benefit for biodiversity (leaving the natural environment and ecosystems in a measurably better state post implementation of planning consent) through the application of the step-wise approach (the sequential framework to achieve this by ensuring any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for). This SPG is due to be progressed towards adoption by Winter 2026-27 alongside the Green Infrastructure SPG.
- A Parking Standards SPG is scheduled for preparation to provide guidance on parking requirements for new developments, while addressing sustainability considerations including active travel (walking, cycling and public transport use), electric vehicle infrastructure, and travel plans to reduce private car reliance. This SPG is due to be progressed towards adoption by Winter 2026-27.
- An Employment SPG is scheduled for preparation to elaborate on the RLDP's employment strategy, which seeks to achieve a sustainable balance between new homes and employment opportunities to promote local business growth and minimise

out-commuting. It will clarify the RLDP's role in protecting allocated employment sites and the criteria for determining applications for non-employment uses on such sites. This SPG is due to be progressed towards adoption by Spring 2027.

6.0 Analysis of Core Indicators

6.1 **Indicator 1** - The RLDP identifies and differentiates between the sustainability of places by defining a settlement hierarchy. The scale and type of growth apportioned to settlements is dependent upon their individual roles, functions and positions within the settlement hierarchy, to ensure the majority of growth is directed towards areas that already benefit from good infrastructure, services and facilities, or where additional capacity can be provided. Development will be directed towards environs conducive to sustainable placemaking that facilitate a balance of environmentally friendly, economically vibrant, and socially inclusive characteristics, aiming to benefit current inhabitants and future generations alike. Sustainable placemaking is therefore an overarching concept that underpins the RLDP. SP2 defines a suite of Strategic Allocations where growth will be focused. The location and scale of these sites present opportunities for significant new development to take place over the Plan period to help meet the RLDP vision and objectives and ensure implementation of the Regeneration and Sustainable Growth Strategy. The combined development of these sites will result in the provision of comprehensive residential, employment and commercial development whilst providing new transportation, affordable housing, community, education and recreation facilities to serve the respective sites and existing communities.

Objective: All Strategic Objectives (Strategic Framework, Regeneration and Growth Strategy)		
Policy Reference: SF1, SP1, SP2		
Indicator	**Target**	**Trigger**
1: Spatial distribution of housing development.	Annual housing completions to be in line with the growth strategy and settlement hierarchy as set out in Table 7 (Chapter 5).	Variation of 10% from the expected distribution for at least two consecutive years.
Performance Outcome:		
Previous year	**AMR 2025-26**	
See table and analysis below	See table and analysis below	
Analysis:		
To support the creation of high-quality, sustainable places, Policies SF1, SP1 and SP2 set out a strategic growth framework based on a settlement hierarchy. This approach directs development to locations that are best placed to accommodate growth – prioritising the largest settlements with the greatest access to services, employment opportunities, and sustainable transport links. The policies are designed to ensure that new housing is supported by the necessary infrastructure and facilities, helping to create well-connected, resilient communities. To assess how effective the RLDP is in implementing its overall strategy, the above indicator has been devised by the LPA to measure the 'spatial distribution' of housing development. Indicator 1 monitors the spatial distribution of housing growth against the settlement hierarchy and strategic growth strategy set out in the		

RLDP. The target is for annual housing completions to align with this strategy, as outlined in Table 7 (Chapter 5), ensuring that development is directed to the most sustainable locations in accordance with the Plan's objectives.

Growth Areas	Total Housing Provision Anticipated (2018-19 to 2032-33)		Cumulative Completions (2018-19 to 2025-26)		2024-2025 Completions		2025-2026 Completions	
	%	Number	%	Number	%	Number	%	Number
Bridgend Sustainable Growth Area	40.3	3,481	60.4	1441	19.4	24	4.6	6
Maesteg and the Llynfi Valley Regeneration Growth Area	11.1	954	5.4	129	1.6	2	18.5	24
Porthcawl Regeneration Growth Area	13.3	1,149	11.8	281	18.5	23	18.5	24
Pencoed Sustainable Growth Area	10.3	890	4.1	98	20.2	25	0	0
Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area	12.8	1,102	2.8	67	0	0	1.5	2
Valleys Gateway	8.3	712	12.5	299	37.9	47	30.0	39
Local Settlements (Outside of Growth Areas)	3.9	340	3.0	72	2.4	3	26.9	35

The table above shows the spatial distribution of housing provision anticipated, together with both the actual cumulative spatial distribution for the Plan period up to 31 March 2026 and similar figures for 2024-2025 and 2025-2026. Housing delivery to date has primarily stemmed from the existing landbank, which explains why there are some anomalies between delivery to date and anticipated distribution over the whole RLDP period. This issue is expected to rectify itself as new site allocations in the RLDP come forward in future years.

Performance:	
Action:	Continue monitoring

6.2 **Indicators 2, 3a and 3b to 7a and 7b** - Policy SP3 states that all development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having full regard to the natural, historic and built environment, by demonstrating alignment with the principles of good design, and demonstrating a sustainable placemaking approach to their siting, design, construction and operation. PLA1 to PLA5 detail the site-specific requirements for the mixed-use strategic development sites in Regeneration Growth Areas and Sustainable Growth Areas. Delivery of these strategic sites will prove fundamental in achieving the RLDP's vision and objectives for the county borough.

Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'		
Policy Reference: SP3		
Indicator	**Target**	**Trigger**
2: Permissions granted not in accordance with Policy SP3: Good Design and Sustainable Placemaking.	No applications permitted contrary to Policy SP3.	One application permitted contrary to Policy SP3 within two consecutive years.
Performance Outcome:		
Previous year	**AMR 2025-26**	
0	0	
Analysis:		

Good design is fundamental to creating sustainable places where people want to live, work and socialise. As emphasised in PPW, 'design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places'. In achieving sustainable development, the RLDP seeks to ensure design that goes beyond aesthetics to include the social, economic, environmental and cultural aspects of development. Therefore, in order to achieve good design, development must consider how space is utilised, how buildings and the public realm can support this use and the relationship with the surrounding area.

In order to monitor whether development is meeting high quality, sustainable placemaking criteria set out in Policy SP3, the LPA considers Indicator 2 to ensure that all developments are built to a good standard that support people's health and

well-being. No developments were granted contrary to Policy SP3 of the RLDP during the monitoring period 1 April 2025 – 31 March 2026.	
Performance:	
Action:	Continue monitoring

Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'		
Policy Reference: SP3		
PLA1: Porthcawl Waterfront Regeneration Area, Porthcawl Regeneration Growth Area		
Indicator	**Target**	**Trigger**
3a: Number of dwellings delivered.	Completions in line with the phased housing trajectory.	Annual completions falling below anticipated trajectory for two consecutive years.
Performance Outcome:		
Previous year	**AMR 2025-26**	
0	0	
Analysis:		

Land at Porthcawl Waterfront is a strategic development site allocated in the RLDP for circa 1,100 dwellings, 30% of which will be affordable. It is allocated for a comprehensive, regeneration-led, mixed-use development. No new dwellings were completed during the period 1 April 2025 – 31 March 2026, which aligns with the housing trajectory. A hybrid (part full, part outline) planning application (P/26/140/HYB) for the strategic site was received in March 2026, submitted by joint landowners, Bridgend County Borough Council and Welsh Government. This application is currently under consideration and is expected to be presented to Development Control Committee (DCC) in Autumn 2026. While no dwellings have been built to date, this demonstrates ongoing progress in bringing the site forward for development.

Performance:	
Action:	Continue monitoring.

Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'		
Policy Reference: SP3		
PLA1: Porthcawl Waterfront Regeneration Area, Porthcawl Regeneration Growth Area		
Indicator	**Target**	**Trigger**
3b: Infrastructure requirements and Placemaking principles delivered.	Infrastructure requirements and Placemaking principles delivered in accordance with PLA1.	Infrastructure not delivered in accordance with Policy PLA1.

Performance Outcome:	
Previous year	**AMR 2025-26**
0	0
Analysis:	

Land at Porthcawl Waterfront is allocated for a comprehensive, regeneration-led, mixed-use development. It will incorporate a new one form entry Welsh medium primary school a four-classroom block extension at the existing English medium primary school, a new food store, leisure facilities, a bus terminus, recreation facilities, public open space, plus appropriate community facilities and commercial uses.

Policy PLA1 sets out several 'placemaking principles' to guide the development of the site, including the need to create a well-connected, sustainable mixed-use development that will regenerate Porthcawl; to pursue transit-orientated development that prioritises walking, cycling and public transport use; to create a multi-functional green infrastructure network within the site that facilitates active travel, enhances biodiversity, provides sustainable drainage and fosters healthy communities; to ensure the design and layout of the site has regard to the landscape in which it sits, considering the interface between the site, the waterfront and the broader settlement of Porthcawl; to orientate buildings to face open spaces and streets to enhance cohesiveness, foster a strong sense of place and ensure community safety; to provide a mix of higher densities at key points in the layout and lower densities on the sensitive edges; and to comply with the principles outlined within the Porthcawl Placemaking Strategy and future development briefs published by the council.

While no dwellings were delivered, the metro bus terminus and new food store have so far been completed as part of the wider regeneration objectives within the vicinity of the site. Furthermore, a hybrid planning application (P/26/140/HYB),

submitted in March 2026, is seeking detailed planning permission for a spine road from Eastern Promenade to Sandy Bay in Porthcawl.	
Performance:	
Action:	Continue monitoring

Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'		
Policy Reference: SP3		
PLA2: Land South of Bridgend (Island Farm), Bridgend Sustainable Growth Area		
Indicator	**Target**	**Trigger**
4a: Number of dwellings delivered.	Completions in line with the phased housing trajectory.	Annual completions falling below anticipated trajectory for two consecutive years.
Performance Outcome:		
Previous year	**AMR 2025-26**	
0	0	
Analysis:		
Land South of Bridgend (Island Farm) is a strategic development site allocated in the RLDP for circa 788 dwellings, 20% (158) of which will be affordable. The site is allocated for a comprehensive green infrastructure-led mixed-use development.		

No new dwellings were completed during the period 1 April 2025 – 31 March 2026, which aligns with the housing trajectory. The site is being progressed towards the planning application stage, which is expected imminently.

Performance	
Action:	Continue monitoring

Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'		
Policy Reference: SP3		
PLA2: Land South of Bridgend (Island Farm), Bridgend Sustainable Growth Area		
Indicator	**Target**	**Trigger**
4b: Infrastructure requirements and Placemaking principles delivered.	Infrastructure requirements and Placemaking principles delivered in accordance with PLA1.	Infrastructure not delivered in accordance with Policy PLA1.

Performance Outcome:	
Previous year	**AMR 2025-26**
0	0
Analysis:	

Land South of Bridgend (Island Farm) is allocated for a comprehensive green infrastructure-led mixed-use development, and will incorporate a new one form entry primary school with co-located nursery, the relocation of Heronsbridge Special School, leisure facilities, recreation facilities, public open space, plus appropriate community facilities, employment and commercial uses.

Policy PLA2 sets out several 'masterplan development principles' to guide the development of the site, including the need to create a well-connected, sustainable mixed-use urban extension to Bridgend, comprising a number of character areas that integrate positively with the existing landscape, SINC, adjacent Grade II* listed Merthyr Mawr House, existing housing clusters, community facilities, active travel networks and public transport facilities; pursue transit-orientated development that prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency; create a multi-functional green infrastructure network within the site that facilitates active travel, enhances biodiversity, provides sustainable drainage and fosters healthy communities; pursue high quality, well-planned development in the vicinity of the overhead power lines, ensuring the land beneath and adjacent to the overhead line route is used to make a significant, positive contribution to the development's green infrastructure network; extend the site's green infrastructure network to Newbridge Fields, capitalising on proposed active travel route INM-BR-49 and establishing a 'green lung' that connects the site to both Bridgend Town Centre and Merthyr Mawr; ensure the design and layout of the site has regard to the surrounding landscape, minimising visual impacts through the inclusion of mitigation measures that provide links with the existing landscape and access features; orientate buildings to face open spaces and streets to enhance cohesiveness, foster a strong sense of place and ensure community safety; and provide a mix of higher densities at key points in the layout and lower densities on the rural/ sensitive edges.

No dwellings were delivered during the period 1 April 2025 – 31 March 2026, therefore no new infrastructure is yet in place for this site.

Performance:	

Action:	Continue monitoring

Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'		
Policy Reference: SP3		
PLA3: Land West of Bridgend, Bridgend Sustainable Growth Area		
Indicator	**Target**	**Trigger**
5a: Number of dwellings delivered.	Completions in line with the phased housing trajectory.	Annual completions falling below anticipated trajectory for two consecutive years.

Performance Outcome:	
Previous year	**AMR 2025-26**
0	0

Analysis:

Land West of Bridgend is a strategic development site allocated in the RLDP for circa 850 dwellings, 20% (170) of which will be affordable. The site is allocated for a comprehensive green infrastructure-led residential development.

No new dwellings were completed during the period 1 April 2025 – 31 March 2026. Following substantial pre-application engagement with the developer, a hybrid planning application was subsequently submitted on 13 August 2025 (P/25/507/HYB), which is currently under consideration. The application is expected to be reported to Development Control Committee shortly. While delivery

has slipped compared to the anticipated housing trajectory, this is not a major concern given the pace at which the application is now progressing.	
Performance:	
Action:	Continue monitoring.

Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'		
Policy Reference: SP3		
PLA3: Land West of Bridgend, Bridgend Sustainable Growth Area		
Indicator	**Target**	**Trigger**
5b: Infrastructure requirements and placemaking principles delivered.	Infrastructure requirements and Placemaking principles delivered in accordance with PLA1.	Infrastructure not delivered in accordance with Policy PLA1.
Performance Outcome:		
Previous year	**AMR 2025-26**	
0	0	
Analysis:		
Land West of Bridgend is allocated for a comprehensive green-infrastructure-led residential development and will incorporate a new one and a half form entry		

primary school, recreation facilities, public open space, plus appropriate community facilities all set within distinct character areas.

Policy PLA3 sets out several ‘masterplan development principles’ to guide the development of the site, including the need to create a well-connected, sustainable mixed-use urban extension to Bridgend, comprising a number of character areas that integrate positively with the existing landscape, SINC, Scheduled Ancient Monument, existing housing clusters, community facilities, Active Travel Networks and public transport facilities; pursue transit-orientated development that prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency; create a multi-functional green infrastructure network within the site that facilitates active travel, enhances biodiversity, provides sustainable drainage and fosters healthy communities; ensure the design and layout of the site has regard to the landscape in which it sits, considering the interface between the site, Bridgend and Laleston; maintain a strategic green corridor between the site and Laleston to retain the separate identities and character of these settlements whilst preventing coalescence; orientate buildings to face open spaces and create active street frontages to enhance cohesiveness, foster a strong sense of place and ensure community safety; and provide a mix of higher densities at key points in the layout and lower densities on the rural/sensitive edges.

No dwellings were delivered during the period 1 April 2025 – 31 March 2026, therefore no new infrastructure is yet in place for this site. While delivery has slipped compared to the anticipated housing trajectory, this is not a major concern given the pace at which the application is now progressing.

Performance:	
Action:	Continue monitoring.

Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'		
Policy Reference: SP3		
PLA4: Land East of Pencoed, Pencoed Sustainable Growth Area		
Indicator	**Target**	**Trigger**
6a: Number of dwellings delivered.	Completions in line with the phased housing trajectory.	Annual completions falling below anticipated trajectory for two consecutive years.

Performance Outcome:	
Previous year	**AMR 2025-26**
0	0

Analysis:

Land East of Pencoed is allocated for a comprehensive mixed-use development. The site will deliver approximately 804 dwellings during the Plan period, 20% of which will be affordable. Located to the north-east of Bridgend and to the north of the M4 motorway, the site lies directly adjacent to the boundary with Rhondda Cynon Taf County Borough Council.

No new dwellings were completed during the period 1 April 2025 – 31 March 2026, which aligns with the housing trajectory. Extensive pre-application engagement has taken place with the agent, the PAC process has completed for the site, and an outline application was submitted on 11 April 2025 (P/25/230/OUT). The application is being progressed through the planning process and is expected to be reported to Development Control Committee shortly.

Performance:	
Action:	Continue monitoring

Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'		
Policy Reference: SP3		
PLA4: Land East of Pencoed, Pencoed Sustainable Growth Area		
Indicator	**Target**	**Trigger**
6b: Infrastructure requirements and Placemaking principles delivered.	Infrastructure requirements and Placemaking principles delivered in accordance with PLA1.	Infrastructure not delivered in accordance with Policy PLA1.
Performance Outcome:		
Previous year	**AMR 2025-26**	
0	0	
Analysis:		
Land East of Pencoed is allocated for a comprehensive mixed-use development and will incorporate a new one and a half form entry primary school, recreation facilities, public open space, plus appropriate community facilities and commercial uses.		

Policy PLA4 sets out several ‘masterplan development principles’ to guide the development of the site, including the need to create a well-connected sustainable urban extension to Pencoed, comprising a number of character areas that integrate positively with the existing town centre, existing housing clusters, community facilities, active travel networks, Pencoed Technology Park, Pencoed Comprehensive School and public transport facilities; create a multi-functional green infrastructure network within the site that facilitates active travel, taking account of the need to create healthy communities; pursue transit-orientated development that prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency; orientate buildings to face open spaces and streets to enhance cohesiveness, foster a strong sense of place and ensure community safety; and provide a mix of higher densities at key points in the layout and lower densities on the rural/sensitive edges.

No dwellings were delivered during the period 1 April 2025 – 31 March 2026, therefore no new infrastructure is yet in place for this site.

Performance:	
Action:	Continue monitoring

Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'		
Policy Reference: SP3		
PLA5: Land East of Pyle, Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area		
Indicator	**Target**	**Trigger**
7a: Number of dwellings delivered.	Completions in line with the phased housing trajectory.	Annual completions falling below anticipated trajectory for two consecutive years.
Performance Outcome:		
Previous year	**AMR 2025-26**	
0	0	
Analysis:		
Land East of Pyle is allocated for a comprehensive, residential led mixed-use development. The site will deliver circa 2,003 dwellings, 15% (300) of which will be affordable. Approximately half of the site is expected to come forward during the Plan period. No new dwellings were completed during the period 1 April 2025 – 31 March 2026, which aligns with the housing trajectory. Pre-application discussions have taken place, and a planning application is expected in Autumn 2026.		
Performance:		

Action:	Continue monitoring.

Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'		
Policy Reference: SP3		
PLA5: Land East of Pyle, Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area		
Indicator	**Target**	**Trigger**
7b: Infrastructure requirements and Placemaking principles delivered.	Infrastructure requirements and Placemaking principles delivered in accordance with PLA1.	Infrastructure not delivered in accordance with Policy PLA1.
Performance Outcome:		
Previous year	**AMR 2025-26**	
N/A	0	
Analysis:		
Land East of Pyle is allocated for a comprehensive residential-led mixed-use development, incorporating two 2 form entry primary schools, leisure and recreation facilities, public open space, plus appropriate community facilities and commercial uses.		

Policy PLA5 sets out several ‘masterplan development principles’ to guide the development of the site, including the need to create a well-connected sustainable urban extension to Pyle, North Cornelly and Kenfig Hill, comprising a number of character areas that integrate positively with the existing Town Centres, existing housing clusters, community facilities, active travel networks and public transport facilities; create a multi-functional green infrastructure network within the site that facilitates active travel, taking account of the need to create healthy communities; ensure the design and layout of the site has regard to the landscape in which it sits, considering the interface between the site and the broader grouped settlement of Pyle, Kenfig Hill and North Cornelly; pursue transit-orientated development that prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency; orientate buildings to face open spaces and streets to enhance cohesiveness, foster a strong sense of place and ensure community safety; and provide a mix of higher densities at key points in the layout and lower densities on the rural/ sensitive edges. No dwellings were delivered during the period 1 April 2025 – 31 March 2026, therefore no new infrastructure is yet in place for this site.	
Performance:	
Action:	Continue monitoring

6.3 **Indicators 8 and 9 -** Policy SP4 states that all development proposals must make a positive contribution towards tackling the causes of, and adapting to, the impacts of climate change. Development, especially highly vulnerable, should be directed away from flood risk areas, by avoiding development that increases the risk of flood and coastal erosion, including through the deployment of sustainable urban drainage systems (SuDS), where relevant.

Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'		
Policy Reference: SP4		
Indicator	**Target**	**Trigger**
8. Amount of development permitted within C1 Floodplain areas [now Flood Zone 2] that does not meet all TAN 15 tests.	No applications approved within C1 Floodplain areas [now Flood Zone 2] unless all TAN 15 tests are met.	One or more applications permitted for development in any one year that does not meet all TAN 15 tests.

Performance Outcome:	
Previous year	**AMR 2025-26**
0	0

Analysis:

Policy SP4 recognises flooding as a significant risk associated with climate change and seeks to ensure that new development does not exacerbate this risk. Criterion 7 specifically directs development away from flood-prone areas and requires robust compliance with national flood risk tests where development is proposed within Flood Zone 2.

No developments were permitted in Flood Zone 2 during the period 1 April 2025 – 31 March 2026.

*Indicator amended to reflect the updated release of TAN15.

Performance:	

Action:	Continue monitoring

Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'		
Policy Reference: SP4		
Indicator	**Target**	**Trigger**
9. The scale/type of highly vulnerable development permitted within C2 flood risk areas [now Flood Zone 3].	No relevant applications approved within C2 flood risk areas [now Flood Zone 3].	One application permitted for highly vulnerable development within C2 Floodplain [now Flood Zone 3] in any one year.
Performance Outcome:		
Previous year	**AMR 2025-26**	
0	0	
Analysis:		
Policy SP4 recognises flooding as a significant risk associated with climate change and seeks to ensure that new development does not exacerbate this risk. Criterion 7 specifically directs development away from flood-prone areas and requires robust compliance with national flood risk tests where development is proposed within Flood Zone 3. No developments were permitted within Flood Zone 3 during the period 1 April 2025 – 31 March 2026. *Indicator amended to reflect the updated release of TAN15.		

Performance:	
Action:	Continue monitoring

6.4 **Indicator 10** – Policy SP5 encourages all development to consider active travel and public transport networks, in order to make a contribution towards decarbonisation and supporting economic growth. All development must be located and designed in a way that minimises the need to travel, reduces dependency on the private car and enables sustainable access to employment, education, local services and community facilities. Consideration must be given to location, scale, density, mix of uses and design of all developments in a manner that reduces demand on transport and enhances the scope for sustainable transport choices.

Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'		
Policy Reference: SP5		
Indicator	**Target**	**Trigger**
10. Permissions granted not in accordance with Policy SP5: Sustainable Transport and Accessibility.	No applications permitted contrary to Policy SP5.	One application permitted contrary to Policy SP5 in any one year.
Performance Outcome:		
Previous year	**AMR 2025-26**	
0	0	

Analysis:	
SP5 emphasises that movement, connectivity and legibility of transport links are critical components in the creation of a successful, sustainable place. An efficient, integrated transport network that prioritises sustainable transport is critical to making a contribution to decarbonisation and supporting economic growth. SP5 requires all development proposals to consider improving and/or expanding corresponding active travel and public transport networks. No planning applications were granted contrary to Policy SP5 during the period 1 April 2025 – 31 March 2026.	
Performance:	
Action:	Continue monitoring

6.5 Through Policy SP6, the RLDP must provide a supply of appropriate and sustainable housing land to ensure good quality affordable housing, which is essential for well-being and improving communities for now and future generations. In total, 8,628 homes have been identified for this purpose. This will be monitored throughout the Plan period using the housing trajectory to illustrate the expected rate of housing delivery for market and affordable housing to ensure a supply of land is maintained throughout the Plan period.

6.6 Policy COM2 identifies 1,711 affordable dwellings over the Plan period. All housing developments must include a mix of house types, sizes and tenures appropriate to the local identified needs. The RLDP is not the sole mechanism to address all of the affordable housing needs identified in the Local Housing Market Assessment (LHMA). Delivery of the remaining need will be enabled through a range of other mechanisms, which include capital grant funding (Social Housing Grant or otherwise), self-funded Registered Social Landlord developments, private sector leasing schemes, re-utilisation of empty homes and re-configuration of existing stock. Policy COM3 seeks to secure appropriate on-site affordable housing provision from new residential

developments in order to contribute to the affordable housing requirement set out in Policy SP6 and COM2. A spatial strategy has been developed to maximise affordable housing delivery in high housing need areas.

Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'		
Policy Reference: SP6		
Indicator	**Target**	**Trigger**
11: The number of net additional affordable and market dwellings built in the LPA area.	Total annual build rate of 505 dwellings per annum, of which 114 are affordable housing units.	Delivery below Plan's annual build rate / target for at least two consecutive years.
Performance Outcome:		
Previous year	**AMR 2025-26**	
124	130	
Analysis:		
A key function of Policy SP6 is to provide an appropriate and sustainable supply of housing land to deliver inter-connected, balanced communities that form the basis for individuals and families to prosper in all aspects of their lives. This will be monitored through a housing trajectory, which is a key tool to illustrate the expected rate of housing delivery for both market and affordable housing over the RLDP period. This will ensure a deliverable supply of land is secured and maintained to meet housing need. **2025-26**		

- 62 affordable dwellings delivered (expected rate of 114 per annum). For this year, affordable dwelling completions were -52 below the number anticipated (**114 expected vs 62 completions**) (-45.6%).
- 68 market dwellings delivered (expected rate of 391 per annum). For this year, market dwelling completions were -323 below the number anticipated (**391 expected vs 68 completions**) (-82.6%).
- 130 dwellings delivered in total (expected build rate of 505 per annum). For this year, total actual completions were -375 dwellings below the number anticipated (**505 expected vs 130 completions**) (-74.26%).

The housing delivery rate (for both market and affordable dwellings) for the monitoring period is considerably lower than the annual build rate, as demonstrated by the figures provided above. This reflects the fact that some sites within the existing landbank and some housing allocations within the RLDP have not delivered completions at the rate expected. Delivery is therefore currently below trajectory, but this situation is expected to rectify itself in future years as existing landbank sites are built out and allocations progress through the planning and delivery stages.

Several of the site allocations are already making good progress, with planning applications having been submitted for three strategic sites and significant pre-application progress being made on the remaining two. Development Control Committee also recently resolved to grant planning applications for Land South of Pont Rhyd-y-Cyff (P/24/313/FUL), Land South-West of Pont Rhyd-y-Cyff (P/24/457/FUL) and Craig y Parcau, Bridgend (P/25/731/FUL). Subject to s106 agreements being completed, these sites will be able to start delivering up to 324 residential units combined in the short to medium term.

Furthermore, a pre-application enquiry has been completed for Land South-East of Pont Rhyd-y-Cyff and a planning application is expected imminently. Outline consent has been granted at Ewenny Road, Maesteg (P/13/808/OUT) and a reserved matters application (P/25/556/RES) was submitted on 12 September 2025. An officer's decision is expected in due course.

Performance:	
Action:	Continue monitoring

Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'		
Policy Reference: SP6		
Indicator	**Target**	**Trigger**
12. The annual level of housing completions monitoring against the Anticipated Annual Build Rate (AABR).	Annual housing completions as per the AABR within the adopted housing trajectory.	Delivery below the AABR for at least two successive years.

Performance Outcome:	
Previous year	**AMR 2025-26**
124	130

Analysis:

The AABR refers to the number of new homes built each year, averaged over the length of the RLDP period. It is used to assess whether housing delivery is keeping pace with identified targets and to inform future land supply calculations.

2025-26 (AABR was 337 dwellings):

- Annual completions were 130 dwellings.

- There was an annual shortfall against the AABR in 2025-26. In this year, completions were -207 dwellings below the number anticipated (337 **AABR vs 130 actual completions**) (-61.4%).

The annual level of housing completions for the monitoring period is considerably lower than the AABR, as demonstrated by the figures outlined above. This reflects the fact that existing landbank completions are lower than expected thus far and a number of allocated sites within the RLDP have not yet come forward for development. Delivery is therefore currently below trajectory, but this situation is expected to rectify itself in future years as existing landbank sites are built out and allocations progress through the planning and delivery stages. Several of the site allocations are already making good progress and are expected to begin delivery soon.

Performance:	
Action:	Continue monitoring

Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'		
Policy Reference: SP6		
Indicator	**Target**	**Trigger**
13: Total cumulative completions monitored against the anticipated cumulative completion rate.	Total cumulative completions as per the anticipated cumulative completion rate within the adopted housing trajectory.	Total cumulative completions below the anticipated cumulative completion rate for at least two consecutive years.
Performance Outcome:		

Previous year	AMR 2025-26
2,257	2,387

Analysis:

Cumulative completions refer to the total number of dwellings delivered over the Plan period up to 31 March 2026 (between 1 April 2018 – 31 March 2026).

- **2025-26**

By 31 March 2026, cumulative completions were projected to be at 2,949. By this date, actual completions were 2,387. At this point in time, cumulative completions were -562 below the number anticipated (**2,949 anticipated completions vs 2,387 actual completions**) (-19.1%).

Total cumulative housing completions for the monitoring period is lower than the anticipated cumulative completion rate, as demonstrated by the figures outlined above. This reflects the fact that existing landbank completions are lower than expected thus far and a number of allocated sites within the RLDP have not yet come forward for development. Delivery is therefore currently below trajectory, however this situation is expected to rectify itself in future years as existing landbank sites are built out and allocations progress through the planning and delivery stages. Several of the site allocations are already making good progress and are expected to begin delivery soon.

Performance:	
Action:	Continue monitoring

Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'		
Policy Reference: SP6		
Indicator	**Target**	**Trigger**
14: The level of affordable housing completions monitored against the Plan's overarching target.	Annual affordable housing completions delivered through the planning system in line with the target rate set out within SP6 and COM2.	Variation of 10% from the expected target for at least two consecutive years, unless site-specific viability assessments robustly demonstrate a deviation was necessary to enable site delivery.
Performance Outcome:		
Previous year	**AMR 2025-26**	
49	62	
Analysis:		

The overall affordable housing delivery target over the Plan period is 1,711 (114 per annum) affordable dwellings as set out in Policies SP6 and COM2 of the RLDP. Policy SP6 supports this delivery of affordable homes as part of the overall housing requirement, recognising affordable housing as essential to creating balanced, sustainable communities. It includes both social rented and intermediate tenures.

- **2025-26**

62 affordable dwellings were delivered during the period 1 April 2025 – 31 March 2026. For this year, affordable housing completions were -52 below the number anticipated (**62 completions vs 114 anticipated**) (-45.6%).

- **Total affordable housing completions for the Plan period**

There has been a total of 598 affordable dwelling completions during the first eight years of the Plan period compared to a projected total of 912 completions at this point. This leaves a shortfall of -314 (**598 completions vs 912 anticipated**) (-34.4%).

The level of affordable housing completions is lower than the expected number delivered on 31 March 2026, as demonstrated by the figures outlined above. This reflects the fact that existing landbank completions are lower than expected thus far and a number of allocated sites within the RLDP have not yet come forward for development. Delivery is therefore currently below the trajectory, but this situation is expected to resolve itself in future years as existing landbank sites are built out and these allocations progress through the planning and delivery stages. Several of the site allocations are already making good progress and are expected to begin delivery soon.

Performance:	
Action:	Continue monitoring.

Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'		
Policy Reference: SP6, COM2		
Indicator	**Target**	**Trigger**
15: The tenure of affordable housing completions.	The tenure of annual affordable housing completions to be in line with the need identified in the most recent LHMA.	Affordable housing completions deviate from the tenure split identified in the most recent LHMA for at least two consecutive years.
Performance Outcome:		
Previous year	**AMR 2025-26**	
Social = 39 Intermediate = 10	Social = 62 Intermediate = 0	
Analysis:		
Policy SP6 sets a target for the quantity of affordable housing to be delivered over the RLDP period. Affordable housing delivery forms an integral part of the overall housing requirement, which incorporates a total of 1,711 affordable dwellings. Securing an appropriate and integrated balance of tenures is essential to fostering sustainable communities and the RLDP plays a key role in supporting households both able and unable to access housing through the market. Affordable housing includes **social rented** housing, provided by local authorities and registered social landlords in line with the Welsh Government Rent Standard and **intermediate** housing, which is priced between social rent and market housing.		

The council has prepared an updated Local Housing Market Assessment (LHMA), which was approved by Welsh Government in November 2024. This LHMA calculated a total need for 2,834 affordable homes over the 15-year LHMA period, comprising 1,548 social rented dwellings and 1,286 intermediate dwellings. However, it is important to emphasise that this identified need should not be considered a delivery target or even the solution to the affordability issues within the county borough. It instead indicates the scale of housing need within the county borough, which the council will seek to address through a range of market interventions as far as practically possible. The RLDP is one source of supply but is not the sole solution. Other sources of supply include yet are not limited to SHG and other capital grant funding, planning contributions, RSL funded schemes, reconfiguration of stock, social lettings agencies, private sector leasing schemes and re-utilisation of empty homes. The affordable housing provision delivered through the planning system for the RLDP monitoring period is shown in the table below, by tenure:

Tenure	2025-2026	2018-2026 (Cumulative total, whole Plan period)
Social rent	62	563
Intermediate	0	35
Total (all tenures)	62	598

The tenure of annual affordable housing completions in 2025-26 and cumulatively to date has primarily been weighted towards social rent. A greater quantity of affordable housing and a more even balance of tenures is expected to come forward as allocations progress in response to the latest LHMA evidence at the time.

Overall delivery reflects the broader under-delivery of housing during the current Plan period to date and is consistent with trends seen elsewhere, influenced by wider economic challenges. However, as site allocations progress and larger

developments come forward, delivery rates are expected to increase significantly. As a result, the range of affordable housing tenures delivered is anticipated to align more closely with identified needs in future years.

Performance:	
Action:	Continue monitoring.

Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'		
Policy Reference: SP6, COM2, COM3		
Indicator	**Target**	**Trigger**
16: Delivery of the affordable housing policy - thresholds and percentage targets for each sub-market area.	Annual affordable housing completions in line with the policy targets and thresholds defined within COM3 and PLA1-5.	Variation of 10% from the expected target for at least two consecutive years, unless site-specific viability assessments robustly demonstrate a deviation was necessary to enable site delivery.
Performance Outcome:		
Previous year	**AMR 2025-26**	
See AMR 2024-25	See below	
Analysis:		

Policy COM3 sets out the on-site affordable housing requirements across the county borough. It establishes target percentage thresholds for affordable housing provision. The policy applies to proposals within settlement boundaries that result in a net gain of ten or more dwellings, including where adjacent developments collectively meet this threshold. COM3 seeks to deliver both social rented and intermediate housing, informed by the LHMA, to ensure that the type, size and tenure of affordable homes meet identified local needs. The policy plays a key role in maximising affordable housing delivery where viable, on both allocated and windfall sites.

The percentage targets for each housing market area set out in Policy COM3: On Site Provision of Affordable Housing are shown as follows:

- Porthcawl – 30% affordable housing contribution
- Pencoed – 15% affordable housing contribution
- Bridgend – 15% affordable housing contribution
- Pyle, Kenfig Hill and North Cornelly – 0% affordable housing contribution
- Valleys Gateway – 10% affordable housing contribution
- Maesteg and the Llynfi Valley – 0% affordable housing contribution
- Ogmore and Garw Valleys – 0% affordable housing contribution.

In all cases, these are minimum policy targets and on-site affordable housing provision can be increased if supported with grant funding, for example. Strategic sites and housing allocations also have site-specific policy targets, which will be analysed in future AMRs when these allocations come forward.

Analysis

The table below shows all sites eligible to deliver affordable housing provision that have been built out during the monitoring period. It also details the percentage affordable housing secured through s106 relative to Policy COM3's requirements and whether those affordable dwellings have been delivered in full.

Sites fully built out in 2025-26:

Application Number	Site Name	HMA	Affordable Policy Requirement as per Policy COM3 (%)	Affordable Housing Secured (via s106) (% and number)	Affordable Housing Delivered (when site built out, % and number)
P/25/14/FUL P/18/758/FUL	Former Porthcawl Hotel, 7-11 John Street, Porthcawl	Porthcawl	30%	22 (100%)	22 (100%)
P/22/34/FUL	Former Blaenllynfi Infant School, Grosvenor Terrace, Maesteg	Maesteg and Llynfi Valley	0%	20 (100%)	20 (100%)
P/23/699/FUL	Land at former Bettws Social Club, Bettws	Ogmore and Garw Valleys	0%	20 (100%)	20 (100%

All sites built out during the monitoring period exceeded the full affordable housing policy requirement. It should be noted that two of the above applications were determined under previous LDP policies prior to the adoption of the current policy in March 2024. Some deviation is expected as affordable housing requirements have since been updated in the adopted RLDP.

Looking ahead, it is expected that schemes completed in future monitoring years will reflect the updated RLDP policy requirements. A summary of completions by each sub-market area is provided below:

Porthcawl - 30% affordable housing contribution

One development (RSL-led scheme) required to deliver affordable housing was built out in Porthcawl during the monitoring period and this exceeded the minimum policy requirement, delivering 100% affordable housing.

Pencoed - **15%** affordable housing contribution

No developments required to deliver affordable housing were built out in Pencoed during the monitoring period.

Bridgend - **15%** affordable housing contribution

No developments required to deliver affordable housing were built out in Bridgend during the monitoring period.

Pyle, Kenfig Hill and North Cornelly - **0%** affordable housing contribution

No developments required to deliver affordable housing were built out in Pyle, Kenfig Hill and North Cornelly during the monitoring period.

Valleys Gateway - **10%** affordable housing contribution

No developments required to deliver affordable housing were built out in the Valleys during the monitoring period.

Maesteg and Llynfi Valley - **0%** affordable housing contribution

One development was built out in Maesteg and the Llynfi Valley during the monitoring period and this exceeded the minimum policy requirement, delivering 100% affordable housing.

Ogmore and Garw Valleys - **0%** affordable housing contribution

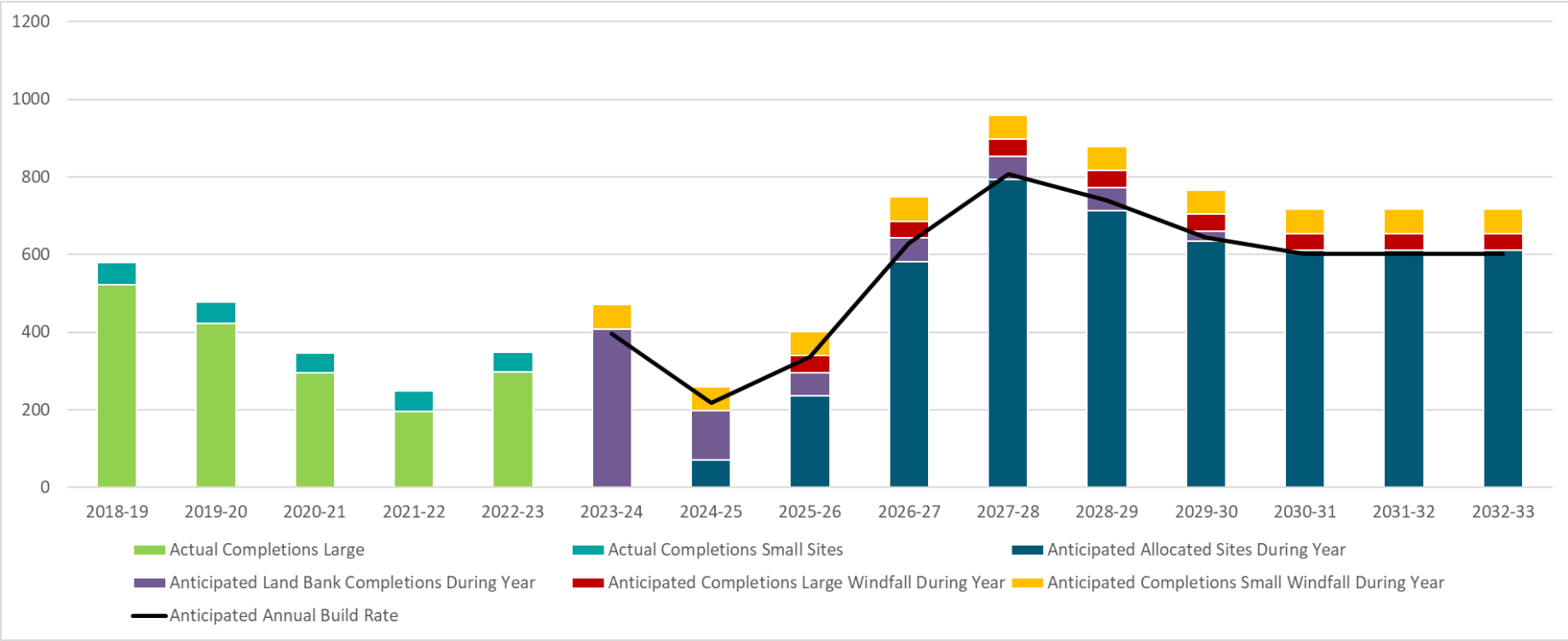
One development was built out in the Ogmore and Garw Valleys during the monitoring period and this exceeded the minimum policy requirement, delivering 100% affordable housing.

Performance:	
Action:	Continue monitoring.

Housing Trajectory Data Comparisons

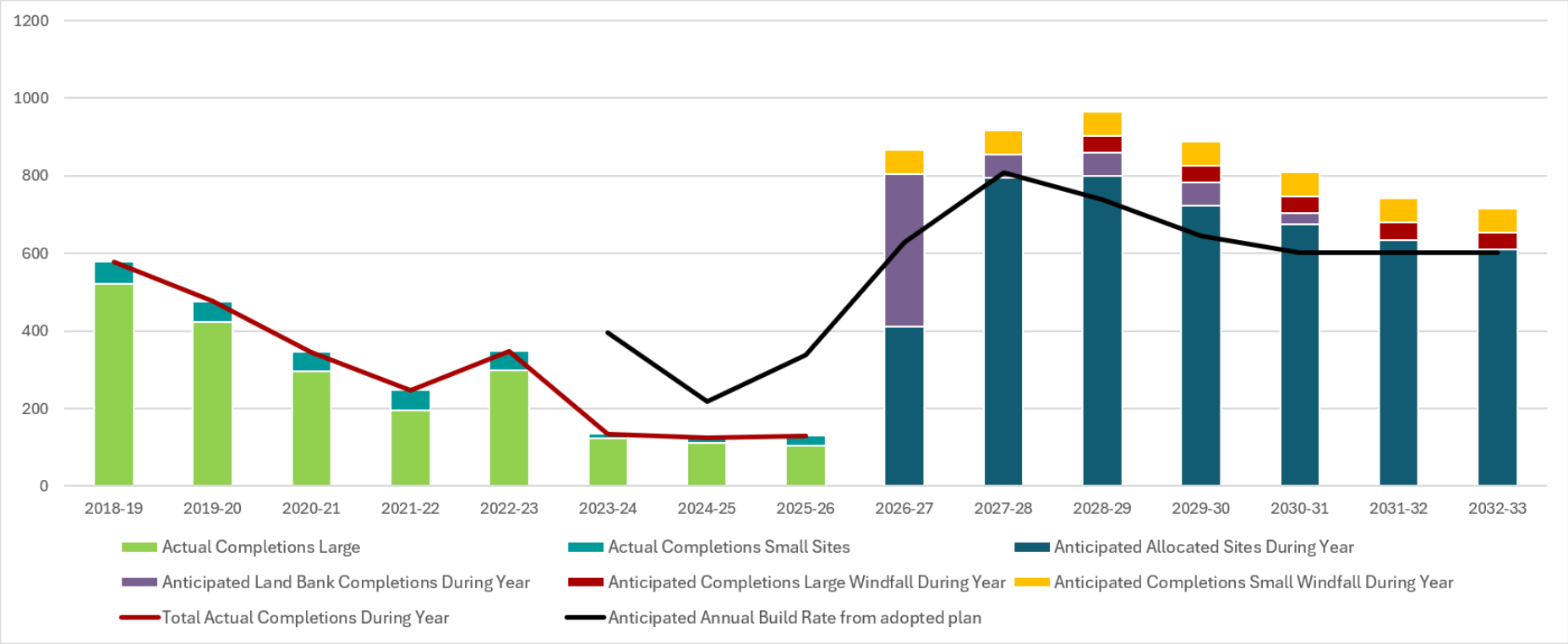
Figure 1 below shows the Housing Trajectory at the time of publication of the RLDP.

Figure 1. Original Housing Development Trajectory Graph 2018 – 2033



For comparison, Figure 2 below shows the same trajectory graph as amended to show actual progress as at the end of 2025-2026.

Figure 2. Housing Development Trajectory, (Updated 2025 - 2026)



Anticipated Annual Build Rate – Data Comparisons

Table 1. Anticipated Annual Build Rate at RLDP adoption

RLDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Remaining Years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Total Housing Provision	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628
Total RLDP Housing Requirement	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575
Actual completions on large sites during year	521	423	296	195	298										
Actual completions small sites during year	58	54	50	53	50										
Anticipated completions on allocated sites during year	0	0	0	0	0	0	70	235	582	793	712	635	610	610	610
Anticipated land bank completions during year	0	0	0	0	0	408	128	60	60	60	60	25	0	0	0
Anticipated completions large windfall during year	0	0	0	0	0	0	0	44	44	44	44	44	44	44	44
Anticipated completion small windfall during year	0	0	0	0	0	62	62	62	62	62	62	62	62	62	62
Total completions	**579**	**477**	**346**	**248**	**348**	**470**	**260**	**401**	**748**	**959**	**878**	**766**	**716**	**716**	**716**
Anticipated Annual Build Rate					0	395	219	337	629	807	739	644	602	602	602
Total projected cumulative completions	579	1056	1402	1650	1998	2393	2612	2949	3579	4385	5124	5768	6370	6973	7575
Remaining housing completions	6996	6519	6173	5925	5577	5182	4963	4626	3996	3190	2451	1807	1205	602	0

Table 2. Anticipated Annual Build Rate (Updated 2025 – 2026)

RLDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Remaining Years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Total Housing Provision	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628
Total RLDP Housing Requirement	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575
Actual completions on large sites during year	521	423	296	195	298	123	111	105							
Actual completions small sites during year	58	54	50	53	50	12	13	25							
Anticipated completions on allocated sites during year	0	0	0	0	0	0	0	0	412	795	800	722	675	635	610
Anticipated land bank completions during year	0	0	0	0	0	0	0	0	392	60	60	60	29	0	0
Anticipated completions large windfall during year	0	0	0	0	0	0	0	0	0	0	44	44	44	44	44
Anticipated completion small windfall during year	0	0	0	0	0	0	0	0	62	62	62	62	62	62	62
Total completions	**579**	**477**	**346**	**248**	**348**	**135**	**124**	**130**	**866**	**917**	**966**	**888**	**810**	**741**	**716**
Anticipated Annual Build Rate						395	219	337	629	807	739	644	602	602	602

6.7 The latest monitoring data indicates that the AABR is currently below the level originally expected in the adopted RLDP. This primarily reflects the fact that completions from the existing landbank have not come forward as quickly as expected. However, such sites are still due to come forward in the short term, with the majority either on-site or due to commence imminently.

6.8 While the short-term trajectory shows lower delivery than anticipated, there is no cause for concern at this stage. The landbank continues to provide a steady level of completions, and these are projected to rise in future years as landbank sites progress through the development process. The trajectory will also be bolstered with completions as allocated sites begin to come forward and contribute to supply. Several of the allocations are making good progress and are expected to begin delivery soon.

6.9 In summary, although delivery is currently below the adopted trajectory, this does not indicate a fundamental issue with the Plan strategy. The expected future contribution from existing commitments and allocated sites provides confidence that delivery will catch up over the Plan period, and no specific intervention is considered necessary at this stage beyond continued monitoring.

Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'		
Policy Reference: SP6		
Indicator	**Target**	**Trigger**
17: Viability – trends in house prices, land values, build costs.	No target.	No trigger point.
Performance Outcome:		

Previous year	AMR 2025-26
See below	See below

Analysis:

The median average house prices paid in each locality throughout the county borough are shown below. These averages are derived from Land Registry Price Paid Data.

House Prices

2023-2024

Bridgend and Surrounding	£220,000
Garw Valley	£110,000
Llynfi Valley	£121,000
Ogmore Valley	£119,975
Pencoed and Heol Y Cyw	£215,000
Porthcawl	£323,500
Pyle, Kenfig and Cornelly	£166,500
Valleys Gateway	£181,000
Overall average	**£173,750**

2024-2025

Bridgend and Surrounding	£226,000
Garw Valley	£113,000
Llynfi Valley	£125,000
Ogmore Valley	£118,000
Pencoed and Heol Y Cyw	£225,000
Porthcawl	£310,000
Pyle, Kenfig and Cornelly	£179,975
Valleys Gateway	£189,995
Overall average	**£184,985**

2025-2026

Bridgend and Surrounding	£230,000
Garw Valley	£117,000
Llynfi Valley	£130,000
Ogmore Valley	£125,000
Pencoed and Heol Y Cyw	£235,000
Porthcawl	£320,000
Pyle, Kenfig and Cornelly	£191,000
Valleys Gateway	£199,995
Overall average	**£195,498**

New Build Premium for County Borough

HMA	Median Non-New Build Price (2023-24 to 2025-26)	Median New Build Price (2023-24 to 2025-26)	Median Overall Price (2023-24 to 2025-26)
Bridgend and Surrounding	£225,000 (2,435)	£259,998 (64)	£226,000
Garw Valley	£113,500 (287)	N/A (0)	£113,500
Llynfi Valley	£122,500 (769)	£210,000 (13)	£125,000
Ogmore Valley	£120,000 (335)	£300,000 (1)	£120,000
Pencoed and Heol Y Cyw	£222,500 (407)	N/A (0)	£222,500
Porthcawl	£310,500 (816)	£490,003 (32)	£317,500
Pyle, Kenfig and Cornelly	£183,000 (577)	N/A (0)	£183,000
Valleys Gateway	£182,500 (545)	£279,995 (89)	£190,000

* Numbers in brackets reflect the quantity of transactions used to calculate the average prices.

2023-24

New build dwellings:	£284,495
Non-new build dwellings:	£184,975
New build premium:	**+53.8%**

2024-25

New build dwellings:	£279,995
Non-new build dwellings:	£200,000
New build premium:	**+40%**

2025-26

New build dwellings:	£299,995
Non-new build dwellings:	£210,000
New build premium:	**+42.9%**

While the figures above show the average new build premium across the county borough, these should be interpreted with caution. In 2025-26, new build sales were low, with the Valleys Gateway recording the only new build sales in the county borough, with just 12 transactions (with an average new build premium of +42.9%). As such, this average may not accurately reflect the premiums achieved within the local housing market areas where new builds are most common.

Build Costs

There is currently no requirement for housebuilders to contribute to a national database of build costs and therefore holistic industry information on build costs is currently unavailable. In the absence of a fully balanced industry dataset, it is not possible to accurately monitor build costs on a comparative annual basis. However, the LPA will monitor and review any build cost information submitted as part of any viability appraisals submitted in support of future planning applications.

Land Values

There is no holistic dataset on land values. Comparable land values are too crude and volatile to generate a robust average as they do not rise and fall in the same way as house prices or build costs. An 'average' derived in one year may quickly become redundant if there was a large spike or reduction in values the following year. There is also a high propensity for abnormal land sales (based on site specific variables) to affect small sample sizes. Site-specific land values will nevertheless continue to be monitored as part of any viability disputes arising throughout the Plan period.

Analysis

The LPA will continue to monitor housing market trends, including the new build premium and related variables, on an annual basis through the AMR.

Performance:	
Action:	Continue monitoring

6.10 **Indicators 18 and 19** - The RLDP recognises the specific accommodation needs of Gypsies, Travellers and Showpeople as part of a holistic approach to delivering well-connected cohesive communities. The council commissioned a GTAA in 2020. Based on the evidence, one permanent site was allocated in the RLDP under Policy SP7. In addition to this, Policy COM8 outlines the need to ensure a fair, reasonable, realistic and effective means of determining planning applications to allow appropriate sites to be delivered. This will ensure that provision is made for any future or unexpected accommodation needs.

Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'		
Policy Reference: SP7, COM8		
Indicator	**Target**	**Trigger**
18: The completion of Gypsy and Traveller sites to meet identified need.	Identified need from GTAA (2020) to be fully met by 2033.	No planning permission on allocated sites where identified unmet need still exists.
Performance Outcome:		
Previous year	**AMR 2025-26**	
N/A	N/A	
Analysis:		

The RLDP seeks to ensure Gypsies, Travellers and Showpeople (as defined by Section 108, Housing (Wales) Act 2014) will have equal access to culturally appropriate accommodation as all other members of the community.

The Gypsy and Traveller Accommodation Assessment 2020 identified need for seven additional pitches for Gypsies and Travellers in Bridgend County Borough over the Plan period (five for the first five years of the GTAA period, and a further two for the remainder of the period – 2018-2033).

This need has been met in full (prior to adoption of the RLDP) by granting planning permission for 7 pitches across three private sites.

Performance:	

Action:	Continue monitoring

Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'		
Policy Reference: COM8		
Indicator	**Target**	**Trigger**
19: Meet any new arising need for Gypsy, Traveller and Showpeople sites arising outside of the GTAA.	Meet need in accordance with COM8 and Circular 005/2018.	Provision not met in accordance with Policy COM8.
Performance Outcome:		
Previous year	**AMR 2025-26**	
0	0	
Analysis:		
Policy COM8 supports the development of new sites and the extension of existing authorised sites for Gypsy, Traveller, and Show People accommodation, provided specific criteria are met. No new applications were submitted during the period 1 April 2025 – 31 March 2026. The identified need has already been fully met for the Plan period.		
Performance:		

Action:	Continue monitoring

6.11 **Indicator 20** – Policy SP9 and SP10 states that the quality of life of all residents is important and needs to be sustained and catered for. It is therefore important to retain or enhance facilities such as educational and training facilities, health and well-being facilities, facilities that support the Welsh language, libraries, green infrastructure, and outdoor recreation (including parks, playing fields, equipped playing areas, informal recreation areas, open spaces, woodlands, wetlands and road verges), indoor leisure facilities, community buildings, allotments and cemeteries. Developers will also need to ensure that all new development is supported by existing or new infrastructure to ensure that residents have good access to services and facilities in their local area.

Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'		
Policy Reference: SP9, SP10		
Indicator	**Target**	**Trigger**
20: Number of community facilities lost through development.	No permission granted for development contrary to SP9 that has the potential to result in the unacceptable loss of community facilities in areas of need.	One or more planning permissions granted out of accordance with SP9.
Performance Outcome:		
Previous year	**AMR 2025-26**	

0	0
Analysis:	
Policy SP9 of the RLDP seeks to retain or enhance facilities to ensure no section of the community is excluded from having access to basic services, with the overall aim of creating sustainable and inclusive communities. It is essential that the quality of life of all of the county borough's residents is sustained and adequately catered for, and that community services and social facilities continue to address their needs and are not diminished or undermined by planned growth. Social and community uses and/or facilities include schools, sport, recreation, leisure and cultural facilities, health services, libraries, community learning facilities, training enterprises, cemeteries, and all types of community buildings including places of worship. No proposals were granted which were contrary to Policy SP9 during the period 1 April 2025 – 31 March 2026.	
Performance:	
Action:	Continue monitoring

6.12 **Indicators 21 and 22** - Policy SP11 states that any opportunities for economic growth will be directed toward the most appropriate and sustainable locations, supporting the expansion of existing businesses and ensuring strong spatial alignment between housing and employment growth. This strategy allocates 68.8 hectares of new employment land to be brought forward and accommodate up to 7,500 additional jobs over the period of the RLDP. Policy ENT1 supports SP11 by allocating 68.8 hectares of new employment land for development. Providing new opportunities for economic growth will help minimise out-commuting, or shifts to migration profiles, which may otherwise be caused by the lack of a sufficient economic driver to incite and accommodate further job creation.

Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'		
Policy Reference: SP11, ENT1		
Indicator	**Target**	**Trigger**
21: Employment land take-up against allocations.	Take-up of employment land in accordance with SP11.	0ha of employment land take-up on allocated employment sites for at least two consecutive years.

Performance Outcome:	
Previous year	**AMR 2025-26**
0.71ha	0.41ha

Analysis:

A positive employment land response is necessary to achieve an equilibrium between new homes, a growing skilled labour force and job opportunities in order to stimulate the local to regional economy. Therefore, 68.8ha of employment land is allocated over the Plan period. This equates to an average 4.6ha per year. However, this is a maximum figure rather than a target to enable the RLDP to respond positively to the boost in labour force associated with the demographic growth planned for.

One area of employment land (P/21/286/BCB - Plot B2, Village Farm Road, Village Farm Industrial Estate, Pyle), totalling 0.41ha, was taken up on an allocated employment site during the period 1 April 2025 – 31 March 2026. This will contribute towards overall employment land take up over the Plan period. Future

take-up will be duly monitored as other linked residential and strategic allocations come forward.

Performance:	
Action:	Continue monitoring

Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'		
Policy Reference: SP11, ENT1		
Indicator	**Target**	**Trigger**
22. Enable job growth.	Deliver up to 500 new jobs per annum in line with SP11.	Variation of 10% from the expected target for at least 3 years consecutive years, allowing for post-pandemic recovery.

Performance Outcome:	
Previous year	**AMR 2025-26**
73.5%	68.4%

Analysis:
Policy SP11 states that the RLDP's employment land strategy will allocate enough employment land to accommodate up to 7,500 new jobs over the Plan period. SP11 sets the framework to enable the delivery of a balanced level of employment land to accommodate the new jobs identified through the Regeneration and Sustainable Growth Strategy.

Welsh Government figures (StatsWales – *Annual Population Survey: status of employed persons by sex and Welsh local authority*) shows that employment levels in the county borough for the year ending 31 March 2026 totalled 60,600 (67.03% employment rate).

It should be noted that these figures relate to employment among residents of the county borough and do not reflect the number of jobs physically located within the area. They include residents working elsewhere, whether remotely or commuting outside the county borough. Data showing jobs created/based in Bridgend County Borough is available through the Nomis Business Register and Employment Survey (BRES). However, at the time of writing, this is only available up to and including 2024. Data releases will be monitored as part of future AMRs.

The employment rate (of those of working age) went down by 5.90% in 2025-26 compared to the previous year. While this represents a decrease compared with the previous year, the figure for last year had increased significantly (+10,200) relative to the year before (2023-24), which is well above the target of 500 new jobs per year. However, it is recognised that the figure for jobs created is likely to differ for the reasons outlined above.

Performance:	
Action:	Continue monitoring.

6.13 **Indicators 23, 34 and 25** - Policy SP12 promotes the town, district and local centres as hubs for socio-economic activities. These hubs are the most sustainable and appropriate locations for any new retail, leisure and supporting commercial development. Ensuring these facilities and services are in suitable locations will help to support long-term health and vitality, and create convenient attractive places to work, live, socialise, shop, study and access services. The RLDP has identified a number of key regeneration sites under Policy ENT6 which will ensure that development happens in the most sustainable locations well served by existing public transport networks. Policy ENT7 helps to protect Primary Shopping Centres from losing their retail status

to the extent that they can no longer function as viable shopping centres. In order to ensure the optimum mix and enhancement of the vitality and viability of these centres, a balance needs to be struck between retailing and non-retailing. ENT9 seeks to protect any development proposals that fall outside of Retail and Commercial Centres that would result in the loss of retail and commercial floorspace. Through the planning process, applicants must demonstrate that the property has been actively marketed for at least 12 months prior to the submission of the application. A marketing strategy should be submitted to and agreed by the LPA in advance of it being undertaken.

Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'		
Policy Reference: SP12, ENT6, ENT9		
Indicator	**Target**	**Trigger**
23: Amount of major retail development (sqm) permitted outside established town and local centre boundaries.	No major retail, development (sqm) permitted outside established town and local centre boundaries.	One or more applications permitted for major retail development contrary to Policy ENT9 in any one year.
Performance Outcome:		
Previous year	**AMR 2025-26**	
0	0	
Analysis:		
Policies SP12, ENT6 and ENT9 of the RLDP direct retail development to within established town and local centre boundaries. Existing town and commercial		

centres represent the most sustainable locations for new retail development from both an environmental and social perspective. This is supported by Planning Policy Wales which acknowledges centres as the best location for retail/leisure uses. No planning applications were granted for major retail development contrary to Policy ENT9 during the period 1 April 2025 – 31 March 2026.

Performance:	
Action:	Continue monitoring

Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'		
Policy Reference: SP12		
Indicator	**Target**	**Trigger**
24: Annual vacancy rates of commercial properties within the town centres of the county borough.	Vacancy rates of commercial properties in the Town Centres of Bridgend, Maesteg, Porthcawl or Pencoed remain below 15% throughout the Plan.	Vacancy rates of commercial properties in the Town Centres of Bridgend, Maesteg, Porthcawl or Pencoed increase to more than 15%.

Performance Outcome:	
Previous year	**AMR 2025-26**
• Bridgend Town Centre: 19.2% • Porthcawl Town Centre: 7%	• Bridgend Town Centre: 17.5% • Porthcawl Town Centre: 8.5%

• Maesteg Town Centre: 16.2% • Pencoed Town Centre: N/A	• Maesteg Town Centre: 18.7% • Pencoed Town Centre: 13%

Analysis:

Vacancy rates of commercial properties are exacerbated in Bridgend, partly due to competition from out-of-centre comparison shopping venues and also due to an increasing tendency for people to shop online. The council is keen to ensure that vacancy rates remain low in the county borough's key retail centres to encourage performance include improving the quality of the shopping environment and promoting more flexibility by increasing the range of community, leisure, and social facilities on offer. Encouraging a greater range of uses will help to reduce vacancy rates, which exceed UK average levels.

While vacancy rates were significantly below 15% for Porthcawl Town Centre, rates were slightly above 15% in Bridgend Town Centre, a marked improvement on the previous year, and slightly higher again in Maesteg Town Centre. Pencoed Town Centre vacancy rates, which have been included for the first time this year, are also below the trigger, at 13%. The strategic sites allocated in the RLDP are now beginning to come forward and new housing will start to be delivered. Major impact is yet to be felt but it is anticipated that resulting socio-economic activity will increase across the county borough's town centres, effecting a reduction in vacancy rates in these locations. This continues to align with the strong emphasis on developing 20-minute neighbourhoods, which aim to improve access to town centres for pedestrians, cyclists and public transport users, further supporting increased footfall and the vitality of local commercial areas.

Three major projects will also drive footfall to Bridgend Town Centre: the relocation of Bridgend College to Cheapside, with 1,000 staff and students expected to come into the Town Centre daily within the next academic year; the acquisition by Valleys to Coast (V2C housing association) of Wyndham House, for the relocation of its head office with additional residential and retail elements; and the council's

own acquisition of the Rhiw Shopping Centre in March 2026 with plans for regeneration and redevelopment. Furthermore, the recent adoption (24 September 2025) of the Retail and Commercial Development SPG is expected to improve the effectiveness of the retail and commercial policies contained within the RLDP, contributing to the reduction of retail vacancy rates across the town centres.

Performance:	
Action:	Continue monitoring

Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'		
Policy Reference: SP12, ENT7		
Indicator	**Target**	**Trigger**
25: Proportion of A1 retail uses in the Primary Shopping Areas	60% or more of units within the Primary Shopping Areas are in an A1 use.	Less than 60% of units within the Primary Shopping Areas are in an A1 use.

Performance Outcome:	
Previous year	**AMR 2025-26**
Bridgend Town Centre: 60.8% Porthcawl Town Centre: 65.9% Maesteg Town Centre: 53.3%	Bridgend Town Centre: 57.73% Porthcawl Town Centre: 63.04% Maesteg Town Centre: 53.41%

Analysis:

There is a need to ensure that commercial centres do not lose their 'critical mass' of retail units to the extent that they can no longer function as viable shopping centres. There is a danger that retail uses could be 'outbid' by other uses to the possible detriment of the commercial centre. Accordingly, there is a need to strike a balance between retailing and non-retailing uses in commercial centres to ensure the optimum mix, and thus enhance the vitality and viability of those centres. Policy ENT7 of the RLDP recognises that the Primary Shopping Areas of the county borough's town centres are in need of particular protection from competing uses. The Policy enforces strict criteria to protect their viability and vitality.

Overall, less than 60% of units within the Primary Shopping Areas were in an A1 use in Bridgend and Porthcawl Town Centres during the period 1 April 2025 – 31 March 2026, which slightly misses this indicator's target. The proportion of shops in A1 use in Bridgend and Maesteg Town Centres is below the specified target at 57.73% and 53.41% respectively. This issue where it relates to Maesteg was present before adoption of the RLDP and adopted retail policies are intended to safeguard A1 uses in Primary Shopping Areas.

The strategic sites allocated in the RLDP are now beginning to come forward and new housing will start to be delivered. Major impact is yet to be felt but it is anticipated that resulting socio-economic activity will increase across the county borough's town centres, effecting a reduction in vacancy rates in these locations. This continues to align with the strong emphasis on developing 20-minute neighbourhoods, which aim to improve access to town centres for pedestrians, cyclists and public transport users, further supporting increased footfall and the vitality of local commercial areas.

Furthermore, the recent adoption (24 September 2025) of the Retail and Commercial Development SPG is expected to improve the effectiveness of the retail and commercial policies contained within the RLDP, contributing to the safeguarding of A1 uses within Primary Shopping Areas.

Performance:	
Action:	Continue monitoring

6.14 **Indicators 26 and 27** - Policy SP13 will seek to assist the county borough to transition to a low carbon, decentralised energy system that works for its individuals, communities and businesses by encouraging renewable and low and zero carbon energy projects. Policy ENT10 aspires to ensure that all new homes in the county borough are net zero carbon in the first instance by ensuring that an energy masterplan accompanies any planning applications, and demonstrates that heating systems have been selected in accordance with the criteria outlined in the RLDP.

Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'		
Policy Reference: SP13, ENT10		
Indicator	**Target**	**Trigger**
26. Number of major planning applications which are accompanied by an 'energy masterplan' in accordance with Policy ENT10.	100% of all major planning applications are accompanied by an energy masterplan in accordance with Policy ENT10.	One or more major planning applications permitted without an energy masterplan in accordance with Policy ENT10 in any one year.
Performance Outcome:		
Previous year	**AMR 2025-26**	
0	0	

Analysis:	
Policy ENT10 of the RLDP requires all new major development to produce an energy masterplan to demonstrate that the most sustainable heating and cooling systems have been selected. Schemes should be able to demonstrate that they are suitable for a net-zero carbon energy system, otherwise costly retrofits will be required in the future to ensure that carbon targets are met. No applications for major development (as defined by RLDP supporting paragraph 5.4.96) submitted post adoption of the RLDP were permitted without an energy masterplan in accordance with Policy ENT10 during the period 1 April 2025 – 31 March 2026.	
Performance:	
Action:	Continue monitoring

Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'		
Policy Reference: SP13		
Indicator	**Target**	**Trigger**
27. Number and capacity (MW) of renewable, low and zero carbon energy developments approved / implemented.	Targets for area-based resource use in accordance with Table 10, Chapter 5.	No permissions granted or implemented within five years.
Performance Outcome:		

Previous year	AMR 2025-26
14.9MW	1.5MW
Analysis:	
Policy SP13 of the RLDP supports the provision of renewable and low carbon energy development to reduce carbon emissions and help tackle climate change. This policy (and supporting development management policies) will assist the county borough transition to a low carbon, decentralised energy system that works for its individuals, communities and businesses by encouraging renewable and low and zero carbon energy projects. One scheme with a generating capacity of 1.5MW was approved during the period 1 April 2025 – 31 March 2026: • Ground mounted solar PV array (1.5MW) (P/25/183/SOR Hendir Uchaf Farm, Rhiwceiliog, Pencoed CF35 6NS)	
Performance:	
Action:	Continue monitoring

6.15 **Indicators 28 and 29** - National and regional guidance support a strong and sustainable approach to mineral planning, whilst ensuring valuable finite resources are safeguarded for possible future extraction. In terms of the supply of aggregates, the maximum use of secondary and recycled aggregates from commercial and demolition sources in preference to primary aggregates is promoted. Policy SP14 states that minerals will be used efficiently and appropriately throughout the county borough. It aims to encourage re-use and recycling of suitable materials as an alternative to primary won aggregates as set out in the criteria for Policy SP14. SP14 states that, as a minimum, a 10-year landbank of crushed rock will be maintained throughout the Plan period. The RLDP also has a policy to protect against

permanent sterilising development. Before development can take place, applicants must demonstrate that the mineral can be extracted and/or the mineral is of such poor quantity or quality to make extraction of no or little value as a finite resource, or the scale/location of development will have no significant impact on the resource.

Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'		
Policy Reference: SP14		
Indicator	**Target**	**Trigger**
28. Aggregate landbank for Bridgend County Borough in years.	Maintain a minimum 10-year aggregate resource.	Less than a 10-year land bank of permitted aggregate reserves in any one year.
Performance Outcome:		
Previous year	**AMR 2025-26**	
50+ years	50+ years	
Analysis:		
Policy SP14 of the RLDP sets out criteria against which all proposals for mineral development will be assessed. It seeks to ensure the protection of aggregates and minerals for use in development. Minerals are an important resource which should be protected for future generations by locating non-mineral development away from areas which are underlain by minerals of economic importance, where feasible.		

The 2024 South Wales Regional Aggregates Working Party (SWRAWP) Annual Report (published January 2026) calculated the 10-year aggregate landbank resource as exceeding 50 years. As such, the RLDP is meeting its target of providing a minimum 10-year aggregate resource.

Performance:	
Action:	Continue monitoring

Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'		
Policy Reference: SP14, ENT12		
Indicator	**Target**	**Trigger**
29: Amount of permanent sterilising development permitted within a Minerals Safeguarding Area.	No permission granted for development within Minerals Safeguarding Areas contrary to Policy ENT12.	One or more applications permitted for development within a Minerals Safeguarding Area contrary to Policy ENT12 in any one year.

Performance Outcome:	
Previous year	**AMR 2025-26**
0	0

Analysis:
Policy ENT12 of the RLDP seeks to preserve access to aggregates for use in development. In most instances, development may proceed within safeguarding

areas as long as developers demonstrate the resource in question is either of poor quality/quantity and would not be economical to exploit, or the nature of the development in question would not prejudice exploitation of the resource. No developments were granted permission within Mineral Safeguarding Areas contrary to Policy ENT12 during the period 1 April 2025 – 31 March 2026.

Performance:	
Action:	Continue monitoring

6.16 **Indicator 30** - There has been a dramatic growth in waste facilities in recent years to support the national and regional targets to reduce waste disposal going to landfill. This trend is likely to continue to grow during the current Plan period. Policy SP15 identifies existing employment sites where new waste facility development will be directed towards in line with the Regional Waste Plan and TAN21.

Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'		
Policy Reference: SP15		
Indicator	**Target**	**Trigger**
30: Capacity to cater for the county borough's waste.	Maintain sufficient capacity to cater for the county borough's waste (to be confirmed at a regional level) in accordance with TAN 21.	Triggers to be established at a regional level in accordance with TAN 21.
Performance Outcome:		

Previous year	AMR 2025-26
N/A	See below.

Analysis:

Minimising waste and managing it sustainably is essential to protecting the environment and supporting the transition to a circular economy. Policy SP15 of the RLDP promotes sustainable waste management by ensuring sufficient capacity is available to accommodate the county borough's waste needs now and in the future.

Indicator 30 relates to whether all waste arisings from Bridgend County Borough can be managed (recycled, treated, disposed of) within the available facilities, either locally or through agreed regional arrangements. TAN21 requires LPAs to ensure that, through local or regional facilities, there is enough permitted waste management infrastructure (recycling, treatment, landfill) to handle all of the county borough's waste arisings, applying the waste hierarchy, self-sufficiency, and proximity principle.

Data demonstrating waste management capacity is contained within Waste Planning Monitoring Reports (WPMRs). Bridgend County Borough was previously included in the South-West Wales region WPMR, but since 2020-21, it has been incorporated within the South-East Wales region. However, no WPMR for South-East Wales had been published since this change was made, until July 2026, with the latest 2024-25 report.

The 2024-25 report confirms that the South-East Wales region has sufficient landfill void space to meet the requirements set out in TAN21 and that, at the present time, arisings of residual waste and food waste are being adequately managed. The report also states that any proposals for further residual waste treatment should be carefully assessed to ensure that the facility would not result in overprovision. This evidence supports the position that sufficient capacity remains to manage the county borough's waste in line with TAN21 requirements.

Performance:	
Action:	Continue monitoring

6.17 **Indicator 31** - Tourism plays a key role in contributing towards the economic and employment benefits within the county borough. Policy SP16 supports this by seeking to protect and enhance existing tourism facilities, supports proposals for new high quality tourism facilities which will increase visitor numbers, and encourages sustainable tourism initiatives.

Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'		
Policy Reference: SP16		
Indicator	**Target**	**Trigger**
31: Annual number of visitors to the county borough.	Year on year increase of visitors to the county borough	Decrease in visitors to the county borough compared to the previous year.
Performance Outcome:		
Previous year	**AMR 2025-26**	
See AMR 2024-25	See below	
Analysis:		
Policy SP16 of the RLDP supports the growth of a sustainable and vibrant tourism sector by guiding appropriate developments that enhance the quality and appeal of the local visitor offer. By encouraging high-quality accommodation, upgraded facilities, and diverse tourism experience – including activity-based, cultural, and		

event-led attractions – the policy aims to strengthen the local tourism industry and attract more visitors to the area. It also ensures that new tourism proposals are supported by sufficient demand, appropriate infrastructure, and avoid unacceptable harm to the environment or local communities.

The target for this indicator is a year-on-year increase in visitor numbers to the county borough. The most recently published STEAM report (2025) provides a comparison between 2024 and 2025, showing that visitor numbers increased significantly from 3.84 million in 2024 to 4.04 million in 2025, representing a 5.2% increase on the previous year. Looking ahead, as residential and commercial sites continue to come forward, this is likely to increase economic activity within the county borough, which in turn is expected to contribute to an increase in visitor numbers in future years.

Performance:	
Action:	Continue monitoring

6.18 The authority has a responsibility to protect existing tourist accommodation and that any loss is properly controlled, as advised in TAN13. There may be instances where tourist accommodation will be lost and Policy ENT17 states that accommodation will only be lost if it is no longer suitable or viable, or does not adversely affect the range and quality of accommodation available within the county borough.

Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'		
Policy Reference: ENT17		
Indicator	**Target**	**Trigger**
32: Number of applications approved that would result in the loss of tourism or leisure or recreation facilities.	No permission granted contrary to Policy ENT17 that would result in the unjustified loss of tourism, or leisure or recreation facilities.	One or more applications permitted contrary to Policy ENT17.
Performance Outcome:		
Previous year	**AMR 2025-26**	
0	0	
Analysis:		

Policy ENT17 seeks to protect the provision of tourist accommodation within the county borough by ensuring that any proposed loss is fully justified. The policy recognises the value of a diverse and high-quality tourism offer and therefore requires robust evidence that a property is no longer viable or in demand for tourist use. Proposals involving the loss of such facilities must demonstrate that the change would not undermine the range or quality of accommodation available locally, and that continued use for tourism is neither practical nor sustainable.

No development proposals were granted contrary to Policy ENT17 that would result in the unjustified loss of tourism, or leisure or recreation facilities during the period 1 April 2025 – 31 March 2026.

Performance:	
Action:	Continue monitoring

6.19 Policy SP17 of the RLDP seeks to maintain and enhance the landscape quality as part of the natural environment within the county borough. The policy also protects designated sites such as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar Sites. Policy DNP1 in the RLDP seeks to protect the countryside from inappropriate development by ensuring that only in exceptional cases development is acceptable. This is to ensure that the integrity of the countryside is conserved and enhanced. All countryside must be protected for its landscape, habitat, species and geology, and only development that will benefit the rural economy, whilst maintaining and enhancing the environment will be considered. Policy DNP4 of the RLDP seeks to protect SLAs. The emphasis is upon protecting the character and quality of the landscape from inappropriate development by ensuring that such development is compatible with the surrounding landscape rather than unduly restricting acceptable development. Building upon Policy SP17, Policy DNP5 aims to protect nature conservation and SINCs, LNRs and RIGS. It seeks to minimise the impact on the site or provide compensation/mitigation measures to offset any damage. Policy DNP6 provides protection for biodiversity, ecological networks, habitats and species and development will need to take into consideration location, design and layout as well as any adjacent nature conservation resources.

Objective: Strategic Objective 4, 'To Protect and Enhance Distinctive and Natural Places'		
Policy Reference: SP17, DNP1		
Indicator	**Target**	**Trigger**
33. Amount of land in the countryside (ha) lost to development which is permitted by way of a departure application to Policy DNP1.	No land in the countryside lost to development which is permitted by way of departure applications to Policy DNP1.	One or more planning permissions granted out of accordance with Policy DNP1.
Performance Outcome:		
Previous year	**AMR 2025-26**	
0	0	

Analysis:

Policy DNP1 sets out a strong presumption against inappropriate development in the countryside, aiming to conserve and enhance the character, landscape, and natural resources of areas outside defined settlement boundaries. The policy ensures that only certain types of development are supported in rural locations, typically where they meet specific criteria or serve a justified need. Where development is acceptable in principle, it must be of a sustainable form, make prudent use of natural resources, and, wherever possible, utilise existing buildings or previously developed land before new build options are considered.

No land was lost to development which was permitted by way of departure from Policy DNP1 during the period 1 April 2025 – 31 March 2026.

Performance:	
Action:	Continue monitoring

Objective: Strategic Objective 4, 'To Protect and Enhance Distinctive and Natural Places'		
Policy Reference: DNP4		
Indicator	**Target**	**Trigger**
34: Number of developments permitted with the potential to adversely affect a Special Landscape Area.	No permission granted for development contrary to Policy DNP4 that would cause unacceptable harm to Special Landscape Areas.	One or more planning permissions granted out of accordance with Policy DNP4.
Performance Outcome:		
Previous year	**AMR 2025-26**	
0	0	
Analysis:		
Policy DNP4 seeks to safeguard the distinctive character and quality of the county borough's landscapes – particularly within its nine designated SLAs – by ensuring that development is compatible with its surroundings and minimises harm. While the policy does not aim to unduly restrict acceptable countryside development, it establishes strict criteria to protect and enhance valued landscapes through		

sensitive design, management, and where appropriate, the creation of new landscape features. No development proposals were permitted contrary to Policy DNP4 that would cause unacceptable harm to SLAs during the period 1 April 2025 – 31 March 2026, which meets the target for Indicator 34.

Performance:	
Action:	Continue monitoring

Objective: Strategic Objective 4, 'To Protect and Enhance Distinctive and Natural Places'		
Policy Reference: SP17, DNP5		
Indicator	**Target**	**Trigger**
35: Number of applications approved that would cause harm to the overall conservation value of sites of SINCs, RIGS and LNRs.	No permission granted for development contrary to Policy DNP5.	One or more planning permissions granted out of accordance with Policy DNP5.

Performance Outcome:	
Previous year	**AMR 2025-26**
0	0
Analysis:	

Policy DNP5 provides an essential second tier of protection for locally and regionally important sites, including LNRs, SINCs, and RIGS. It seeks to ensure that any development within or near the areas is compatible with their biodiversity or scientific value, while also supporting their educational potential. Development that could cause harm to these sites will only be permitted where the benefits clearly outweigh the impact, and where harm can be appropriately mitigated or compensated.

No applications were approved that were contrary to Policy DNP5 during the period 1 April 2025 – 31 March 2026, which aligns with the target for this indicator.

Performance:	
Action:	Continue monitoring

Objective: Strategic Objective 4, 'To Protect and Enhance Distinctive and Natural Places'		
Policy Reference: SP17, DNP6		
Indicator	**Target**	**Trigger**
36: Number of applications approved that would cause harm to legally protected habitats or species.	No permission granted for development contrary to Policy DNP6.	One or more planning permissions granted out of accordance with Policy DNP6.
Performance Outcome:		
Previous year	**AMR 2025-26**	

0	0
Analysis:	
Policy DNP6 aims to ensure that development contributes to the protection, enhancement, and resilience of biodiversity and ecosystems in line with the council's duties under the Environment (Wales) Act 2016. It seeks to strike a careful balance between enabling appropriate development and safeguarding habitats and species that support the county borough's wider ecological network. Development proposals must be sensitively located and designed to conserve onsite biodiversity and consider the value of any nearby nature conservation assets. No applications were approved for development contrary to Policy DNP6 during the period 1 April 2025 – 31 March 2026, which meets the target associated with this indicator.	
Performance:	
Action:	Continue monitoring

7.0 Sustainability Appraisal (SA) Monitoring

7.1 Monitoring of the RLDP should accord with the requirements for monitoring the sustainability performance of the RLDP through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) process. The SA monitoring expands the assessment of the performance of the RLDP against the SA monitoring objectives intended to measure the social, economic and environmental impact of the RLDP. Section 6 of the AMR examines the performance of the RLDP against the SA monitoring objectives.

7.2 Welsh Government requires that the SA objectives are monitored as part of the AMR to record the progress of the RLDP. The Monitoring Framework specifically includes mechanisms to monitor the likely significant effects on the environment of the RLDP, as predicted through the SA process.

7.3 The Monitoring Framework includes mechanisms to assess whether key policies fundamental to delivering the RLDP are being implemented as intended and with no unforeseen adverse consequences. Specifically, the 14 SA objectives will be assessed against the indicators that have been identified as most relevant.

SA Objectives	Replacement LDP Monitoring Framework Indicators	Green/Amber/Red
1. Health and Wellbeing: Improve the health and wellbeing of the population, including with respect to physical and mental health,	• 2: Permissions granted not in accordance with Policy SP3: Good Design and Sustainable Place Making	

social wellbeing and community safety.	• 20: Number of community facilities lost through development.	
2. Equality and Social Inclusion: Reduce poverty and inequality, tackle social exclusion and promote community cohesion, including through enhancing access to community facilities.	• 2: Permissions granted not in accordance with Policy SP3: Good Design and Sustainable Place Making	
	• 15: The tenure of affordable housing completions.	
	• 18: The completion of Gypsy and Traveller sites to meet identified need.	
	• 19: Meet any new arising need for Gypsy, Traveller and Showpeople sites arising outside of the GTAA.	
	• 20: Number of community facilities lost through development.	

3. Employment and Skills: Increase the number and quality of employment opportunities to meet identified needs, whilst improving the level of educational attainment and skills amongst residents.	• 21: Employment land take-up against allocations.	
	• 22: Enable job growth.	
	• 24: Annual vacancy rates of commercial properties within the Town Centres of the county borough.	
4. Transport and Communications: Enhance the accessibility of public services, economic opportunities and markets through improving infrastructure and creating a sustainable transport network, whilst also ensuring access to high quality communications and utilities.	• 10: Permissions granted not in accordance with Policy SP5: Sustainable Transport and Accessibility.	
	• 24: Annual vacancy rates of commercial properties within the Town Centres of the county borough.	
	• 25: Proportion of A1 retail uses in the Primary Shopping Areas	
5. Housing: Provide a sufficient quantum and range of good quality and affordable housing in	• 1: Spatial distribution of housing development	
	• 11: The number of net additional affordable	

sustainable locations to meet identified needs.	and market dwellings built in the LPA area.	
	• 12: The annual level of housing completions monitored against the Anticipated Annual Build Rate (AABR).	
	• 13: Total cumulative completions monitored against the anticipated cumulative completion rate.	
	• 14: The level of affordable housing completions monitored against the Plan's overarching target.	
	• 15: The tenure of affordable housing completions.	
	• 16: Delivery of the affordable housing policy - thresholds and percentage targets for each sub-market area.	

6. Economic Growth: Deliver sustainable economic growth and maximise the economic contribution of the BCBC area to the Cardiff Capital Region, including through diversifying and strengthening the local economic base.	• 1: Spatial distribution of housing development	
	• 11: The number of net additional affordable and market dwellings built in the LPA area.	
	• 17: Viability – trends in house prices, land values, build costs.	
	• 22: Enable job growth.	
7. Air Quality: Prevent and reduce emissions and concentrations of harmful atmospheric pollutants and minimise exposure to poor air quality.	• 10: Permissions granted not in accordance with Policy SP5: Sustainable Transport and Accessibility.	
	• 27: Number and capacity (MW) of renewable, low and zero energy carbon developments	
8. Climate Change: Adopt appropriate mitigation and adaption measures to reduce and respond to the	• 8: Amount of development permitted within Flood Zone 2 that does not meet all TAN 15 tests.	

	impacts of climate change.	• 9: The scale/type of highly vulnerable development permitted within Flood Zone 3.	
		• 10: Permissions granted not in accordance with Policy SP5: Sustainable Transport and Accessibility.	
		• 26: Number of major planning applications which are accompanied by an 'Energy Masterplan' in accordance with Policy ENT10	
		• 27: Number and capacity (MW) of renewable, low and zero energy carbon developments	
9.	Biodiversity, Geodiversity and Soil: Conserve, protect and enhance biodiversity and geodiversity interests, including through safeguarding important sites and	• 28: Aggregate landbank for Bridgend County Borough in years.	
		• 29: Amount of permanent sterilising development permitted within a	

species, improving green infrastructure provision and safeguarding important soil resources.	Minerals Safeguarding Area.	
	• 33: Amount of land in the countryside (ha) lost to development which is permitted by way of a departure application to Policy DNP1.	
	• 36: Number of applications approved that would cause harm to legally protected Habitats or Species.	
10. Water and Flood Risk: Conserve, protect and enhance water and coastal environments, water quality and water resources, whilst reducing the risk of flooding. Development must be located so as not to increase the risk of flooding and should be steered away from areas of greatest risk.	• 8: Amount of development permitted within Flood Zone 2 that does not meet all TAN 15 tests.	
	• 9: The scale/type of highly vulnerable development permitted within Flood Zone 3.	

11. Materials and Waste: Contribute to the implementation of the circular economy, manage waste with minimal environmental impacts and ensure the sustainable use of natural resources, including for energy generation and providing an adequate supply of minerals and materials for construction.	• 28: Aggregate landbank for Bridgend County Borough in years.	
	• 29: Amount of permanent sterilising development permitted within a Minerals Safeguarding Area.	
	• 30: Capacity to cater for the county borough's waste.	
12. Sustainable Placemaking: Maximise the efficient use of land and infrastructure and enhance design quality to create great places for people.	• 2: Permissions granted not in accordance with Policy SP3: Good Design and Sustainable Place Making	
	• 3a-7a: Number of dwellings delivered on Strategic, Mixed-Use Sites	
	• 3b-7b: Infrastructure requirements and Placemaking principles delivered on Strategic Mixed-Use Sites.	

	• 23: Amount of major retail development (sqm) permitted outside established town and local centre boundaries.	
13. Cultural Heritage: Conserve, protect and enhance the historic environment and cultural assets, including the use of the Welsh language.	• 31: Annual number of visitors to the county borough.	
	• 32: Number of applications approved that would result in the loss of tourism or leisure or recreation facilities.	
	• 35: Number of applications approved that would cause harm to the overall conservation value of Sites of SINCs, RIGS and LNRs.	
14. Landscape: Protect and enhance the landscape character, visual amenity and legibility of settlements in the BCBC area.	• 33: Amount of land in the countryside (ha) lost to development which is permitted by way of a departure application to Policy DNP1.	

	• 34: Number of developments permitted with the potential to adversely affect a Special Landscape Area.	
	• 35: Number of applications approved that would cause harm to the overall conservation value of Sites of Importance for Nature Conservation (SINCs), Regionally Important Geological Sites (RIGS) and Local Nature Reserves (LNRs).	

8.0 Conclusions and Recommendations

8.1 The AMR provides an important assessment of progress in delivering the objectives of the RLDP. The findings indicate no fundamental concerns in delivering the growth and spatial strategy, notwithstanding that housing completions have been lower than anticipated in the early years of the housing trajectory. This issue is expected to resolve itself as existing commitments complete and new allocations come forward.

8.2 Progress has also been made in strengthening the supply of land for employment and in advancing climate and sustainability objectives.

8.3 The monitoring outcomes highlight the importance of ongoing collaboration between the council, developers, RSLs, and key stakeholders to address identified challenges and to secure the delivery of sustainable, well-designed development. The RLDP has already been supplemented with the adoption of the Affordable Housing, Retail, Outdoor Recreation Facilities and Houses in Multiple Occupation SPGs, with future SPGs being prepared on Education, Planning Obligations, Green Infrastructure, Biodiversity and Employment. There is considered to be no current cause for concern.

8.4 The findings of this AMR and subsequent AMRs will inform the preparation of any future review of the RLDP, ensuring that the strategy remains responsive to changing circumstances and capable of delivering the RLDP's Vision and Strategic Objectives.

Appendix A. The Timing and Phasing of Allocations and Site with Planning Permission (2018-2033, Updated 2025-2026)

Table 1. The Timing and Phasing of Allocations

Allocated site name	Total site capacity	Time lag to construction start in months			Phasing of development (2018-33)																
		Time period for pre-application discussions/PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Units phased beyond the Plan period
Land South of Bridgend	788	Pre-application: 7 weeks (per phase) PAC: 7 weeks (4 weeks minimum with a period of 3 weeks to collate and produce a PAC report per phase)	14 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	0	68	120	120	120	120	120	120	0
Land West of Bridgend	850	Pre-application: 7 weeks (per phase) PAC: 7 weeks (4 weeks minimum with a period of 3 weeks to collate and produce a PAC report per phase)	14 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	0	30	100	100	100	100	100	100	220
Craig y Parcau, Bridgend	108	Pre-application: 6 weeks	10 weeks	8 weeks			0	0	0	0	0	0	0	0	30	50	40	0	0	0	0	0

Allocated site name	Total site capacity	Time lag to construction start in months			Phasing of development (2018-33)																
		Time period for pre-application discussions/PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Units phased beyond the Plan period
		PAC: 6 weeks (4 weeks minimum with a period of 2 weeks to collate and produce a PAC report)																			
Porthcawl Waterfront	1100	Pre-application: 9 weeks (per phase) PAC: 8 weeks (4 weeks minimum with a period of 4 weeks to collate and produce a PAC report per phase)	16 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	0	60	120	120	120	120	120	120	320
Land East of Pencoed	804	6 weeks (per phase) PAC: 7 weeks (4 weeks minimum with a period of 3 weeks to collate and	14 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	0	84	120	120	120	120	120	120	0

Allocated site name	Total site capacity	Time lag to construction start in months			Phasing of development (2018-33)																
		Time period for pre-application discussions/PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Units phased beyond the Plan period
		produce a PAC report per phase)																			
Land East of Pyle	2003	Pre-application: 9 weeks (per phase) PAC: 8 weeks (4 weeks minimum with a period of 4 weeks to collate and produce a PAC report per phase)	16 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	0	70	150	150	150	150	150	150	1033
Land South West of Pont Rhyd-y-cyff	130	Pre-application: 6 weeks PAC: 6 weeks 4 weeks minimum with a period of 2 weeks to collate and produce a PAC report per phase)	10 weeks	8 weeks			0	0	0	0	0	0	0	0	10	45	45	30	0	0	0	0

Allocated site name	Total site capacity	Time lag to construction start in months			Phasing of development (2018-33)																
		Time period for pre-application discussions/PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Units phased beyond the Plan period
Land South East of Pont Rhyd-y-cyff	140	Pre-application: 6 weeks PAC: 42 days (28 days minimum with a period of 14 days to collate and produce a PAC report)	10 weeks	8 weeks			0	0	0	0	0	0	0	0	10	25	40	40	25	0	0	0
Land South of Pont Rhyd-y-cyff	102	Pre-application: 6 weeks PAC: 6 weeks (4 weeks minimum with a period of 2 weeks to collate and produce a PAC report)	10 weeks	8 weeks			0	0	0	0	0	0	0	0	30	25	25	2	0	0	0	0
Former Cooper Standard Site, Ewenny Road, Maesteg	205	Pre-application: 6 weeks PAC: 6 weeks (4 weeks minimum with a period of 2 weeks to collate and produce a PAC report)	10 weeks	8 weeks			0	0	0	0	0	0	0	0	20	40	40	40	40	25	0	0

Table 2. The Timing and Phasing of Sites with Planning Permission (2018-2033)

Settlement tier / Growth area	Planning application	Site name	Total site capacity	Phasing of development (2018-33)																
				Completions	U/C	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Units phased beyond the Plan period
Valleys Gateway (Main Settlement)	P/19/915/RES	LAND OFF MAESTEG ROAD, TONDU	405	136	30					20	32	47	37	60	60	60	60	29			
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/18/983/FUL	SUNNYSIDE ROAD (LAND OFF), BRIDGEND	59	0	59					0	0	0	0	59							
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/15/693/FUL	69-73 COWBRIDGE ROAD (REAR OF), BRIDGEND	10	0	0					0	0	0	0	10							
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/16/610/FUL	PARK STREET, COED PARC, BRIDGEND	15	6	2			3	1	0	0	2	2	7							
Valleys Gateway (Main Settlement)	P/19/182/RES (Phase 2)	PARC TYN Y COED, BRYNCETHIN	273	269	3					1	2	0	2	4							
Porthcawl (Main Settlement,	P/19/352/RES P/21/60/FUL P/21/273/FUL	ST CLARES CONVENT, CLEVIS HILL, PORTHCAWL	11	7	3					3	2	0	2	4							

Regeneration Growth Area)	P/23/695/FUL P/23/711/FUL																			
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/14/185/FUL P/20/638/NMA	WATERTON MANOR & LANE (LAND AT) WATERTON, BRIDGEND	39	26	0					26	0	0	0	13						
Pyle, Kenfig Hill and N Cornelly (Main Settlement, Sustainable Growth Area)	P/18/829/FUL	LAND AT CROFT GOCH ROAD, KENFIG HILL	21	0	0					0	0	0	0	21						
Pyle, Kenfig Hill and N Cornelly (Main Settlement, Sustainable Growth Area)	P/22/508/FUL	LAND AT CEFN ROAD (FORMER RESERVOIR) CEFN CRIBBWR	16	0	0								0	16						
Maesteg and the Llynfi Valley (Main Settlement, Regeneration Growth Area)	P/14/390/FUL P/21/547/RLX	LAND AT NANTYFYLLON RFC, BLOSSE STREET, MAESTEG	36	23	4					23	0	0	0	13						
Porthcawl (Main Settlement, Regeneration Growth Area)	P/20/415/FUL	FORMER GLAMORGAN HOLIDAY HOME, THE SQUARE	52	0	0					0	0	0	0	52						
Valleys Gateway (Main Settlement)	P/21/1092/FUL	FORMER GLAN YR AFON CARE HOME HEOL YR YSGOL YNYSAWDRE	35	0	35					0	0	0	0	35						

Valleys Gateway (Main Settlement)	P/14/838/FUL	LAND EAST CWM FELIN & SOUTH CRAIG TERRACE / EBENEZER TERRACE, BLACKMILL	28	0	0						0	0	0	28						
Maesteg and the Llynfi Valley (Main Settlement, Regeneration Growth Area)	P/22/34/FUL	FORMER BLAENLLYNFI INFANT SCHOOL, GROSVENOR TERRACE, MAESTEG	20	20	0						0	0	20							
Porthcawl (Main Settlement, Regeneration Growth Area)	P/18/758/FUL	FORMER PORTHCAWL HOTEL 7-11 JOHN STREET PORTHCAWL	22	22	0						0	0	22							
Garw Valley (Local Settlement)	P/23/699/FUL	LAND AT THE FORMER BETTWS SOCIAL CLUB, BETTWS	20	20	0							0	20							
Garw Valley (Local Settlement)	P/22/597/FUL	FORMER FFALDAU CLUB / LAND EAST OF OXFORD STREET	12	0	12							0	0	12						
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/21/379/FUL	LAND ON WEST SIDE OF GENTLE WAY, BROADLANDS, BRIDGEND	10	0	0															
Porthcawl (Main Settlement, Regeneration Growth Area)	P/20/263/FUL	FORMER ST. JOHN'S SCHOOL, NETWON, PORTHCAWL	57	57	0					24	30	3								

Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/18/1006/FUL	YSGOL BRYN CASTELL (PHASE 2), BRIDGEND	127	127	0				13	57	43	14								
Pencoed (Main Settlement, Sustainable Growth Area)	P/20/214/FUL	FORMER PENCOED RAOB SOCIAL CLUB HEOL Y GROES, PENCOED	24	24	0					0	0	24								
Pencoed (Main Settlement, Sustainable Growth Area)	P/09/435/OUT	LAND SOUTH OF HENDRE ROAD, PENCOED	205	205	0	2	2	1	0	0	0	1								
Porthcawl (Main Settlement, Regeneration Growth Area)	P/22/115/FUL	OLD STATION YARD FORMER MOT PORTHCAWL	20	20	0					0	0	20								
Ogmore Valley (Local Settlement, Regeneration Area)	P/04/252/FUL P/21/831/NMA P/22/65/FUL	CWRT TY MAWR, NORTH ROAD, OGMORE VALE	13	13						6	1									
Pencoed (Main Settlement, Sustainable Growth Area)	P/20/99/FUL	TRINITY CHAPEL, PENYBONT ROAD, PENCOED	12	12	0					0	12									
Bettws (Local Settlement)	P/19/147/FUL	HEOL DEWI SANT (REAR OF), BETTWS	23	23	0					0	1									
Bridgend (Primary Key Settlement,	P/19/624/FUL P/19/656/RES	PARC DERWEN, BRIDGEND	1577	1506	0	157	94	19	51	71										

Sustainable Growth Area)																				
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/18/145/RES	LAND AT LLANGEWYDD ROAD, CEFN GLAS, BRIDGEND	194	194	0	1	61	47	51	34										
Pen-y-fai (Local Settlement)	P/17/1073/FUL	ALL SAINTS WAY (LAND SOUTH OF), PENYFAI	20	20	0			7	10	3										
Cefn Cribwr (Local Settlement)	P/18/286/NMA	BEDFORD ROAD, CEFN CRIBBWR	10	10	0					10										
Porthcawl (Main Settlement, Regeneration Growth Area)	P/16/609/FUL	47 - 49 WOODLAND AVENUE (Land Between), PORTHCAWL	10	10	0					10										
Valleys Gateway (Main Settlement)	P/18/1012/FUL	THE OLD BAKEHOUSE, MAESTEG ROAD, TONDU	10	10	0					10										
Porthcawl (Main Settlement, Regeneration Growth Area)	P/18/920/FUL	RONNIES COMMERCIAL,CLOS YR ORSAF, PORTHCAWL	10	0					10											
Porthcawl (Main Settlement, Regeneration Growth Area)	P/18/908/FUL	MEADOW LANE (LAND AT), PORTHCAWL	24	0					24											
Porthcawl (Main Settlement,	P/17/273/RLX, P/19/30/RLX	THE REST CONVALESCENT	69	69			24	10	35											

Regeneration Growth Area)		HOME, PORTHCAWL																		
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/13/246/OUT, P/14/464/OUT	NORTH EAST BRACKLA REGENERATION AREA, BRIDGEND	558	558		147	178	112												
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/15/379/FUL	JUBILEE CRESCENT, BRIDGEND	48	48		48														
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/16/985/FUL	PARC FARM, NORTH EAST OF PARC DERWEN, BRIDGEND	24	24		24														
Laleston (Local Settlement)	P/12/476/FUL, P/13/354/FUL, P/13/357/FUL	OYSTERCATCHER PH, CAR PARK AND LAND BEHIND, HIGH STREET, LALESTON	10	10		1	1	1												
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/16/111/FUL, P/18/64/FUL	COURT ROAD 11, GAYLARD BUILDINGS, BRIDGEND	17	17		17														
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/16/606/FUL	FORMER OCLP CLUBHOUSE, ELM CRESCENT, BRIDGEND	18	18		18														
Valleys Gateway (Main Settlement)	P/15/62/FUL	OGMORE COMPREHENSIVE SCHOOL, BRYNCETHIN	117	117		53	7													

Valleys Gateway (Main Settlement)	P/16/600/FUL	FORMER ARCHBISHOP MCGRATH SCHOOL (LAND AT) - SITE A, TONDU	44	44		44														
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/15/60/FUL, P/17/433/FUL	RHIW / BRACKLA STREET SHOPPING CENTRE, BRIDGEND	38	38			10													
Maesteg and the Llynfi Valley (Main Settlement, Regeneration Growth Area)	P/16/607/FUL	BRIDGEND ROAD, FORMER SCHOOL PLAYING FIELD, MAESTEG	37	37			37													
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/17/393/FUL, P/18/410/FUL	BRYN BRAGL, BRACKLA, BRIDGEND	14	14				14												
Pencoed (Main Settlement, Sustainable Growth Area)	P/18/174/FUL	PENCOED PRIMARY SCHOOL	40	40				40												
Heol-y-Cyw (Local Settlement)	P/18/759/FUL	HEOL Y CYW PRIMARY SCHOOL	13	13				13												
Pyle, Kenfig Hill and N Cornelly (Main Settlement, Sustainable Growth Area)	P/15/856/FUL	AEL Y BRYN 65 - 66 (LAND TO REAR OF), NORTH CORNELLY	23	23				23												

Valleys Gateway (Main Settlement)	P/14/742/OUT	LAND AT ABERGARW FARM, BRYNMENYN	26	26		9	9	6												


Cyngor Bwrdeistref Sirol
Pen-y-bont ar Ogwr
BRIDGEND
County Borough Council