



Bridgend Replacement Local Development Plan 2018-2033



Background Paper 15: The Best and Most Versatile Agricultural Land

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BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) 2018-2033

BACKGROUND PAPER 15: MINIMISING THE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND

1. Purpose of the Report

- 1.1 This Background Paper sets out how the Local Planning Authority has considered the location and quality of agricultural land in developing the Bridgend Replacement Local Development Plan (LDP) 2018-2033. It demonstrates how the Preferred Strategy and site selection process has sought to minimise the loss of Best and Most Versatile (BMV) agricultural land when balanced against a range of other material planning considerations.

2. Introduction

- 2.1 Four realistic spatial options have been considered and assessed to inform the Replacement LDP Preferred Strategy as detailed within the Spatial Strategy Options Background Paper. The Development Plans Manual (Edition 3) states that the Preferred Spatial Strategy should “draw on a number of key pieces of evidence, such as a settlement assessment, Local Housing Market Assessment (LHMA) and viability assessment, to make informed policy decisions on where to locate development” (WG, 2020, para 5.14). Therefore, each option was evaluated accordingly based on a range of supply and demand factors, including the location and quality of agricultural land.
- 2.2 The Preferred Strategy is considered most appropriate to build on the successes of existing LDP strategy through prioritising the development of land within or on the periphery of urban areas, especially on previously developed ‘brownfield’ sites. Porthcawl, Maesteg and the Llynfi Valley will continue to remain regeneration priorities through their designation as Regeneration Growth Areas, accompanied by more community-based Regeneration Areas within the Ogmere and Garw Valleys. However, the existing LDP has been broadly successful in delivering development on brownfield land in other settlements. For this reason, and to ensure maintenance of a deliverable housing land supply, the strategy also seeks to identify viable, deliverable and sustainable sites elsewhere including some greenfield allocations. Accompanying growth will therefore be channelled towards Bridgend, Pencoed and Pyle, Kenfig Hill and North Cornelly. This approach reflects the classification of these settlements within the Settlement Hierarchy, coupled with their high need for Affordable Housing, broad viability and capacity to accommodate growth in a sustainable manner. Designation of these settlements as Sustainable Growth Areas will also provide a means of supporting their existing services and facilities, enabling delivery of

associated infrastructure and capitalising upon their location on the strategic road and rail network.

- 2.3 The Preferred Strategy is consistent with the site search sequence outlined in Planning Policy Wales in terms of prioritising previously developed sites and underutilised land within settlements before considering land on the edge of settlements and greenfield sites. Regeneration-led strategies for Porthcawl and Maesteg would minimise pressure on BMV agricultural land within these environs. Equally, there are still a limited number of brownfield sites remaining within Bridgend and over 580ha of non-BMV agricultural land across candidate sites submitted within Bridgend, Pencoed and Pyle, Kenfig Hill and North Cornelly combined. The Strategy therefore provides significant opportunities to minimise the loss of BMV agricultural land within these Sustainable Growth Areas, subject to site-specific considerations.
- 2.4 This Paper builds on the initial analysis of spatial options to consider the optimal means of delivering the Preferred Strategy, whilst minimising the loss of BMV agricultural land. The more detailed, site-based analysis outlined within this Paper will prove critical in determining the most suitable allocations to deliver the Replacement LDP, balanced against a range of supply and demand factors.

3. National Planning Guidance

- 3.1 National Policy emphasises that the location and quality of agricultural land is a fundamental supply factor that should inform the spatial distribution of growth. Planning Policy Wales states that agricultural land classified as Grades 1, 2 and 3a (by the Agricultural Land Classification (ALC) system) is considered “the best and most versatile, and should be conserved as a finite resource for the future” (WG, 2021, para 3.58). Hence,

When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade (WG, 2021, para 3.59).

- 3.2 Technical Advice Note (TAN) 6 also states, “when preparing development plans and considering planning applications, planning authorities should consider the

quality of agricultural land and other agricultural factors and seek to minimise any adverse affects on the environment” (WG, 2010, para. 6.2). The TAN also references the Agricultural Land Classification (ALC) map in terms of use in strategic planning.

- 3.3 A new Predictive ALC Map for Wales (Version 2) was released in December 2019, which uses the best available information to predict the agricultural grade of land on a national basis. This represents the first significant update since its launch in 2017 and includes detailed soil series data and an updated ALC survey layer. This provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. Welsh Government deem the ALC Map, “the first step in gathering evidence to inform the user as to whether or not Planning Policy Wales (PPW) paragraph 3.54 and 3.55 should be taken into account” (WG, 2020, p.2). It therefore assists in targeting survey work to the right locations.

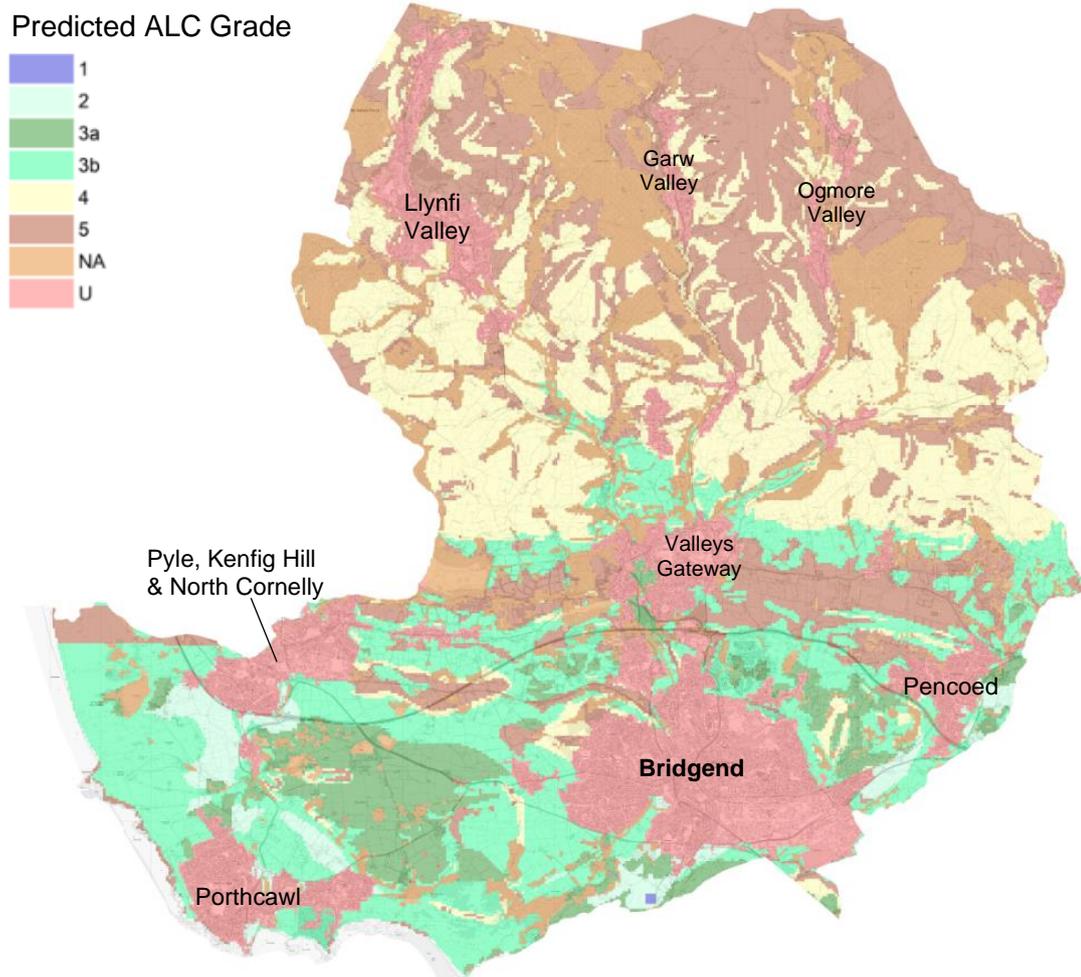
4. Agricultural Land in Bridgend County Borough

- 4.1 Extensive GIS analysis of the Predictive ALC Map for Wales (Version 2) has been undertaken to provide a broad overview of the location and classification of agricultural land in the County Borough. As shown in Table 1 and visually illustrated by Figure 1, there is 2,005 hectares of predicted BMV agricultural land dispersed across the locality. The majority (71%) of this land is Grade 3a, 29% is Grade 2 and the remainder is Grade 1, which equates to under 5 hectares in numeric terms.

Table 1: Bridgend County Borough ALC Grading (Total, Hectares)							
Best and Most Versatile			3b	4	5	U	NA
1	2	3a					
4.40	572.03	1,428.38	4,335.85	5,170.72	5,548.31	3,948.12	4,027.62

Data Source: GIS analysis of Version 2 of the Predictive ALC Map, Welsh Government

Figure 1: Bridgend County Borough Predicted Agricultural Land Classification



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- 4.2 The majority of predicted BMV agricultural land is dispersed across the south of the County Borough and across the periphery of the Valleys Gateway. The small quantity of predicted Grade 1 agricultural land is located to the south of Bridgend itself. Valleys Settlements and the more urbanised parts of Bridgend and the Valleys Gateway are not predicted to contain any BMV agricultural land.
- 4.3 The Spatial Strategy Options Background Paper has evaluated how different spatial distributions of growth can minimise the loss of this predicted BMV agricultural land, whilst recognising the need to balance other supply and demand factors in arriving at a Preferred Strategy. This key principle has been embedded within the Replacement LDP process during plan preparation and the evaluation of candidate site proposals.

5. Consideration of BMV Agricultural Land in LDP Preparation

- 5.1 Throughout Replacement LDP preparation, careful consideration has been given to the Plan's potential impact on BMV agricultural land, notably through assessment of Candidate Site Submissions.

Candidate Site Process and Preferred Spatial Strategy

- 5.2 The call or request for candidate site nominations is an early core component of the Replacement LDP, to be undertaken in advance of any formal element of plan preparation. This provides communities and stakeholders with an opportunity to propose sites for a range of uses. As stated within the Development Plans Manual, both "candidate sites and the integrated SA (Sustainability Appraisal) process form the building blocks of plan making" (WG, 2020, para 3.32). Identification of suitable sites for future housing, employment, retailing, transportation and other main land uses (such as recreation and community facilities) is a key foundation for the Replacement LDP process.
- 5.3 The Council invited landowners, developers and the public to nominate Candidate Sites for future development from 14th September 2018 to 9th November 2018. In the first instance, site proposers were required to complete a Candidate Site Assessment Form to provide basic site information accompanied by a map showing the site area. This form included a specific question to identify whether the proposed development would result in the loss of agricultural land (in current or previous use) and also requested details of the Agricultural Land Classification Grade where applicable. In total, 171 potential sites were ultimately submitted to the Council for consideration, which have been compiled into a Candidate Site Register, published in January 2019.
- 5.4 Analysis has been undertaken to identify the total quantum of predicted BMV agricultural land across candidate sites (submitted prior to publication of the Preferred Strategy, including uncommitted and unimplemented sites allocated within the existing LDP). The principal results of this exercise are displayed in Table 2 overleaf. For ease of reference, the findings of the exercise have also been categorised into BMV and non-BMV agricultural land within Figure 2. This analysis informed the Preferred Spatial Strategy as discussed in the Spatial Strategy Options Background Paper, thereby ensuring the principle of minimising the loss of BMV agricultural land was embedded into the process. This analysis is summarised overleaf.

Table 2: Candidate Site Agricultural Land Classifications

Settlement	Predicted Agricultural Land Classification Grade (Total in Hectares)							
	Best and Most Versatile			3b	4	5	U	NA
	1	2	3a					
Bridgend*	0	50.77 (35.44)	44.56 (16.11)	161.45 (161.07)	94.30 (94.30)	70.92 (70.92)	59.73 (58.56)	41.98 (37.36)
Maesteg	0	0	0	0	0.31	15.84	17.22	0.01
Pencoed	0	29.40	41.61	20.60	0.83	6.16	5.14	6.77
Porthcawl	0	20.12	11.97	72.79	0	0	16.94	3.87
Pyle, Kenfig Hill and North Cornelly	0	2.78	4.03	86.07	5.54	10.24	14.17	6.04
Valleys Gateway	0	0	13.86	30.31	0.69	140.82	29.31	4.70
Local Settlements	0	0.32	40.33	70.68	70.75	57.43	30.37	17.83
Candidate Sites Total*	0	103.39 (88.06)	156.35 (127.90)	441.91 (441.53)	172.41 (127.41)	301.41 (301.41)	172.89 (171.72)	81.19 (76.57)

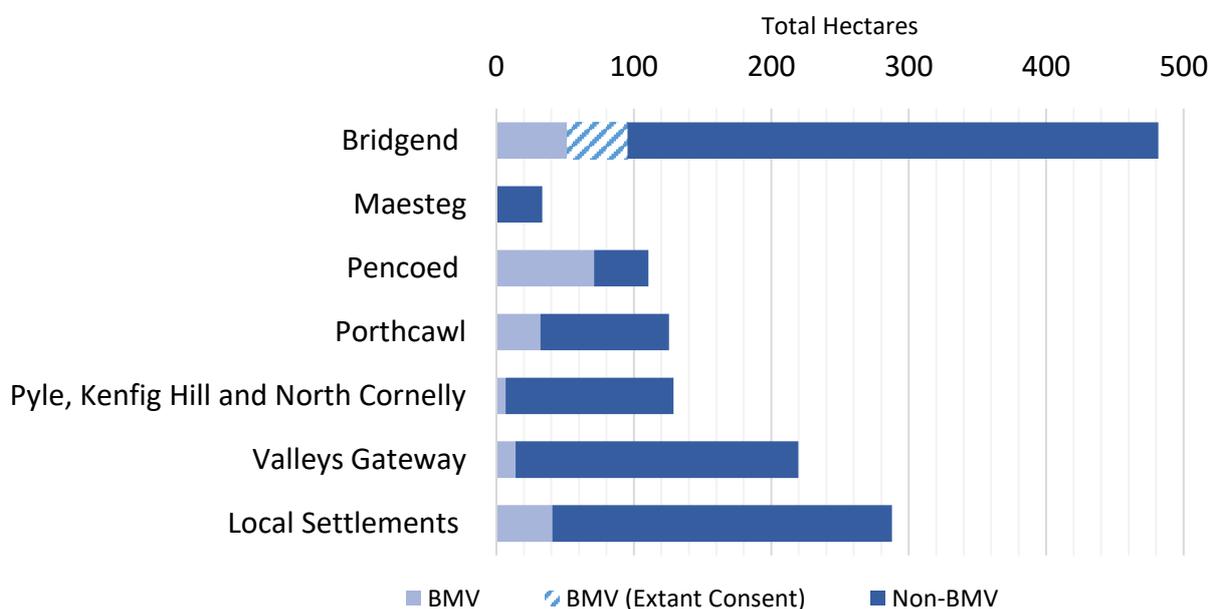
Data Source: GIS analysis of Version 2 of the Predictive ALC Map, Welsh Government

* The totals shown in brackets exclude the existing Island Farm, Bridgend site due to an extant planning consent

5.5 Evidently, the combined cluster of candidate sites within Bridgend contains the highest concentration of predicted BMV agricultural land overall (over 95ha in total), although there are two important points to emphasise in this respect. Firstly, nearly 44ha of this predicted BMV agricultural land is located on an existing LDP Strategic Site (Island Farm), which has an extant planning consent. Enabling works at this site constitute a material operation, meaning that respective reserved matters permissions have lawfully commenced. Hence, the site is already subject to development, which is signified by the revised totals in

brackets within Table 2 and banded bar within Figure 2. Moreover, and secondly, the Bridgend cluster of candidate sites also contains the highest predicted quantity of non-BMV agricultural land in comparison to the other settlement-based clusters across the County Borough. This demonstrates that Bridgend could provide significant opportunities for development to come forward in a manner that minimises the loss of this BMV agricultural land within the Primary Key Settlement of the County Borough.

Figure 2: Predicted Candidate Site BMV Agricultural Land Totals, by Settlement



5.6 The next largest spatial cluster of non-BMV agricultural land is evident within the Valleys Gateway grouping of candidate sites. In numeric terms, nearly 206ha of non-BMV land has been submitted by candidate site promoters for consideration. However, it would be inappropriate to justify a spatial strategy on this basis alone due to the aforementioned capacity issues running north to south at junction 36 of the M4 and the fact that the settlement has been considered less suitable than other settlements for sustainable development.

5.7 Significant quantities of non-BMV agricultural land have also been submitted through candidate site proposals within the grouped settlement of Pyle, Kenfig Hill and North Cornelly. In total, this equates to over 122ha of non-BMV agricultural land, accompanied by a relatively minor quantity of predicted BMV agricultural land (under 7ha). This is a key factor in devising a spatial strategy, especially given that this accessible settlement already performs a strong

employment function and contains a variety of shopping and community services. These are all important components of sustainable, placemaking-led development.

- 5.8 Even though the quantity of predicted BMV agricultural land is significant within the Pencoed cluster of candidate sites (71ha) there is still a notable quantum of non-BMV agricultural land in numeric terms (nearly 40ha). This represents potential for sustainable development to support the existing district centre and capitalise on the accessible location. However, any spatial strategy that earmarks growth within Pencoed will also have to consider that there is currently a moratorium in place on further development to the west of the railway line due to restrictions around the level crossing.
- 5.9 Porthcawl is also a Main Settlement within the County Borough and candidate sites submitted in this area contain a significant amount of non-BMV agricultural land (nearly 94ha). However, as with other settlements, the prospect of allocating growth on these sites will have to be balanced against minimising the loss of other predicted BMV agricultural land (over 32ha in Porthcawl) and promoting sustainable, brownfield-led development in the first instance.
- 5.10 This latter point is particularly pertinent when considering the brownfield development opportunities present in Maesteg, with candidate site submissions almost entirely comprising of previously developed land. In fact, no sites containing BMV agricultural land were submitted for consideration by candidate site promoters. However, viability and deliverability factors are equally important to consider when evaluating and justifying a spatial strategy.
- 5.11 Finally, local settlements are summarised in a single grouping in Table 2 and Figure 2 for ease of reference, although they are predominantly considered less appropriate to accommodate significant growth in a sustainable manner. Nevertheless, the Replacement LDP will seek to enable growth on a limited number of sustainable sites at a scale commensurate with the role and function of the respective local settlement, whilst minimising the loss of BMV agricultural land.
- 5.12 This overall analysis was duly considered when formulating the Preferred Spatial Strategy. The Strategy places clear emphasis on enabling regeneration-led development within Porthcawl and the Valleys Settlements, whilst achieving sustainable patterns of growth elsewhere (primarily within Bridgend, Pencoed and Pyle, Kenfig Hill and North Cornelly) in a manner that supports existing local services and facilitates. Significant weight has been given to protecting BMV agricultural land from development by seeking to promote growth in areas with considerable quantities of previously developed land or land in lower agricultural grades as appropriate. However, these factors have also been evaluated in tandem with other variables including housing need, settlement role and function,

accessibility, supporting infrastructure, development viability and sustainable management of the urban form.

- 5.13 The Vision of the Replacement LDP seeks to continue to transform the County Borough, resulting in the development of a safe, healthy and inclusive network of communities that connect more widely with the region to catalyse sustainable economic growth. As justified within the Spatial Strategy Options Background Paper, the Preferred Spatial Strategy best aligns with this Vision and also the Key Issues, Drivers, Strategic Objectives and Specific Objectives the Replacement LDP is seeking to address. This option is considered most conducive to accommodating the level of growth identified in the Strategic Growth Options Background Paper and also delivering this growth through sustainable patterns of development that accord with the Planning Policy Wales' placemaking principles.
- 5.14 The Sustainability Appraisal (incorporating Strategic Environment Assessment) and Candidate Site Assessment have both duly evaluated Candidate Site submissions to consider how far different proposals are capable of delivering the Replacement LDP Strategy. Both aspects will now be outlined in turn in the context of ensuring the Replacement LDP minimises the loss of BMV agricultural land. This will demonstrate why certain sites have or have not been included within the Replacement LDP, balanced against the full plethora of aforementioned supply and demand factors.

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

- 5.15 From the outset of plan preparation, the Replacement LDP has been subject to a SA, incorporating SEA, to fulfil statutory reporting requirements. This process is key to identifying likely significant effects from the LDP Strategy along with mitigation and enhancement measures for incorporation into the Replacement LDP. This will ensure likely significant adverse effects are avoided to enhance the Plan's effectiveness, whilst examining reasonable alternatives. Given that the LDP Review is an iterative process, a SA Report will accompany each substantive element of the Replacement LDP as it emerges.
- 5.16 SEA Screening and SA Scoping Reports were completed early in Plan Preparation. Soil was identified as a key SEA topic, in terms of the need to maximise the efficient use of land, facilitate development on previously developed land and safeguard geodiversity / important soil resources. The SA Scoping Report emphasised the importance of withstanding development pressure in unsustainable locations to safeguard against unacceptable significant adverse effects on the environmental topics prescribed within Schedule 2 of the SEA Regulations. For example, the Report stressed that the absence of an up-to-date spatial strategy "could prevent contaminated land from

being remediated and result in the irreversible loss of important soil resources". Equally, "increased pressure for the development of new facilities, housing and employment generating uses could lead to the loss of the best quality and locally important agricultural land" without a timely LDP Review (SA Scoping Report, Para A.4.4).

- 5.17 Sustainability issues are primarily addressed within the Replacement LDP SA Framework through the inclusion of relevant objectives. These objectives have been used to assess the likely sustainability and environmental effects of the Replacement LDP as it progresses. Criteria to safeguard the best quality and locally important agricultural land are included within SA Objective 9 - Biodiversity, Geodiversity and Soil. This objective seeks to "conserve, protect and enhance all biodiversity and geodiversity interests, including through safeguarding important sites and species, improving green infrastructure provision and safeguarding important soil resources". Therefore, the need to consider soil quality and agricultural land classification was identified as a key policy issue for the SA from the outset. This is particularly significant in terms of assessing potential development sites as part of the Replacement LDP process.
- 5.18 The substantive proposals set out within the Bridgend LDP Pre-Deposit Documents (i.e. the LDP Preferred Strategy and associated Background Papers) were also subject to SA, incorporating SEA. This included a SA of the Strategic Policies to identify the valency and significance of predicted effects from the proposed strategic policy on each of the 14 SA Objectives within the SA Framework. This analysis indicated that the majority of the proposed policies were predicted to have either Major (i.e. significant) or Minor (i.e. not significant) positive effects on the SA Objectives, and no Major Negative (significant adverse) effects. However, SP6 (Sustainable Housing Strategy) and SP11 (Employment Land Strategy) were considered to have some potential Minor Negative effects on SA Objective 9 - Biodiversity, Geodiversity and Soil. This was primarily because "these policies provide support for substantial housing and employment development, which is likely to result in localised adverse impacts on habitats and ecological interests" (para 6.3.40). Criteria to safeguard the best quality and locally important agricultural land are included within SA Objective 9 and these issues have also been considered in more detail through site-specific analysis and assessment. Clear requirements have been set for site promoters to show how their development proposal addresses key environmental and sustainability issues.
- 5.19 Indeed, all new candidate sites and LDP rollover sites have been subject to a proportionate SA. The full Candidate Site Assessment is included within the Appendices of the 2019 SA of Candidate Sites Report (LDP Preferred Strategy) for reference. This initial appraisal (at Pre-Deposit Stage) supported the assessment of likely significant environmental and sustainability effects from the

proposed growth and spatial strategy. It also ensured equal treatment of all Candidate Sites and existing LDP rollover sites as potential 'reasonable alternatives'. In addition, the process was undertaken to:

“Identify major environmental or sustainability constraints, which, in the absence of further information being provided to demonstrate site effectiveness, is likely to result in the rejection of some candidate sites on the basis they do not constitute a 'reasonable alternative' on sustainability or deliverability grounds. This provides a fair opportunity for site promoters to provide further information (through responding to the LDP Preferred Strategy consultation) to demonstrate that identified constraints and issues can be satisfactorily overcome and addressed, before any decision is made by BCBC at LDP Deposit Stage as to which candidate sites should be allocated or rejected” (SA of Candidate Sites Report, para 1.2.2).

5.20 A detailed Candidate Site Assessment Matrix was successively developed to score each site in relation to the SA Framework, to identify sustainability implications and to assist with Replacement LDP site selection. Agricultural Land Classification was included within this Matrix and site promoters were required to provide additional technical information in order to justify downgrading a significant adverse effect (--) or to amend (i.e. improve) other SA scoring. The absence of any further information from site promoters was noted in this respect. In addition, a SA Mitigation Framework was developed to confirm what design and policy level mitigation should be included in the Replacement LDP to address any unresolved significant adverse effects from site allocations and to enhance their sustainability. This exercise essentially produced two overall site groupings; excluded sites (i.e. sites with one or more unresolved showstopper constraints) and Stage 2 sites (i.e. sites that have passed the SA showstopper constraints criteria). The latter warrant further assessment and consideration as appropriate. The main purpose of this exercise was to, wherever possible, remove or otherwise mitigate significant adverse effects from proposed site allocations within the Replacement LDP, including on BMV agricultural land. This has served to both enhance the Replacement LDP and demonstrate compliance with core SA/SEA requirements, as documented in the Deposit Plan SA Report (2021). Minimising the loss of BMV agricultural land has been embedded into this process from the outset.

Candidate Site Assessment

5.21 The Candidate Site Assessment is an inter-related yet discrete process that has been conducted alongside the SA/SEA, primarily to identify potential sites suitable for allocation within the Replacement LDP. The Methodology has been developed and applied to the Candidate Sites contained within the Register,

along with uncommitted and unimplemented sites allocated within the existing LDP that have been resubmitted as Candidate Sites. There are four stages to Methodology as follows:

- Stage 1: Potential to Support the LDP Strategy
- Stage 2: Detailed Site Assessment – Deliverability, Sustainability and Suitability
- Stage 3: Consultation with Appropriate Specific Consultation Bodies
- Stage 4: Sites for Inclusion in the Deposit LDP

5.22 Whilst the Methodology is distinct to the SA/SEA process, there are parallels between the two. Notably, sustainability criteria have been incorporated into the site assessment process based on the 14 objectives developed for the SA.

5.23 Stage 1 of the Assessment was completed as an initial filtering exercise to determine which sites have the potential to support the Preferred Strategy of the Replacement LDP ('Stage 2' Candidate Sites). This was reported to Development Control Committee on 24th October 2019.

5.24 Stage 2 of the Candidate Site Assessment involved scrutinising the sites that progressed from Stage 1 in greater detail. In order to assist with this process, Stage 2 site promoters were invited to prepare and submit a number of technical supporting studies to demonstrate each site's deliverability. Due to the pandemic lockdown restrictions, the Council extended the deadline for submission of this information from 30th April 2020 to 7th September 2020, or 19th October 2020 for Transport and Viability Assessments. It was made clear that failure to provide supporting evidence would have a detrimental impact on each site's prospect of progressing to Stage 4 of the Assessment. Any additional candidate sites submitted post Preferred Strategy Consultation Stage were also assessed through the same mechanism for purposes of consistency.

5.25 During Stage 2, sites were examined based on their specific deliverability, general location, neighbouring land uses, existing use(s), accessibility, physical character, environmental constraints and opportunities. In addition, there was an assessment of the policy context, together with the local geographical context, including known infrastructure issues. A comprehensive matrix was used to assess each site, including the question, "would development of the site result in the loss of agricultural land (in current/ previous use)"? As such, considerable weight has been given to protecting BMV agricultural land from development alongside other planning considerations.

5.26 In total, 52 Candidate Sites progressed to Stage 2 of the Assessment. The remainder either didn't pass Stage 1 of the Assessment or were deemed to be

more appropriately considered by other mechanisms (i.e. through the settlement boundary review, revised small site criteria-based policies or other technical studies/assessments). The Candidate Site Assessment Report (2022) provides further information on this process together with more detailed site-specific analysis.

- 5.27 Post application of Stages 1 and 2, the Council then sought views of a limited number of specific consultation bodies in respect of those sites identified as suitable for future development and possible allocation in the Replacement LDP. This third Stage was completed before decisions were made as to which Candidate Sites should be proposed for allocation within the Replacement LDP. This enabled all responses to be duly considered prior to determining each site's potential for allocation. Further details are provided in the separate Candidate Site Assessment Report (2022).

6. Replacement LDP Site Selection Process

- 6.1 Evidently, considerable weight has been given to protecting BMV agricultural land from development (alongside other planning considerations) throughout LDP preparation and the assessment of Candidate Sites. This section of the Background Paper provides more contextual analysis to clarify how this principle has been embedded into the site selection process, specifically from Stage 2 of the Candidate Site Assessment. This further justifies the proposed allocations within the Replacement LDP in this respect, alongside the SA/SEA and Candidate Site Assessment Methodology. The 52 Stage 2 Candidate Sites are analysed by respective Regeneration Growth Area and Sustainable Growth Area Groupings overleaf.

Table 3: Maesteg Regeneration Growth Area and the Llynfi Valley

Candidate Site Ref No.	Site	Area (Ha) as at Candidate Site Stage	Settlement	Proposed Use of Site	ALC Grade 1	ALC Grade 2	ALC Grade 3a	Candidate Site Assessment Summary	Sustainability Appraisal Summary
352.C15	Former Cooper Standard Site	8.03	Maesteg	Commercial / Employment / Residential / Retail / Education	0.0	0.0	0.0	<p>This candidate site is located within the existing urban area of Maesteg which is identified as a Regeneration Growth Area (as defined by SP1). The proposed development presents a significant opportunity for the future regeneration of the area and would play a significant step in the revitalisation of Maesteg. Comprehensive development would improve the appearance of the site, whilst also providing homes for new residents, new job opportunities and facilities for local people. The site is located in a sustainable location for new residential development due to the proximity to the town centre, public transport and education provision. However, this is a brownfield regeneration site that will</p>	<p>Likely Significant Beneficial Effects: SA1a, SA2b, SA3b, SA3d, SA4a, SA4c, SA4d, SA5c, SA5d, SA5f, SA6b, SA6c, SA7a, SA7b, SA9a, SA9d, SA9e, SA12a, SA12b, SA14c</p> <p>Likely Significant Adverse Effects: SA3c, SA4b, SA5b, SA10b, SA13c, SA13f</p>

								require remediation before it can be taken forward. Therefore, this site will be allocated as a long-term regeneration site, which the Council will remain committed to, but not rely on to help deliver the housing requirement.	
352.C17	Maesteg Washery	13.43	Maesteg	Residential / Education	0.0	0.0	0.0	<p>This candidate site is located within the existing urban area of Maesteg which is identified as a Regeneration Growth Area (as defined by SP1). The proposed development presents a significant opportunity for the future regeneration of the area and would play a significant step in the revitalisation of Maesteg. However, this brownfield regeneration site will require remediation-based viability issues to be addressed before it can be taken forward and the site is in an area characterised by low house prices and little development activity. However, this is a brownfield regeneration site that will require remediation before it can be taken forward. Therefore this site will be allocated as a long-term regeneration site, which the Council will remain committed to, but not rely on</p>	<p>Likely Significant Beneficial Effects: SA1a, SA2a, SA2b, SA3b, SA3d, SA3e, SA4a, SA4c, SA5c, SA5d, SA5f, SA6c, SA7a, SA8b, SA9a, SA9d, SA9e, SA9k, SA12b</p> <p>Likely significant Adverse Effects: SA3c, SA4b, SA10b, SA12a, SA13c, SA13f</p>

								to help deliver the housing requirement.	
352.C22	Maesteg Lower Comprehensive	1.54	Maesteg	Mixed Use Scheme - Education / Commercial / Residential	0.0	0.0	0.0	The candidate site is located within the settlement boundary of Maesteg, which is identified as Regeneration Growth Area (as defined by SP1). A lack of supporting information has been provided in order to conduct a full assessment of the site. As the site is located within the settlement of Maesteg, the site could come forward as a windfall site provided it satisfied the relevant criteria based policies of the LDP.	Likely Significant Beneficial Effects: SA1a, SA3b, SA3e, SA4a, SA4c, SA4d, SA5c, SA5d, SA5f, SA6b, SA6c, SA7a, SA7b, SA8b, SA9a, SA9d, SA9e, SA9k, SA12a, SA12b, SA14c, SA14d Likely Significant Adverse Effects: SA3c, SA4b, SA10b
Candidate Sites within Llynfi Valley Local Settlements									
352.C11	Blaencaerau Junior School	0.55	Caerau	Residential and Community	0.0	0.0	0.0	The candidate site is located within the settlement boundary of Caerau, which is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Education Department have indicated that the site is not required for education use.	Likely Significant Beneficial Effects: SA1a, SA2b, SA4a, SA4c, SA5d, SA5f, SA6c, SA7a, SA8b, SA9a, SA9b, SA9c, SA9d, SA9e,

								<p>Furthermore, a lack of supporting information has been provided in order to conduct a full assessment.</p> <p>Notwithstanding the above, although Caerau is not identified for sustainable growth in the LDP Strategy, development is permitted within the settlement and the site is located in the urban area of Caerau. Therefore, the site could come forward as a windfall site provided it satisfied the relevant criteria based policies of the LDP.</p>	<p>SA9f, SA9k, SA12a, SA12b, SA13a, SA14c, SA14d</p> <p>Likely Significant Adverse Effects: SA3c, SA3d, SA3e, SA4b, SA10b, SA13f</p>
352.C19	Coegnant	8.46	Caerau	Residential / Employment / Recreation	0.0	0.0	0.0	<p>This candidate site is located within the existing urban area of Caerau, which is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The proposed development presents a significant opportunity for the future regeneration of the area and would play a significant step in the revitalisation of Caerau. However, this brownfield regeneration site will require remediation-based viability issues to be addressed before it can be taken forward and the site is in an area characterised by low house prices and little development activity.</p>	<p>Likely Significant Beneficial Effects: SA1a, SA1b, SA2b, SA3b, SA4a, SA4c, SA5c, SA5d, SA5f, SA6b, SA6c, SA7a, SA8b, SA9a, SA9b, SA9d, SA9e, SA12a, SA12b</p> <p>Likely Significant Adverse Effects: SA3c, SA3e, SA4b, SA4d,</p>

								However, this is a brownfield regeneration site that will require remediation before it can be taken forward. Therefore this site will be allocated as a long-term regeneration site, which the Council will remain committed to, but not rely on to help deliver the housing requirement.	SA7b, SA10b, SA13c
287.C1	Former Four Sevens Service Station	2.09	Llangynwyd	Residential	0.0	0.0	0.0	The candidate site is located on the edge of Pont Rhyd y Cyff, which is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The site (Brownfield) collectively with candidate sites 305.C7 and 325.C1 offers an opportunity for a sustainable urban extension to the existing settlement of Pont Rhyd y Cyff. Whilst there are a number of large regeneration sites in Maesteg and the surrounding parts of the Llynfi Valley that could accommodate mixed used development, these sites possess several constraints that need to be overcome (notably contamination and viability of sites) and will require longer lead in times than others for delivery to take place. Extension to the	Likely Significant Beneficial Effects: SA1a, SA3d, SA4a, SA4c, SA4d, SA5f, SA6c, SA7a, SA7b, SA8a, SA8b, SA8c, SA9a, SA9d, SA9e, SA12a, SA12b Likely Significant Adverse Effects: SA3c, SA10b

								<p>settlement boundary of Pont Rhyd y Cyff would enable sustainable development with close proximity and accessible active travel links to the town centre of Maesteg, providing access to a wide range of facilities, services and key supporting infrastructure e.g. Garth railway station. Development in this location would also foster closer integration between Ysgol Gyfun Gymraeg Llangynwyd and the settlement of Pont Rhyd y Cyff.</p> <p>Therefore, the site will be allocated for residential development as part of the Replacement LDP.</p>	
305.C7	Llangynwyd (South of)	7.33	Llangynwyd	Mixed Use	0.0	0.0	0.0	<p>The candidate site is located on the edge of Pont Rhyd y Cyff, which is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. However, the site collectively with candidate sites 287.C1 and 325.C1 offer an opportunity for a sustainable urban extension to the existing settlement of Pont Rhyd y Cyff. Whilst there are a number of large regeneration sites in Maesteg and the</p>	<p>Likely Significant Beneficial Effects: SA1a, SA3b, SA3d, SA4a, SA4c, SA4d, SA5c, SA5d, SA5f, SA6b, SA6c, SA7a, SA7b, SA8a, SA8b, SA9a, SA9d, SA9e, SA12b</p> <p>Likely Significant</p>

								<p>surrounding parts of the Llynfi Valley that could accommodate mixed used development, these sites possess several constraints that need to be overcome (notably contamination and viability of sites) and will require longer lead in times than others for delivery to take place. Extension to the settlement boundary of Pont Rhyd y Cyff would enable sustainable development with close proximity and accessible active travel links to the town centre of Maesteg, providing access to a wide range of facilities, services and key supporting infrastructure e.g. Garth railway station. Development in this location would also foster closer integration between Ysgol Gyfun Gymraeg Llangynwyd and the settlement of Pont Rhyd y Cyff.</p> <p>Therefore, the site is allocated for residential development as part of the Replacement LDP.</p>	<p>Adverse Effects: SA1b, SA2a, SA3c, SA4b, SA10b</p>
352.C21	YCG Llangynwyd	4.84	Llangynwyd	Education / Residential	0.0	0.0	0.0	<p>The candidate site is located outside the existing settlement boundary of Pont Rhyd y Cyff, which is identified as 'local settlement' where new</p>	<p>Likely Significant Beneficial Effects: SA1a, SA2b, SA3b, SA3c,</p>

								development should be contained within the existing settlement boundary. However, the site (education use) collectively with candidate sites 325.C1, 287.C1 and 305.C7 offers an opportunity for a sustainable urban extension to the existing settlement of Pont Rhyd y Cyff. The site is currently utilised for education purposes, therefore the settlement boundary review considered that its inclusion within the settlement is rational. However, a lack of supporting information has been provided by the site promoter to enable full assessment of the site, therefore, no specific allocation for residential development has been made in the LDP. Notwithstanding the above, this site could come forward for windfall residential development, provided it satisfies criteria based policies in the LDP.	SA3g, SA4a, SA4c, SA4d, SA5c, SA5f, SA6c, SA7a, SA7b, SA8b, SA9a, SA9d, SA9e, SA9k, SA12a, SA12b Likely Significant Adverse Effects: SA1b, SA2a, SA3d, SA3e, SA4b, SA9c, SA10b, SA13f, SA14a
325.C1	Bridgend Road A4063 (Land East of)	5.29	Pont Rhyd-y-cyff	Residential	0.0	0.0	0.0	The candidate site is located on the edge of Pont Rhyd y Cyff, which is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. However, the site collectively	Likely Significant Beneficial Effects: SA1a, SA3d, SA4a, SA4c, SA4d, SA5d, SA5f, SA6c,

							<p>with candidate sites 287.C1 and 305.C7 offer an opportunity for a sustainable urban extension to the existing settlement of Pont Rhyd y Cyff. Whilst there are a number of large regeneration sites in Maesteg and the surrounding parts of the Llynfi Valley that could accommodate mixed used development, these sites possess several constraints that need to be overcome (notably contamination and viability of sites) and will require longer lead in times than others for delivery to take place. Extension to the settlement boundary of Pont Rhyd y Cyff would enable sustainable development with close proximity and accessible active travel links to the town centre of Maesteg, providing access to a wide range of facilities, services and key supporting infrastructure e.g. Garth railway station. Development in this location would also foster closer integration between Ysgol Gyfun Gymraeg Llangynwyd and the settlement of Pont Rhyd y Cyff.</p>	<p>SA7a, SA7b, SA8a, SA8b, SA9a, SA9d, SA9e, SA12b</p> <p>Likely Significant Adverse Effects: SA10b, SA14a</p>
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										Therefore, the site is allocated for residential development as part of the Replacement LDP.	
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- 6.2 'Maesteg and the Llynfi Valley' demonstrates significant potential to accommodate growth in accordance with the Preferred Spatial Strategy. There is evident scope and site capacity to deliver development on a number of brownfield sites that are already allocated in the existing LDP. These include the former Cooper Standard site, Maesteg Washery and the former Coegnant Colliery reclamation area (the latter of which straddles the settlements of Caerau and Nantyyfflon). Such developments would sustain and promote Maesteg's role as the principal settlement, serve and benefit the surrounding environment and deliver the full plethora of sustainable placemaking principles identified in Planning Policy Wales. However, the housing land supply cannot be dependent on these regeneration sites, as it is fully acknowledged that they will require longer lead-in times, preparatory remediation-based enabling works and more detailed strategies to overcome viability constraints and enable their delivery. These sites will therefore be considered 'bonus sites' in addition to both the provision identified in the housing balance sheet and the flexibility allowance, notwithstanding the fact that they are brownfield sites and their delivery would minimise development pressure on BMV agricultural land. The Council nevertheless remains committed to these sites and they are proposed for re-allocation as Regeneration Sites within the Replacement LDP.
- 6.3 The Maesteg Lower Comprehensive and Blaencaerau Junior School Candidate Sites are both located within the settlement boundary. However a lack of supporting information has been provided in order to conduct a full assessment. The sites could come forward as windfall sites, providing they satisfy the relevant criteria-based policies of the LDP. No BMV land is expected to be lost from either site should they come forward in the future. The YCG Llangynwyd Candidate Site is located outside the existing settlement boundary of Llangynwyd, which is identified as 'local settlement' where new development should be contained within the existing settlement boundary. The site is currently utilised for education purposes, therefore the settlement boundary review considered that its inclusion within the settlement is rational. However, a lack of supporting information has been provided by the site promoter to enable full assessment of the site, therefore, no specific allocation for development has been made in the LDP. The site could come forward for windfall residential development, providing it satisfies criteria-based policies in the LDP.

6.4 The remaining three Stage 2 Candidate sites in Table 3 are located to the south of Maesteg and straddle Llangynwyd and Pont Rhyd-y-cyff. These include the Former Four Sevens Service Station, Llangynwyd (South of) and Bridgend Road (Land East of). The former of these sites is brownfield, whereas the latter two sites are greenfield, adjoining the existing local settlement of Pont Rhyd-y-cyff and within the catchment of Maesteg Town. Site promoters of the Former Four Sevens Service Station, Bridgend Road (Land East of) and Llangynwyd (South of) have all demonstrated site deliverability through provision of supporting technical information and site-specific viability assessments. There are no other comparably deliverable Stage 2 sites within Maesteg and the Llynfi Valley and these sites are considered to exhibit the greatest opportunities to deliver sustainable socio-economic growth that will be of benefit to the locality. This is consistent with the Preferred Strategy and would result in the re-development of some brownfield land through a sustainable urban extension that would also not result in the loss of any BMV agricultural land. Delivery of these sites will also enable affordable housing to be secured that will contribute to the need identified in the area, along with supporting infrastructure.

Table 4: Porthcawl Regeneration Growth Area

Candidate Site Ref No.	Site	Area (Ha) as at Candidate Site Stage	Settlement	Proposed Use of Site	ALC Grade 1	ALC Grade 2	ALC Grade 3a	Candidate Site Assessment Summary	Sustainability Appraisal Summary
352.C58	Salt Lake Car Park / Dock Street (Phase 1)	14.24	Porthcawl	Mixed use Regeneration Scheme (Residential, Commercial, Education, Coastal Defences, Leisure)	0.0	7.5	0.0	The candidate site is located within the settlement boundary of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Collectively with candidate site 352.C57 the site has the potential to provide a range of uses, including a bus terminus, commercial,	Likely Significant Beneficial Effects: SA1a, SA1b, SA1c, SA2a, SA2b, SA3b, SA3c, SA3d, SA4a, SA4c, SA5c, SA5d, SA6b, SA6c, SA7a, SA8b, SA9f, SA12a,

								education, leisure and 1240 homes in Porthcawl, of which possesses a wide range of services and facilities in addition to sustainable transport links. The site will also foster multi-functional green infrastructure holistically in the form of a green lung of which will enable connections between the site, waterfront and the town centre. This site is also well serviced by Active Travel routes of which will help foster and promoter transit oriented development. The site will make an important contribution to meeting the housing need of the County Borough. All significant constraints such as coastal flooding have been mitigated against. Therefore, the site is considered to be free of any significant constraints and will be allocated in the Replacement LDP.	SA12b, SA14c, SA14d
352.C57	Sandy Bay (Phase 2)	23.65	Porthcawl	Mixed Use Regeneration Scheme (Residential,	0.0	0.2	0.0	The candidate site is located within the settlement boundary of Porthcawl which is	Likely Significant Beneficial Effects:

				Commercial, Education, Coastal Defences, Recreation, Leisure)				identified as a Regeneration Growth Area (as defined by SP1). Collectively with candidate site 352.C58 the site has the potential to provide a range of uses, including a bus terminus, commercial, education, leisure and 1240 homes in Porthcawl, of which possesses a wide range of services and facilities in addition to sustainable transport links. The site will also foster multi-functional green infrastructure holistically in the form of a green lung of which will enable connections between the site, waterfront and town centre. This site is also well serviced by active travel routes of which will help foster and promoter transit oriented development. The site will make an important contribution to meeting the housing need of the County Borough. All significant constraints such as coastal flooding have been mitigated against. Therefore, the site is	SA1a, SA1c, SA2b, SA3a, SA3b, SA3c, SA3d, SA3g, SA4a, SA4c, SA5a, SA5c, SA5d, SA6b, SA6c, SA7a, SA8b, SA9e, SA9f, SA12a, SA12b, SA14c, SA14d
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									considered to be free of any significant constraints and will be allocated in the Replacement LDP.	
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- 6.5 The sites noted in Table 3 are the only two Candidate Sites to progress to Stage 2 of the Assessment within Porthcawl as detailed and justified within the Candidate Site Assessment Report (2019).
- 6.6 In total, 20% of the Waterfront Site has been identified as Agricultural Land Grade 2 by Version 2 of the Predictive ALC Map for Wales. However, the overall site has a rich maritime industrial history, having once accommodated a shipbuilding yard, railway/tram lines, a dock (later infilled), and, most recently, a car park and fairground. It is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. In reality, this under-utilised brownfield site on the edge of the waterfront is not an agricultural site and will never be utilised for agricultural purposes. However, re-development of the site would result in the re-use of previously developed and under-utilised land, consistent with the site search sequence outlined in Planning Policy Wales. It would also deliver numerous regeneration benefits within Porthcawl that would outweigh the loss of any supposed BMV agricultural land that the mapping exercise has predicted at this location.
- 6.7 Several Key Issues and Drivers of the Replacement LDP (notably NR3 and LS16) highlight the importance of maintaining and enhancing Porthcawl's role as a vibrant and distinctive tourism and leisure destination through re-developing the Waterfront Regeneration Area and capitalising on its pivotal position. Ultimately, this major regeneration project would provide the strategic focus of residential-led growth and opportunity for Porthcawl by maximising the benefits of the unique location that incorporates views across Sandy Bay. The provision of new residential units, including affordable dwellings, would enable the delivery of other vital regeneration requirements comprising flood defences, enhanced active travel links plus education, retail and community facility provision. The project area is closely linked to the town centre, which would continue to benefit from environmental improvements. Indeed, Porthcawl Town Centre is seen as an integral element in the retail hierarchy, benefitting from a range of leisure uses and a good comparison retail offer that provides an important focus for residents. Links between the waterfront area and the town centre would be secured by improved accessibility to properly integrate the new development

into the surrounding urban area and also enhance the convenience retail offer. However, proper protection would be given to those highly sensitive areas of international importance, ensuring due consideration is given to landscape and biodiversity interests in the context of local urban capacity.

- 6.8 Overall, re-allocation of this site in the Replacement LDP would supposedly result in the loss of nearly 8 ha of **predicted** BMV agricultural land (as identified by Version 2 of the Predictive ALC Map for Wales). However, it is acknowledged that, by its very nature, the ALC Map for Wales is a predictive mapping exercise. In reality, this under-utilised brownfield site on the edge of the waterfront is not an agricultural site and will never be utilised for agricultural purposes. Instead, the site's redevelopment has to be considered in the context of the maximising the use of a previously developed, under-utilised site to regenerate Porthcawl Waterfront and deliver a wide range of sustainable, placemaking-led regeneration benefits to the broader Main Settlement. This is also consistent with the Preferred Strategy, accords with the findings of the Settlement Assessment and would make a significant contribution to the housing need identified in the LHMA. This approach is also consistent with the site search sequence outlined in Planning Policy Wales.

Table 5: Bridgend Sustainable Growth Area

Candidate Site Ref No.	Site	Area (Ha) as at Candidate Site Stage	Settlement	Proposed Use of Site	ALC Grade 1	ALC Grade 2	ALC Grade 3a	Candidate Site Assessment Summary	Sustainability Appraisal Summary
339.C1	Tremains Halt (Land at)	1.28	Bridgend	Residential	0.0	0.0	0.0	The candidate site is located within the settlement boundary of Bridgend, which is identified as a Sustainable Growth Area (as defined by SP1). While the location of development is deemed acceptable in principle, a lack of supporting information has been provided in order to conduct a full assessment.	Likely Significant Beneficial Effects: SA1a, SA1b, SA2a, SA3c, SA4a, SA4c, SA5d, SA5f, SA6c, SA7a, SA8a, SA8b, SA9a,

								Notwithstanding the above, development is permitted within the settlement and the site is located in the urban are of Bridgend. Therefore, the site could come forward as a windfall site provided it satisfied the relevant criteria based policies of the Replacement LDP.	SA9b, SA9d, SA9f, SA9k, SA12b, SA14a, SA14c, SA14d Likely Significant Adverse Effects: SA10b
352.C31	Ty'r Ardd	0.41	Bridgend	B1 / Residential / D1	0.0	0.0	0.0	The candidate site is located within the settlement boundary of Bridgend, which is identified as a Sustainable Growth Area (as defined by SP1). The Education Department have indicated that the site is not required for education use. Furthermore, a lack of supporting information has been provided in order to conduct a full assessment. Notwithstanding the above, development is permitted within the settlement and the site is located in the urban area of Bridgend. Therefore, the site could come forward as a windfall site provided it satisfied the relevant criteria based policies of the LDP	Likely Significant Beneficial Effects: SA1a, SA1b, SA1c, SA2a, SA3c, SA4a, SA4c, SA4f, SA5d, SA5f, SA6b, SA6c, SA7a, SA8b, SA9a, SA9b, SA9d, SA9f, SA9k, SA12b, SA14c, SA14d Likely Significant Adverse Effects: SA4b, SA4d, SA7b, SA10b, SA12a
352.C32	Ysgol Bryn Castell (former school)	3.77	Bridgend	Residential	0.0	0.0	0.0	The candidate site is located within the settlement boundary of Bridgend, which is identified as a Sustainable Growth Area (as defined by SP1). The site	Likely Significant Beneficial Effects:

								has planning consent for residential development and will be reflected as landbank commitment within the Replacement LDP's housing trajectory.	SA1a, SA1b, SA2b, SA3c, SA3d, SA4a, SA4c, SA4f, SA5d, SA5f, SA6c, SA7a, SA8b, SA9a, SA9b, SA9d, SA9f, SA9k, SA12a, SA12b, SA14c, SA14d Likely Significant Adverse Effects: SA4b, SA10b
352.C39	Bryn Y Cae home for the elderly (Land adj)	0.9	Bridgend	C2 / Residential / D1	0.0	0.0	0.0	The candidate site is located within the settlement boundary of Bridgend, which is identified as a Sustainable Growth Area (as defined by SP1). This site is currently occupied by a care home. The Education Department have indicated that the site is not required for education use. Furthermore, a lack of supporting information has been provided in order to conduct a full assessment. Notwithstanding the above, development is permitted within the settlement and the site is located in the urban area of Bridgend. Therefore, the site could come forward as a windfall site provided it satisfied	Likely Significant Beneficial Effects: SA1a, SA1b, SA1c, SA2a, SA3c, SA3e, SA4a, SA4c, SA4d, SA5f, SA6b, SA6c, SA7a, SA8b, SA9a, SA9b, SA9d, SA9f, SA9k, SA12a, SA12b, SA14a, SA14c, SA14d Likely Significant

								the relevant criteria based policies of the LDP.	Adverse Effects: SA4b
284.C2	Heol Spencer (Land at)	0.46	Coity	Residential	0.0	0.0	0.0	The site is located on the edge of the existing settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). However the site represents an illogical extension to the existing settlement of Bridgend due to Heol Spencer acting as a physical buffer between the site and the settlement of Bridgend. As such this site is not allocated for residential development in the Replacement LDP.	Likely Significant Beneficial Effects: SA1a, SA3c, SA3d, SA4a, SA4c, SA5f, SA7a, SA8a, SA8b, SA8c, SA9a, SA9b, SA9d, SA9e, SA12b, SA14a, SA14c, SA14d Likely Significant Adverse Effects: SA2a, SA3e
323.C1	Castle Meadows (Land off)	1.94	Coity	Residential	0.0	0.0	0.0	The site is located on the edge of the existing settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). When compared to the other sites in the area that are carried forward as allocations in the Plan, the site is less sustainable in that it is located further from facilities and services to Bridgend town centre with poor pedestrian connectivity. The site would lead to an increase in the dependency on the private car and therefore not encourage a	Likely Significant Beneficial Effects: SA1a, SA3c, SA3d, SA4a, SA4c, SA5d, SA5f, SA7a, SA8a, SA8b, SA9a, SA9b, SA9d, SA12b, SA14a, SA14c, SA14d

								<p>modal shift to more sustainable forms of active travel.</p> <p>The site will not therefore be allocated for development in the Replacement LDP.</p>	
293.C2	North East Brackla (Land at)	7.85	Bridgend	Residential	0.0	0.0	0.0	<p>The site is located within the existing settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1).</p> <p>The current LDP allocates this site for regeneration and mixed use development purposes as defined by existing LDP Policy PLA3(2). In this respect it is considered that all remaining undelivered aspects of the existing allocation (retail and employment) should be protected for this use.</p> <p>Furthermore, the highway department have identified potential constraints in relation to potential capacity issues at Park Derwen junction, M4 Junction 36 and the Heol Simonston corridor. This has not been addressed in supporting information as part of any submission.</p> <p>Therefore, the site will not be allocated for residential development in the Replacement LDP.</p>	<p>Likely Significant Beneficial Effects: SA1a, SA1b, SA3c, SA3d, SA4a, SA4c, SA4f, SA5b, SA5d, SA5f, SA6c, SA7a, SA8a, SA8b, SA8c, SA9a, SA9b, SA9d, SA12a, SA12b</p> <p>Likely Significant Adverse Effects: SA10b</p>

352.C41	Parc Afon Ewenni	8.99	Bridgend	Commercial / Residential / Council Depot	0.0	0.0	0.0	<p>The Candidate site is being promoted collectively with candidate sites 299.C1 and PS.3 as one comprehensive site. The site is located within the settlement boundary of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The site represents a 'Rollover' allocation from the existing LDP (REG1(6)) and is proposed to be developed for commercial and residential uses. The site was originally proposed for allocation within the Replacement LDP. However, the Council's Strategic Flood Consequences Assessment identifies that the site is significantly vulnerable to flood risk. As such, the site will not therefore be allocated for development in the Replacement LDP.</p>	<p>Likely Significant Beneficial Effects: SA1a, SA2a, SA2b, SA3b, SA3c, SA4a, SA4c, SA4f, SA5c, SA5d, SA5f, SA6b, SA6c, SA7a, SA8b, SA9a, SA9b, SA9d, SA9e, SA9f, SA12a, SA12b, SA14a, SA14c, SA14d</p> <p>Likely Significant Adverse Effects: SA10b</p>
300.C1	Land at Coity	1.14	Coity	Residential	0.0	0.0	0.0	<p>The site is located on the edge of the existing settlement of Bridgend which is identified as Sustainable Growth Area (as defined by SP1). However the site represents an illogical extension to the existing settlement of Bridgend due to Simonston Road acting as a physical buffer between the site and the settlement of Bridgend. As such this site is not allocated for residential development in the Replacement LDP.</p>	<p>Likely Significant Beneficial Effects: SA1a, SA3c, SA4a, SA4c, SA5f, SA7a, SA8b, SA9a, SA9d, SA9f, SA12b, SA14a</p> <p>Likely Significant</p>

									Adverse Effects: SA10b
299.C1	Police Training Centre	8.82	Bridgend	Mixed Use	0.0	0.0	0.0	<p>The Candidate site is being promoted collectively with candidate sites 352.C41 and PS.3 as one comprehensive site. The site is located within the settlement boundary of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The site represents a 'Rollover' allocation from the existing LDP (REG1(6)) and is proposed to be developed for commercial and residential uses. The site was originally proposed for allocation within the Replacement LDP. However, the Council's Strategic Flood Consequences Assessment identifies that the site is significantly vulnerable to flood risk. As such, the site will not therefore be allocated for development in the Replacement LDP.</p>	<p>Likely Significant Beneficial Effects: SA1a, SA2a, SA2b, SA3b, SA3c, SA4a, SA4c, SA4f, SA5c, SA5d, SA5f, SA6b, SA6c, SA7a, SA8b, SA9a, SA9b, SA9d, SA9e, SA9f, SA12a, SA12b, SA14a, SA14c, SA14d</p> <p>Likely Significant Adverse Effects: SA10b</p>
284.C1	Simonston Road (Land off)	5.14	Coity	Residential	0.0	0.0	0.0	<p>The site is located on the edge of the existing settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). However the site represents an illogical extension to the existing settlement of Bridgend due to Simonston Road acting as a buffer between the site and the settlement of Bridgend. The site</p>	<p>Likely Significant Beneficial Effects: SA1a, SA2a, SA3c, SA4a, SA4c, SA4f, SA5d, SA5f, SA6c, SA7a, SA8a, SA8b, SA9a, SA9d,</p>

								promoter has not provided justification to demonstrate otherwise. As such this site is not allocated for residential development in the Replacement LDP.	SA9f, SA12b, SA14a Likely Significant Adverse Effects: SA4d, SA7b, SA9c, SA10b
221.C1	Broadlands	7.65	Bridgend	Residential	0.0	0.0	0.0	The candidate site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). There are education capacity issues in the area whereby a site of this size would further exacerbate without the ability of resolving them. Whilst the sustainability and place making credentials of the site are acknowledged, there are other more suitable sites that have been carried forward as allocations in the Replacement LDP without the presence of such issues. Therefore, this site will not be allocated in the Replacement LDP.	Likely Significant Beneficial Effects: SA1a, SA3c, SA4a, SA4c, SA5d, SA5f, SA6c, SA7a, SA8b, SA9a, SA9b, SA9d, SA9e, SA12b Likely Significant Adverse Effects: SA3e
308.C1	Bridgend (Land West of) - Llanmoor	36.86	Bridgend	Residential	0.0	0.0	0.0	The candidate site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The site has the potential to provide a new primary school and 800 homes in Bridgend, of which possesses a wide range of services and facilities in	Likely Significant Beneficial Effects: SA1a, SA3c, SA4a, SA4c, SA5d, SA5f, SA6c, SA7a, SA8a, SA8b,

								<p>addition to sustainable transport links. The site will make an important contribution to meeting the housing need of the County Borough. In addition the site could also provide significant new green infrastructure in addition to capitalising on and further adding to existing active travel routes of which will foster and promote transit oriented development. A supporting masterplan and planning statement identifies and mitigates potential adverse impacts upon the Laleston Conservation Area, and indicates that there will not be any significant changes to its visual setting. Furthermore, there does not appear to be any highway related constraints. The site is therefore allocated for residential and education development in the Replacement LDP.</p>	<p>SA8c, SA9a, SA9b, SA9d, SA9e, SA12b</p> <p>Likely Significant Adverse Effects: SA3e, SA4b</p>
286.C2	Bridgend (West of)	165.1	Bridgend	Residential	0.0	0.0	6.6	<p>The candidate site is located on the periphery of Bridgend, which is identified as a Sustainable Growth Area (as defined by SP1). A lack of information has been submitted in order to conduct a full assessment of the site. Furthermore the required level of growth can be accommodated on less sensitive alternative greenfield sites and serve this area.</p>	<p>Likely Significant Beneficial Effects: SA1a, SA2b, SA3a, SA3b, SA3c, SA3e, SA3g, SA4a, SA4b, SA4c, SA4f, SA5a, SA5c, SA5d, SA6c, SA7a,</p>

									SA8a, SA8b, SA9d, SA9e, SA12b Likely Significant Adverse Effects: SA2a, SA10b, SA13a, SA13c, SA14a
349.C1	Bridgend (West of) - Expansion Area	131.8	Bridgend	Residential	0.0	0.0	6.3	The candidate site is located on the periphery of Bridgend, which is identified as a Sustainable Growth Area (as defined by SP1). A lack of information has been submitted in order to conduct a full assessment of the site. Furthermore the required level of growth can be accommodated on less sensitive alternative greenfield sites and serve this area.	Likely Significant Beneficial Effects: SA1a, SA3c, SA4a, SA4c, SA5a, SA5d, SA6c, SA7a, SA8a, SA8b, SA9d, SA9e, SA12b Likely Significant Adverse Effects: SA4d, SA7b, SA9c, SA9f, SA13a, SA13c, SA14a
281.C1	Coychurch	10.89	Coychurch	Mixed Use	0.0	9.4	0.0	The site is located on the edge of the existing settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). When compared to the other sites in Bridgend that are carried forward as allocations in the	Likely Significant Beneficial Effects: SA1a, SA3b, SA3d, SA4a, SA4c, SA5c, SA5d, SA5f,

								<p>Plan, the site is less sustainable in that it is located further from the town centre with poor pedestrian connectivity. The site would lead to an increase in the dependency on the private car and therefore not encourage a modal shift to more sustainable forms of active travel. The development would also result in the loss of good quality agricultural land.</p> <p>The site does not provide a natural and logical extension to the settlement and does not relate physically, functionally and visually to the existing settlement pattern. On this basis, the site is considered to be an unacceptable intrusion into the countryside.</p> <p>The site will not therefore be allocated for development in the LDP.</p>	<p>SA6c, SA7a, SA8b, SA9a, SA9d, SA9e, SA9f, SA12b, SA14a</p> <p>Likely Significant Adverse Effects: SA1b, SA3e, SA10b, SA12a</p>
340.C2	Maes-Y-Delyn Farm	11	Coychurch	Residential	0.0	8.7	0.0	<p>The site is located on the edge of the existing settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). When compared to the other sites in Bridgend that are carried forward as allocations in the Plan, the site is less sustainable in that it is located further from the town centre with poor pedestrian connectivity. The site would lead to an increase in the</p>	<p>Site excluded from allocation in LDP based on showstopper criteria: Site on Common Land & Agricultural Land Classification. No evidence is available to address these</p>

								<p>dependency on the private car and therefore not encourage a modal shift to more sustainable forms of active travel. The development would also result in the loss of good quality agricultural land.</p> <p>The site does not provide a natural and logical extension to the settlement and does relate physically, functionally and visually to the existing settlement pattern. On this basis, the site is considered to be an unacceptable intrusion into the countryside.</p> <p>The site will not therefore be allocated for development in the LDP.</p>	significant delivery constraints.
221.C3	Coychurch (Land South of)	23.48	Coychurch	Residential / School	0.00	14.4	0.0	<p>The candidate site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The proposed development would look to provide 500 homes which would have a significant impact on local education provision without providing a new education facility on site. Additionally, when compared to the other sites in Bridgend that are carried forward as allocations in the Plan, the site is less sustainable in that it is located further from the town centre with poor pedestrian</p>	<p>Likely Significant Beneficial Effects: SA1a, SA2a, SA3b, SA3c, SA3d, SA3g, SA4a, SA4c, SA5a, SA5c, SA5d, SA5f, SA6c, SA7a, SA8b, SA9a, SA9d, SA9e, SA9f, SA12b, SA14a</p> <p>Likely Significant</p>

								connectivity. Development of this site would result in an increase in the dependency on the private car and therefore not encourage a modal shift to more sustainable forms of active travel. The development would also result in the loss of good quality agricultural land. Therefore this site is not specifically allocated in the Replacement LDP.	Adverse Effects: SA3e
Candidate Sites Submitted During Preferred Strategy Stage:									
PS.1	Island Farm	49.96	Bridgend	Mixed use	0.0	15.3	28.5	The candidate site is located on the periphery on Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The site has the potential to provide a new primary school and accommodate the relocation of Heronsbridge Special Educational Needs School in addition to providing up to 850 homes. The site could also provide significant new green infrastructure (including ecological mitigation) by fostering a multi-functional green lung between the site and Bridgend in addition to access improvements in addition to a tennis centre (which it is anticipated will be delivered separately and in advance of the LDP). This site is also well serviced by active travel routes of which will help foster and	Likely Significant Beneficial Effects: SA2a, SA2b, SA3b, SA3c, SA3g, SA4a, SA4g, SA5a, SA5c, SA5d, SA5f, SA6b, SA6c, SA7a, SA8a, SA8b, SA9a, SA9d

								promote transit-oriented development. The site is considered to be free of any significant constraints. In light of the above, this site will be allocated as a mixed-use scheme including residential, education, commercial and leisure uses in the Replacement LDP.	
PS.2	Craig y Parcau	6.96	Bridgend	Residential	0.0	0.0	2.6	<p>The candidate site is located on the periphery on Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The site is well serviced by the Active Travel network which will help foster and promote transit-oriented development. The site is considered to be free of any significant constraints. As such this site is allocated for residential development in the Replacement LDP.</p>	<p>Likely Significant Beneficial Effects: SA1a, SA2a, SA3b, SA3c, SA3d, SA4a, SA4d, SA5d, SA5e, SA5f, SA6c, SA7a, SA7c, SA8a, SA9a, SA9b, SA9d, SA13f, SA14a</p> <p>Likely Significant Adverse Effects: SA1b, SA3e, SA3f, SA4b, SA9c, SA9e, SA9f, SA9i, SA9j, SA9k, SA10a, SA10c, SA11a, SA11b, SA12a, SA13c</p>

PS.3	Parc Farm Ewenni	5.5ha	Bridgend	Residential	0.0	0.0	0.0	<p>The candidate site is being promoted collectively with candidate sites 299.C1 and 352.C41 as one comprehensive site. The site is located within the settlement boundary of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The site represents a 'Rollover' allocation from the existing LDP (REG1(6)) and is proposed to be developed for commercial and residential uses. However, the Council's Strategic Flood Consequences Assessment identifies that the site is significantly vulnerable to flood risk. As such, the site will not therefore be allocated for development in the Replacement LDP.</p>	<p>Likely Significant Beneficial Effects:</p> <p>SA1a, SA2a, SA2b, SA3b, SA3c, SA4a, SA4c, SA4f, SA5c, SA5d, SA5f, SA6b, SA6c, SA7a, SA8b, SA9a, SA9b, SA9d, SA9e, SA9f, SA12a, SA12b, SA14a, SA14c, SA14d</p> <p>Likely Significant Adverse Effects:</p> <p>SA10b</p>

Existing LDP Rollover Sites

- 6.9 Ysgol Bryn Castell is an existing commitment that is already under construction. The site was recently granted planning permission (27th May 2020, application number P/18/1006/FUL refers), has commenced on-site and will be included within the Replacement LDP's existing landbank commitments. This is a brownfield site and development will not result in the loss of any BMV agricultural land.

6.10 Parc Afon Ewenni is a brownfield site within the existing LDP and was proposed for re-allocation within the Deposit Plan. The site was subject to robust re-assessment of its sustainability, deliverability and viability credentials in the same manner as all other candidate sites and was considered deliverable at Deposit Stage. However, the revised draft Technical Advice Note 15, supported by the new Flood Map for Planning, has revealed substantial flood risk issues across the Parc Afon Ewenni site. While the Flood Map for Planning has no official status for planning purposes until June 2023, additional site-specific modelling work has failed to demonstrate that this constraint can be overcome in the short term. As such, Parc Afon Ewenni can no longer be relied on to contribute to delivery of the housing requirement, has been removed from the housing trajectory and is no longer proposed as a residential allocation within the Replacement LDP.

Land West of Bridgend (308.C1)

6.11 This site represents a sustainable and logical urban extension to the Primary Key Settlement of Bridgend. The original Candidate Site submitted (308.C1) did not encompass any BMV agricultural land, although the proposed development's scale was considered to be problematic for other planning reasons. Essentially, the site would have been large enough to impact negatively on the local community by exacerbating localised problems (notably education provision), yet too small in critical mass to deliver the necessary supporting infrastructure to mitigate these potential negative impacts.

6.12 Since this time, the site promoter has secured an interest in a considerably larger area of land than the original Candidate Site (308.C1), incorporating a proportion of the adjacent Candidate Site (349.C1). The proposal is now for a 36ha strategic site, comprising agricultural land of Subgrade 3b and Grades 4 and 5. Allocation of this more holistic proposal would enable a more sustainable development of circa 850 market and affordable homes at the edge of Bridgend and not result in the loss of any BMV agricultural land. The development would also result in provision of a new primary school and nursery places, retention of natural / semi natural areas, provision of a wide range of public open space and green infrastructure, as well as increased vehicular and pedestrian access that would capitalise upon the existing active travel network.

6.13 Therefore, in addition to minimising the loss of BMV agricultural land, this proposal would contribute to local education needs, maximise affordable housing provision in the highest need part of the County Borough and deliver sustainable growth in accordance with placemaking principles. There are very limited alternative opportunities of this scale within Bridgend that

would be as suited to creating sustainable places where people want to live, work and socialise without impacting on BMV agricultural land. A number of technical supporting studies have also been prepared by the site promoter to clearly demonstrate the site's deliverability to this end. The importance of this site as a sustainable, deliverable and viable strategic allocation for residential development is evident following due assessment of the other Stage 2 Candidate Site proposals within this settlement.

Island Farm

- 6.14 Island Farm consists of nearly 44ha of BMV agricultural land as identified by Version 2 of the Predictive ALC Map. An earlier Agricultural Land Classification survey was also prepared in August 2009 as part of the outline application for the sports village at the Island Farm site. This survey found that the site is a mix of Grade 2 (6.5ha) and Grade 3a (19.5ha). They survey also found that the ability for the site to be productively farmed was limited by the stoniness of the soil and the large number of hedgerows. It was concluded that declining revenue from cereal production and the site forming part of a larger farmstead meant that the ceasing of cultivation would have limited economic impact.
- 6.15 However, and moreover, development has already lawfully commenced on this site and re-allocation within the Replacement LDP would therefore not result in the loss of any additional BMV agricultural land. The Island Farm mixed use development comprising sport/leisure/commercial and office uses was granted Outline planning permission on 14th March 2012 (P/08/1114/OUT). The permission was subject to a Section 106 Legal Agreement (Legal File Refr: E40-275) that controlled highway works, land dedication, management plans, contributions and matters relating to travel and management plans associated with the stadia development. A series of reserved matters consents were granted for an indoor tennis centre, (P/14/354/RES refers), landscaping and ecological works, (P/14/823/RES refers), and highway and drainage infrastructure (P/14/824/RES refers). The Outline permission included the standard time limit conditions for the submission of reserved matters and the commencement of development. The final approval of reserved matters was issued on 12th June 2015.
- 6.16 The Outline planning permission included approval for the construction of a new traffic light controlled junction on the A48 that would serve as the primary access to the development site. The road construction would however pass through an area of local ecological value – the Island Farm Prisoner of War Camp Site of Importance for Nature Conservation (SINC). Under the

Conservation and Habitats and Species Regulation 2010, a conditional European Protected Species Licence was issued. In order to comply with the licence and to prevent the new access road from fragmenting the dormice population, the developer proposed to construct and plant the approved 'Green Bridge'. However, access to the site could not be formed from the A48 until the Green Bridge had been established. Under a non-material amendment to the outline planning permission and application P/17/29/FUL, the Council consented a temporary construction access from Ewenny Road/New Inn Road to allow a sequence of 'enabling works' that had been approved under P/14/354/RES and P/14/824/RES. These 'enabling works' are described as:

- The setting up of the site facilities via Island Farm Lane and New Inn Road to provide the site facilities and temporary internal roads for the delivery of earth moving plant to the site;
- Undertaking earthworks to form a plateau for the Tennis Centre;
- Undertaking the earthworks, drainage works and form the sub base to the internal access road working from the boundary adjacent to the interconnecting spur with the adjacent Technology Drive;
- Break through the boundary hedgerow and construct the proposed road link between the Island Farm site access road and Technology Drive. Install the incoming services infrastructure that will access the site via Island Farm Lane. Construction access herein to be via Technology Drive;

6.17 The aforementioned works were commenced in July 2017 in accordance with the above consents and the details agreed in relation to the pre-commencement planning conditions. Under the definitions within the planning obligation, the aforementioned works constituted a 'commencement of development' triggering a number of obligations in relation to highway works. A deed of variation to the original agreement was signed on 11th October 2018 which reconciled the enabling works (phase 0) with the original obligation. On the basis of the above, the 'enabling works' constituted a material operation and a lawful commencement of reserved matters consents P/14/354/RES and P/14/824/RES. The works have not been completed but the Council's opinion is that the permissions are extant. Hence, re-allocation of this site as a mixed-use scheme (including residential) within the Replacement LDP would not result in the loss of any additional BMV agricultural land.

6.18 Notwithstanding the extant planning permission, based on the revised mix of uses now proposed on the site, there is considered to be an overriding need for the development. Re-allocation of this site will enable accommodation of sustainable growth enshrined in placemaking principles, deliver affordable housing in the highest need part of the County Borough and enable delivery of two schools on the site, including relocation of Heronsbridge Special School. It will also enrich active travel and green infrastructure networks within Bridgend through creation of a 'green lung' that will connect the site to the Town

Centre via Newbridge Fields. Development of this edge of settlement site would accord with the Preferred Strategy, channel growth to the Primary Key Settlement of the County Borough and make a significant contribution to the housing need identified in the LHMA. The site promoter has also provided extensive supporting information to evidence the site is both viable and deliverable.

Craig Y Parcau, Bridgend

6.19 Craig Y Parcau is a smaller site adjacent to Island Farm and development would result in the loss of 2.6 hectares of Grade 3a agricultural land. However, this is a fraction of the overall site area (37%) and has to be viewed in the context of enabling and supplementing the broader Island Farm site. There is equally considered to be an overriding need for the development based on the same rationale as Island Farm. The site is well serviced by the Active Travel network of which will help foster and promoter transit-oriented development. The site is considered to be free of any significant constraints. The site promoter has also provided extensive supporting information to evidence the site is both viable and deliverable.

Table 6: Pencoed Sustainable Growth Area

Candidate Site Ref No.	Site	Area (Ha) as at Candidate Site Stage	Settlement	Proposed Use of Site	ALC Grade 1	ALC Grade 2	ALC Grade 3a	Candidate Site Assessment Summary	Sustainability Appraisal Summary
341.C1	Minffrwd Road (Land at)	0.3	Pencoed	Residential	0.0	0.0	0.0	The site is located on the edge of the existing settlement of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1). However the site represents an illogical extension to the existing settlement of Pencoed due to the B2480 acting as a buffer between	Site excluded from allocation in LDP based on showstopper criteria: Site on Common Land. No evidence is available to address this significant

								the site and the settlement of Pencoed. The site promoter has not provided justification to demonstrate otherwise. As such this site is not allocated for residential development in the Replacement LDP.	delivery constraint.
87.C1	Penprysg Road (Land at)	7.7	Pencoed	Residential	0.0	0.0	0.0	<p>The candidate site is located on the periphery of Pencoed, which is identified as Sustainable Growth Area (as defined by SP1). There are highway issues associated with the site in addition to education capacity issues in the area whereby a site of this size would further exacerbate without the ability of resolving them. Whilst the sustainability and place making credentials of the site are acknowledged, there are other more suitable sites that have been carried forward as allocations in the Replacement LDP without the presence of such issues.</p> <p>Therefore, this site will not be allocated in the Replacement LDP.</p>	<p>Likely Significant Beneficial Effects: SA1a, SA3c, SA4a, SA4c, SA4f, SA5d, SA5f, SA7a, SA8a, SA8b, SA8c, SA9a, SA9d, SA9e, SA9f, SA12b</p> <p>Likely Significant Adverse Effects: SA10b</p>

343.C1	Ty Draw Farm (Land at)	2.46	Pencoed	Residential	0.0	0.0	1.4	<p>The proposal represents an extension to the settlement boundary of Pencoed, which is identified as Sustainable Growth Area (as defined by SP1). However, in terms of placemaking the site is poorly connected to local facilities and services in terms of an available and safe continuous footpath. This has not been addressed by the site promoter. As such, this site would lead to an increase in the dependency on the private car and therefore not encourage a modal shift to more sustainable forms of active travel. Additionally, the site lies adjacent to a railway mainline of which has not been mitigated against in the site promoter's supporting information. Furthermore, other sites within the area and County Borough will provide more appropriate and sustainable forms of development of which will support the LDP Strategy.</p> <p>As such, this site is not allocated for residential development in the Replacement LDP.</p>	<p>Likely Significant Beneficial Effects: SA1a, SA3c, SA4a, SA4c, SA4f, SA5d, SA5f, SA6c, SA7a, SA8a, SA8b, SA8c, SA9a, SA9b, SA9d, SA9e, SA9f, SA12b, SA14c, SA14d</p> <p>Likely Significant Adverse Effects: SA3e</p>
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352.C46	Pencoed Cemetery (Surplus Land)	1.24	Pencoed	Extend Settlement Boundary	0.0	1.0	0.1	<p>The candidate site is located outside the settlement boundary of Pencoed, which is identified as a Sustainable Growth Area (as defined by SP1). The proposal does not represent an appropriate extension of the settlement boundary in the context of the LDP strategy. The Education Department have indicated that the site is not required for education use. Furthermore, a lack of supporting information has been provided in order to conduct a full assessment. Any future use associated with this site will need to satisfy detailed criteria-based policies in the LDP.</p>	<p>Likely Significant Beneficial Effects: SA1a, SA3c, SA4c, SA5d, SA5f, SA6c, SA7a, SA9a, SA9d, SA9e, SA9f, SA12b, SA14a</p> <p>Likely Significant Adverse Effects: SA10b, SA12a</p>
219.C2	Pencoed Campus	21.49	Pencoed	Education	0.0	4.8	15.7	<p>The candidate site is located on the periphery of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1). A lack of supporting information has been submitted in order to enable full assessment of the site. However an alternative candidate submission relating to the site is being actively pursued. Therefore this site will not be allocated in the LDP.</p>	<p>Likely Significant Beneficial Effects: SA1a, SA3b, SA3c, SA4a, SA4c, SA5d, SA5f, SA6c, SA7a, SA8a, SA9a, SA9d, SA9e, SA9f, SA12a, SA12b</p> <p>Likely Significant Adverse Effects: SA4b, SA4d, SA7b, SA11a, SA13b</p>

219.C1	Pencoed Campus	44.27	Pencoed	Mixed Use	0.0	22.5	17.7	<p>The candidate site is located on the periphery of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1). The site has the potential to provide a new primary school and up to 1000 homes in Pencoed, of which possesses a wide range of services and facilities in addition to sustainable transport links. The site will also foster multi-functional green infrastructure in addition to capitalising on active travel opportunities. Therefore, this site will make an important contribution to meeting the housing need of the County Borough. A supporting masterplan and planning statement also identifies and mitigates potential flood risk and takes into account a required easement of a high pressure gas main that traverses the site. Therefore, the site will be allocated for residential and education development in the Replacement LDP.</p>	<p>Likely Significant Beneficial Effects: SA1a, SA2a, SA2b, SA3b, SA3c, SA4a, SA4c, SA4f, SA5c, SA5d, SA5f, SA6b, SA6c, SA7a, SA8b, SA9a, SA9b, SA9d, SA9e, SA9f, SA12a, SA12b, SA14a, SA14c, SA14d</p> <p>Likely Significant Adverse Effects: SA10b</p>
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6.20 Based on the findings of the Settlement Assessment, LHMA, Plan-Wide Viability Study, and as justified within the Spatial Strategy, Pencoed is Main Settlement considered one of the most appropriate to accommodate sustainable growth within the County Borough. Pencoed’s position in the settlement hierarchy reflects its accessibility, availability of amenities and

employment provision in the context of the existing local population base. However, there is currently a moratorium in place on any new development west of the level crossing in Pencoed, which restricts the settlement's physical and spatial capacity to accommodate sustainable growth at present. This factor explains the limited number of Stage 2 Candidate Sites within Table 6. However, it is important for the Replacement LDP not to overlook the role of this Main Settlement (as identified within the Settlement Assessment) and also the limited opportunities to deliver sustainable development when balanced against the potential loss of BMV agricultural land.

Pencoed Campus

- 6.21 The Pencoed Campus sites contain 40.2 ha of BMV agricultural land, split relatively evenly between Grade 2 and Grade 3a as identified by Version 2 of the Predictive ALC Map. However, the site promoter commissioned a detailed survey of soil and site characteristics (technical report dated March 2020), following the established methodology and guidelines for carrying out agricultural land surveys. This field work was deemed to be a more accurate assessment of the agricultural grade of land across the site. In total, the site survey identified 25.6ha of BMV agricultural land across the whole site (all comprising Grade 3a), with the remainder having been identified as lower grades and non-agricultural classifications. Whilst this is still a significant quantity, it represents nearly 50% less BMV agricultural land than that identified by Version 2 of the Predictive ALC Map and development would not result in the loss of any Grade 2 Agricultural Land.
- 6.22 When considering this site, it should be noted that there are no other previously developed sites or sites containing land with lower agricultural grades (at this scale) that are both available and deliverable within Pencoed at present. Therefore, this site would prove key to the delivering sustainable development in Pencoed, meeting housing need in accordance with the Spatial Strategy and securing a meaningful contribution towards local affordable housing provision as identified by the LHMA.
- 6.23 In addition, development of Pencoed Campus would enable sustainable strategic growth in a manner that would attract and retain a skilled local labour force. This would benefit Pencoed's existing employment provision, whilst rendering the settlement an increasingly alluring base for new employers to move into or expand within. Opportunities for sustainable commuting patterns would therefore be maximised through use and enhancement of active travel networks. Indeed, development of this site would also provide a means of supporting existing services and facilitates within the District Centre, enabling delivery of

associated infrastructure and capitalising upon the site’s location on the strategic road and rail network. This correlates strongly with the Replacement LDP’s Vision, Aims and Objectives and would help contribute towards the sustainable placemaking-laden forms of development the Plan is seeking to deliver.

6.24 Cleary, due to the aforementioned development constraints across the settlement, there are no other deliverable sites of this scale which offer the same potential to accommodate this level of strategic growth in a sustainable manner. For the multitude of reasons outlined, there is considered to be an overriding need for the development of the Pencoed Campus Site. The loss of BMV agricultural land is therefore considered justifiable in the context of delivering the Preferred Strategy, enabling sustainable placemaking-led growth within Pencoed, maintaining and enhancing the employment base and contributing to the identified need for affordable housing.

Table 7: Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area

Candidate Site Ref No.	Site	Area (Ha) as at Candidate Site Stage	Settlement	Proposed Use of Site	ALC Grade 1	ALC Grade 2	ALC Grade 3a	Candidate Site Assessment Summary	Sustainability Appraisal Summary
328.C1	Pyle (Land East of)	100.3	Cornelly	Residential	0.0	7.5	0.9	The candidate site is located on the periphery of Pyle which is identified as a Sustainable Growth Area (as defined by SP1). The site has the potential to provide new primary schools and 2000 homes in Pyle, of which possesses a wide range of services and facilities in addition to sustainable transport links. This site will make an important contribution to	Likely Significant Beneficial Effects: SA1a, SA3c, SA4a, SA4b, SA4c, SA4f, SA4g, SA5a, SA5d, SA6c, SA7a, SA8a, SA8b, SA9d, SA9f, SA12b

								meeting the housing need of the County Borough. A supporting masterplan and planning statement identifies and mitigates potential constraints relating to connectivity to Pyle via a proposed foot bridge in addition to taking into account potential flood risk. Therefore, the site is considered to be free of any significant constraints. The site is therefore allocated for development in the Replacement LDP.	Likely Significant Adverse Effects: SA13c
306.C1	Heol yr Orsaf (Land off)	1.1	Pyle	Residential	0.0	0.0	0.0	The site is located on the edge of the settlement of North Cornelly which is identified as a Sustainable Growth Area (as defined by SP1). The site promoter has failed to demonstrate that the site is viable through the submission of a viability assessment. As such, the site will not therefore be allocated for development in the LDP.	Likely Significant Beneficial Effects: SA1a, SA3c, SA4a, SA4c, SA4f, SA5d, SA7a, SA8a, SA8b, SA8c, SA9d, SA9e, SA9f, SA9k, SA12b, SA14c, SA14d Likely Significant Adverse Effects: SA10b
306.C2	New Road (Land adjoining)	0.86	Pyle	Residential	0.0	0.0	0.0	The majority of the site is located outside the settlement boundary of Kenfig Hill which is	Likely Significant Beneficial Effects:

								identified as a Sustainable Growth Area (as defined by SP1). Notwithstanding this, a significant part of the site is heavily wooded and is designated as a SINC. No supporting information has been provided to overcome this potential constraint. Furthermore, the required level of growth can be accommodated on less sensitive alternative sites and serve this area. As such, the site will not therefore be allocated for development in the Replacement LDP.	SA1a, SA3c, SA4a, SA4c, SA4f, SA5d, SA7a, SA8a, SA8b, SA8c, SA9d, SA9e, SA9f, SA9k, SA12b, SA14c, SA14d Likely Significant Adverse Effects: SA10b
352.C49	Glyn Cynffig	0.76	Pyle	Recreation / Residential	0.0	0.0	0.0	The majority of the candidate site is located outside the existing settlement of Kenfig Hill which is identified as a Sustainable Growth Area (as defined by SP1). The western most part of the site comprises an existing hostel and this is already located within the settlement. The remaining area comprises of greenfield land. Although the site would be considered an appropriate extension to the settlement boundary, a lack of supporting information has been provided in order to allow for full assessment of	Likely Significant Beneficial Effects: SA1a, SA2b, SA3c, SA4a, SA4c, SA4f, SA7a, SA8b, SA9d, SA9f, SA12b Likely Significant Adverse Effects: SA2a, SA3d, SA4b, SA10b

								the site. Any future use associated with this site will need to satisfy detailed criteria-based policies in the LDP.	
307.C1	Pen-Y-Castell Farm	14.94	Pyle	Residential	0.0	0.0	0.0	<p>The site is located on the edge of the existing settlement of Kenfig Hill which is identified as a Sustainable Growth Area (as defined by SP1).</p> <p>The site has not been allocated for residential purposes due to the absence of supporting information covering key issues such as highway constraints, ecological constraint in addition to topography and landscape issues etc. Given the lack of detail at this stage on the proposed use of the site, it is difficult to assess the site in the context of a possible land use allocation. Therefore, no specific allocation is proposed in the LDP.</p>	Site excluded from allocation in LDP based on showstopper criteria: Proximity to SSSI. No evidence is available to address this significant delivery constraint.
293.C1	Ty Draw Farm (Land at)	2.21	Cornelly	Residential	0.0	1.9	0.0	<p>The site is located within the existing settlement of North Cornelly which is identified as a Sustainable Growth Area (as defined by SP1).</p> <p>As outlined within Bridgend's Economic</p>	Likely Significant Beneficial Effects: SA1a, SA3c, SA4a, SA4b, SA4c, SA5d, SA6c, SA7a, SA8a, SA8b,

								<p>Evidence Base Update 2021, the County Borough has moved from a position of having a safety margin/buffer in its employment land supply, to no margin at all. As such there is no scope to deallocate this site of which is suitable and available for employment use.</p> <p>The site will not therefore be allocated for residential development in the Replacement LDP.</p>	<p>SA9e, SA9f, SA12b, SA14c, SA14d</p> <p>Likely Significant Adverse Effects: SA12a</p>
222.C1	Heol Fach (Land at)	10.15	Cornelly	Residential	0.0	0.5	0.0	<p>The candidate site is located on the periphery on North Cornelly which is identified as a Sustainable Growth Area (as defined by SP1). The site is well serviced by the Active Travel network which will help foster and promote transit-oriented development. The site is considered to be free of any significant constraints. While the site is considered to be in accordance with the LDP strategy and has passed all tests of assessment, Cabinet have determined there are already sufficient sites proposed for allocation (with a 10% flexibility</p>	<p>Likely Significant Beneficial Effects: SA1a, SA3c, SA4a, SA4b, SA4c, SA4g, SA5d, SA6c, SA7a, SA8b, SA9e, SA9f, SA12b</p> <p>Likely Significant Adverse Effects: SA12a</p>

								allowance) and therefore it is not necessary to allocate this site.	
291.C1	Waun Bant Road (Land at)	5.85	Pyle	Residential	0.0	0.0	1.8	<p>The site is located on the edge of the existing settlement of Kenfig Hill which is identified as a Sustainable Growth Area (as defined by SP1). When compared to the other sites in the area that have been carried forward as allocations in the Plan, the site is less sustainable in that it is located further from facilities and services with poor pedestrian connectivity. The site would lead to an increase in the dependency on the private car and therefore not encourage a modal shift to more sustainable forms of active travel.</p> <p>The site will not therefore be allocated for development in the LDP.</p>	Likely Significant Beneficial Effects: SA1a, SA3c, SA4a, SA4c, SA5d, SA7a, SA8b, SA9d, SA9f, SA12b
307.C2	Pen-y-Castell Farm	8.13	Pyle	Residential	0.0	0.0	1.9	<p>The site is located on the edge of the existing settlement of Kenfig Hill which is identified as a Sustainable Growth Area (as defined by SP1).</p> <p>The site has not been allocated for residential purposes due to the absence of supporting</p>	Site excluded from allocation in LDP based on showstopper criteria: Proximity to SSSI. No evidence is available to address this

								information covering key issues such as highway constraints, ecological constraint in addition to topography and landscape issues etc. Given the lack of detail at this stage on the proposed use of the site, it is difficult to assess the site in the context of a possible land use allocation. Therefore, no specific allocation is proposed in the LDP.	significant delivery constraint.
Candidate Sites Submitted During Preferred Strategy Stage:									
PS.4	Land South of Meadow Avenue	2.3ha	Kenfig Hill	Residential	0.0	0.0	0.0	The majority of the candidate site is located outside the existing settlement of Kenfig Hill which is identified as a Sustainable Growth Area (as defined by SP1). The western most part of the site comprises an existing hostel and this is already located within the settlement. The remaining area comprises of greenfield land. Although the site would be considered an appropriate extension to the settlement boundary, a lack of supporting information has been provided in order to allow for full assessment of the site. Any future use associated with this site will	Owing to the late submission this candidate site was accepted into the SA by discretion. The candidate site failed BCBC's Stage 1 site assessment criteria and therefore did not progress as a Stage 2 reasonable alternative site. See Appendix F of SA Report for base level

									need to satisfy detailed criteria-based policies in the LDP.	GIS assessment of this candidate site.
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6.25 There are relatively low quantities of BMV agricultural land present across Stage 2 Candidate Sites within Pyle, Kenfig Hill and North Cornelly. As aforementioned, this was a key factor in developing the spatial strategy and the sites identified within Table 7 are testament to this phenomenon.

Pyle (Land East of)

6.26 Evidently, Land East of Pyle is a potential strategic site located at the edge of a Main Settlement (as defined by the Settlement Assessment) in a broadly viable housing market (as detailed within the Plan-Wide Viability Study) with high need for additional affordable housing (as identified by the LHMA). The original site submitted at Candidate Site Stage contains no BMV agricultural land based on Version 2 of the Predictive ALC Map. However, in order to ensure a more holistic and inclusive edge of settlement development opportunity, the site submission was expanded at Preferred Strategy Stage to include an additional significant parcel immediately to the south west. The overall proposal now constitutes two large parcels, the first encompassing 60-hectares of land to the north of the M4 and south-west of the A48, and the second being a 40-hectare parcel of land to the north and east of the A48. This revised submission presents an opportunity for significant sustainable development at the edge of a Main Settlement at a scale not matched by any other Stage 2 Candidate Site. This would enable delivery of a sustainable residential-led mixed-use scheme with approximately 2,000 market and affordable dwellings, provision of educational facilities, a local centre and associated supporting infrastructure.

6.27 Expansion of the original site does mean that 8.4ha of predicted BMV agricultural land (Grade 2 and 3a) would be lost through allocation of this more holistic sustainable urban extension according to the predictive map. However, detailed survey work undertaken by the site promoter indicates that the areas of Grade 2 and 3a as shown on Version 2 of the Predictive ALC Map are in fact Grade 3b. This has to be considered in the context of other deliverable Stage 2 Candidate Sites that are available. It is important for the Replacement LDP to acknowledge the role of this Main Settlement (as identified within the Settlement

Assessment) and its potential to deliver sustainable development at a strategic scale when balanced against the potential loss of BMV agricultural land.

6.28 Hence, there is considered to be an overriding need for this development to enable sustainable growth in accordance with Planning Policy Wales' placemaking principles, to contribute to affordable housing provision in a high-need area and to deliver a plethora of socio-economic benefits that will support both local employment provision and the local commercial centres. A masterplan for the site has been developed to ensure Planning Policy Wales' sustainable placemaking objectives are integrated from the outset. A suite of detailed supporting technical information has also been provided by the site promoter to evidence the deliverability and viability of the site. This development would make a meaningful contribution in terms of housing provision (affordable and market), education provision, active travel and public open space in a manner that would promote the health and well-being of local residents through encouraging active lifestyles. The Candidate Site Assessment has not identified other land at this scale in lower agricultural grades. Therefore, this site is considered appropriate for allocation on this basis in accordance with the site search sequence outlined in Planning Policy Wales.

Table 8: Other Local Settlements

Candidate Site Ref No.	Site	Area (Ha) as at Candidate Site Stage	Settlement	Proposed Use of Site	ALC Grade 1	ALC Grade 2	ALC Grade 3a	Candidate Site Assessment Summary	Sustainability Appraisal Summary
352.C2	Trem Y Mor, Bettws Road	0.61	Bettws	Education / Residential	0.0	0.0	0.0	The candidate site is located within the settlement boundary of Bettws, which is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Education Department have indicated that the site is not	Likely Significant Beneficial Effects: SA1a, SA1b, SA3b, SA3d, SA4a, SA4c, SA4d, SA4f, SA5c, SA5d, SA5f, SA7a,

								<p>required for education use. Furthermore, a lack of supporting information has been provided in order to conduct a full assessment.</p> <p>Notwithstanding the above, although Bettws is not identified for sustainable growth in the LDP Strategy, development is permitted within the settlement and the site is located in the urban area of Bettws. Therefore, the site could come forward as a windfall site provided it satisfied the relevant criteria based policies of the LDP.</p>	<p>SA7b, SA8b, SA9a, SA9b, SA9d, SA9e, SA9k, SA12a, SA12b, SA14c, SA14d</p> <p>Likely Significant Adverse Effects: SA2a, SA3c, SA3e, SA4b, SA10b</p>
352.C8	Isfryn Industrial Estate (Land at)	0.55	Blackmill	Mixed Use, see current policy inc. D1	0.0	0.0	0.0	<p>The candidate site is located within the settlement boundary of Blackmill, which is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. A lack of supporting information has been provided in order to conduct a full assessment.</p> <p>Notwithstanding the above although Blackmill is not identified for sustainable growth in the LDP Strategy, development is permitted within the settlement and the site is located in the</p>	<p>Likely Significant Beneficial Effects: SA1a, SA3b, SA4a, SA4c, SA4d, SA5c, SA5d, SA6b, SA6c, SA7a, SA8b, SA9d, SA9e, SA9f, SA9k, SA12a, SA12b, SA14c, SA14d</p> <p>Likely Significant Adverse Effects:</p>

								urban area of Blackmill. Therefore, the site could come forward as a windfall site provided it satisfied the relevant criteria based policies of the LDP.	SA1b, SA2a, SA3c, SA3d, SA3e, SA4b, SA5f, SA7b, SA9a, SA10b
288.C1	Laleston (Land to East of)	27.37	Laleston	Residential	0.0	0.0	0.0	The site is located between the east of Laleston (identified as a 'local settlement') and west of Bridgend (identified as a Sustainable Growth Area). In addition the site forms part of the Bridgend and Laleston Green Wedge designated in the existing LDP ENV2(4). As such it is considered that the proposal would result in the coalescence of Bridgend and Laleston. Furthermore, a lack of supporting information has been provided in order to make a full assessment. In this respect the site will not form part of any allocation in the LDP.	Likely Significant Beneficial Effects: SA1a, SA3c, SA3d, SA4a, SA4c, SA5a, SA6c, SA7a, SA8a, SA8b, SA9e, SA12b Likely Significant Adverse Effects: SA1b, SA2a, SA3e, SA4b, SA14a, SA14c, SA14d
310.C1	Parc Stormy	16.62	Laleston	Green Energy	0.0	0.0	16.4	The site is located within the open countryside, however positioned adjacent to an existing employment allocation 'REG4 – Former Stormy Down Airfield). The proposed development would involve amending the allocation boundary in order to increase the amount of industrial floorspace and	Likely Significant Beneficial Effects: SA3a, SA4a, SA4d, SA5d, SA6b, SA6c, SA7a, SA7b, SA8a, SA8b, SA8c, SA9d, SA9e, SA11a,

									reconfigure the layout of solar panels. The proposed development would be more appropriately dealt with through the planning application stage. Therefore, the site could come forward provided it satisfied the relevant criteria based policies of the Replacement LDP.	SA12a, SA14c, SA14d Likely Significant Adverse Effects: SA1b, SA2a, SA3d, SA3e
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- 6.29 The Trem Y Mor, Bettws Road and Isfryn Industrial Estate (Land at) Candidate Sites are both located within Local Settlements (Bettws and Blackmill), where new development should be contained within the existing settlement boundary. However a lack of supporting information has been provided in order to conduct a full assessment. Whilst Bettws and Blackmill are not identified for sustainable growth in the LDP Strategy, development is permitted within the settlement and the site is located in the urban area. Therefore, the sites could come forward for windfall development provided they satisfied the relevant criteria-based policies of the LDP. No BMV agricultural land is expected to be lost from either site should they come forward in the future.
- 6.30 Parc Stormy positioned adjacent to an existing employment allocation (REG4 – Former Stormy Down Airfield). The proposed development would involve amending the allocation boundary in order to increase the amount of industrial floorspace and reconfigure the layout of solar panels. However, the site is not currently proposed for allocation as the development would be more appropriately dealt with through the planning application stage. Therefore, the site could come forward provided it satisfied the relevant criteria-based policies of the Replacement LDP. Whilst the predictive map identifies 16.4ha of Grade 3a BMV agricultural land, the site actually comprises of concrete and hardcore, so no BMV land is expected to be lost should the site come forward in the future.
- 6.31 The Laleston (Land to East of) Candidate Site is located outside of the Primary Key Settlement of Bridgend. Therefore the site is considered less capable of accommodating sustainable, placemaking-led development than several other sites within and at the edge of Bridgend itself. This site is therefore not proposed for allocation as there are numerous more sustainable and

deliverable alternatives that have been proposed in the first instance. This follows the site search sequence outlined in Planning Policy Wales.

Key Points from Guidance

- 6.32 Welsh Government deem the ALC Map, “the first step in gathering evidence to inform the user as to whether or not Planning Policy Wales (PPW) paragraph 3.54 and 3.55 should be taken into account” (WG, 2020, p.2). It therefore assists in targeting survey work to the right locations. This provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system.
- 6.33 When considering the search sequence, in development plan policies and development management decisions, considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.

7. Employment Land

7.1 Employment Land Provision

7.1.1 Achieving a wide and balanced portfolio of employment uses is central to the economic strategy. This will allow the local economy to attract higher value-added intensive employment uses including, life sciences, construction, energy and decarbonisation, and telecommunications sectors. This is in addition to supporting and maintaining the significant manufacturing base and traditional B class uses that are an important facet and driver of growth for the local economy, now and in the future.

7.1.2 To ensure future resilience of the local economy the Council will also encourage and support the redevelopment, refurbishment and rationalisation of the existing stock of larger industrial buildings to improve the quality of employment floorspace suited to modern day needs in particular for Small Medium Enterprises (SMEs) that are so important to the Welsh and Bridgend economy.

Table 9: ENT1 – Employment Allocations

Strategic Employment Sites	Available Land (ha)	Uses	Version 2 ALC Predictive Grades
Brocastle, Waterton, Bridgend	20.4	B1, B2, B8	Grades 3a, 4 & 5
Pencoed Technology Park	5.4	B1, B2, B8	Grades 2, 3a, 3b & N/A
Employment Sites			
Bridgend Sustainable Growth Area			
Brackla Industrial Estate	7.7	B1, B2, B8	Urban
Bridgend Industrial Estate	9.2	B1, B2, B8	Urban
Coychurch Yard, Bridgend	0.1	B1, B2, B8	Urban
Crosby Yard, Bridgend	0.8	B1, B2, B8	Urban
Parc Afon Ewenni	2.0	B1, B2, B8	Urban
Waterton Industrial Estate	10.0	B1, B2, B8	Urban
Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area			
Land at Gibbons Way, North Cornelly	0.0	B1	Urban
Village Farm Industrial Estate, Pyle	2.6	B1, B2, B8	Urban
Ty Draw Farm, Pyle	2.23	B1, B2, B8	
Maesteg and the Llynfi Valley Regeneration Growth Area			
Ewenny Road, Maesteg	3.5	B1, B2, B8	Urban

Pencoed Sustainable Growth Area			
The Triangle Site, Bocam Park, Pencoed	1.0	B1	Grade 3b & Urban
Other Locations			
Brynmenyn Industrial Estate	2.0	B1, B2, B8	Urban
Land adjacent to Sarn Park Services	2.7	B1	Grade 3b & 5
Land west of Maesteg Road, Tondu	0.3	B1	Urban
Isfryn Industrial Estate, Blackmill	0.4	B1, B2, B8	Urban
Abergarw Industrial Estate, Brynmenyn	1.4	B1, B2, B8	Grade 3b, Urban & N/A
Totals	71.7 hectares		

7.2 Strategic Employment Sites

The strategic sites are distinguished from other employment sites on the basis of their physical and locational characteristics, particularly their prominent locations adjacent to areas of countryside, and their proximity to the strategic road network. They represent the greatest assets to the area in terms of their propensity to attract high quality businesses plus investment and therefore generate high levels of jobs in a manner that will contribute to the local and wider economy. Given the sensitive locations of these sites, the requirement for consistently high design and environmental standards within an overall concept framework is a prerequisite for development, including access by means other than the car. This will create a mix of employment opportunities for the local labour force in a high quality environment, meeting the employment objectives of the LDP. The Strategic Employment Sites (25ha in total) are all being progressed individually by the Council and the Welsh Government. The public ownership of these sites provides greater control as to when and how the sites are brought forward.

Brocastle, Waterton, Bridgend

7.2.1 Brocastle is one of the most important greenfield inward investment sites within the South Wales M4 corridor. The site is in a highly accessible and desirable location on the outskirts of Bridgend, on the A48 towards Cowbridge.

7.2.2 The site is located immediately adjacent to Bridgend's focussed area of growth, closely linked to the Waterton Industrial Estate and south of the existing Ford



factory, the County Borough's largest private sector employer. The site also has the potential to be served by a railway siding for the movement of materials / products. There is an opportunity for synergy and further integration with Parc Afon Ewenni, which is also located within relatively close proximity and represents the County Borough's most significant mixed-use development and brownfield regeneration opportunity.

7.2.3 Vehicle access is gained off the A48, approximately 4km from Junction 35 of the M4 motorway. A new road access (roundabout) with realignment of the A48 is now in place. The site is almost entirely undeveloped; measuring 46 ha in total, although the topography limits the developable area to around 20 ha. Welsh Government, as owner, is actively promoting a scheme for 71,000 sq m of employment space within the 20 ha. Planning permission has been granted for a development of up to 71,441sq.m of B1, B2 and B8 employment floorspace, including access, car parking, diversion of public rights of way, site remediation, drainage, landscaping and associated engineering operations (Planning application reference P/16/549/OUT refers). Brocastle is considered to be the County Borough's greatest asset in terms of attracting large scale employment investment to the area.

7.2.4 **Recommendation: The principle of developing the site for employment purposes is well established. The loss of BMV is considered to be justified and necessary to the economic ambitions of the County Borough and region.**

***Pencoed Technology Park,
Pencoed***

7.2.5 Pencoed Technology Park is also owned by Welsh Government. The site straddles the eastern administrative boundary of Bridgend and RCT. The site is located next to Junction 35 of the M4 east of Bridgend; with good proximity to public transport facilities, particularly at Pencoed railway station. It is identified as the focus of High Quality Life Sciences and manufacturing and is already the home of a number of high profile investments.



7.2.6 Substantial infrastructure is in place, including 'road stubs' to undeveloped parcels, including the land within Bridgend's administrative area, and the site is considered to be immediately available for development. Planning permission was granted in January 2017 to NHS Wales for a change of use of the former

Sanken Power Systems building to create a National Imaging Academy offering a state of the art facility to train Consultant Radiologists and ancillary office work space (planning application P/17/39/FUL refers). This site was chosen by the NHS for its strategic location in the heart of 'South Wales' and proximity to the strategic road network. The creation of a National Academy is extremely positive as it demonstrates that the Technology Park is in the right location to attract new business but also has the potential to become a hub for office headquarters for both the public and private sectors. A total of 5.4 ha of employment land currently remain at the Technology Park, representing a highly attractive proposition for development.

7.2.7 Recommendation: The principle of developing the site for employment purposes is well established. The loss of BMV is considered to be justified and necessary to the economic ambitions of the County Borough and region.

7.3 Other Allocated Employment Sites

7.3.1 If Bridgend is to retain its competitive employment base it is imperative that the area is able to offer a broad portfolio of sites. In addition to those Strategic sites identified and safeguarded under Policy ENT1, the plan also identifies a variety of employment sites suitable for all types of employment uses of varying size and type. As shown in Table 9, no amount of BMV land will be lost for non-strategic employment development. Existing allocations – vacant land would form an integral part of the industrial estate; not likely to ever return to agriculture.

8. Conclusion

8.1 This Background Paper has set out how the Local Planning Authority has considered the location and quality of agricultural land in developing the Bridgend Replacement LDP 2018-2033. It demonstrates how the Preferred Strategy and site selection process has sought to minimise the loss of BMV agricultural land when balanced against a range of other material planning considerations.

8.2 Evidently, considerable weight has been given to protecting BMV agricultural land from development (alongside other planning considerations) throughout LDP preparation and the assessment of Candidate Sites. This paper has provided a contextual analysis clarifying how this principle has been embedded into the site selection process, specifically from Stage 2 of the Candidate Site Assessment. This has further justified the proposed allocations (as shown on Table 10) within the Replacement LDP, alongside the SA/SEA and Candidate Site Assessment Methodology.

Table 10: Residential Candidate Sites with Amount of BMV Agricultural Land Lost

Proposed Allocation	Candidate Site(s)	ALC Grade 1 (ha)	ALC Grade 2 (ha)	ALC Grade 3a (ha)
SP2(1) Porthcawl Waterfront	352.C58 – Salt Lake Car Park Dock Street (Phase 1)	0.0	7.5	0.0
	352.C57 – Sandy Bay (Phase 2)	0.0	0.2	0.0
SP2(2) Land South of Bridgend	PS.1 – Island Farm	0.0	15.3	28.5
SP2(3) Land West of Bridgend	308.C1 – Bridgend (west of)	0.0	0.0	0.0
SP2(4) Land East of Pencoed	219.C1 - Pencoed Campus	0.0	22.5	17.7
SP2(5) Land East of Pyle	328.C1 – Land East of Pyle	0.0	7.5	0.9
COM1(1) Craig y Parcau	PS.2 – Craig y Parcau	0.0	0.0	2.6
COM1(2) Land South East of Pont Rhyd-y-cyff	325.C1 - Bridgend Road A4063 (Land East of)	0.0	0.0	0.0
COM1(3) Land South of Pont Rhyd-y-cyff	287.C1 – Former Four Sevens Station	0.0	0.0	0.0
COM1(4) Land South West of Pont Rhyd-y-cyff	305.C7 – Llangynwyd (South of)	0.0	0.0	0.0
COM1 (R1) Coegnant Reclamation Site	352.C19 – Coegnant	0.0	0.0	0.0
COM1 (R2) Former Cooper Standard Site, Ewenny Road	352.C15 – Former Cooper Standard Site, Maesteg	0.0	0.0	0.0
COM1 (R3) Maesteg Washery	352. C17 – Maesteg Washery	0.0	0.0	0.0
	Allocation Total (ha)	0.0	53	49.7
	Total BMV Land Lost (ha)	102.7		