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Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr

Bridgend County Borough Council



Swyddfeydd Dinesig, Stryd yr Angel, Pen-y-bont, CF31 4WB / Civic Offices, Angel Street, Bridgend, CF31 4WB

*Rydym yn croesawu gohebiaeth yn Gymraeg.
Rhowch wybod i ni os mai Cymraeg yw eich
dewis iaith.*

*We welcome correspondence in Welsh. Please
let us know if your language choice is Welsh.*



Gwasanaethau Gweithredol a Phartneriaethol / Operational and Partnership Services

Deialu uniongyrchol / Direct line /: 01656 643148 /
643147

Gofynnwch am / Ask for: Mr. Mark Anthony Galvin

Ein cyf / Our ref:

Eich cyf / Your ref:

Dyddiad/Date: Friday, 3 November 2017

Dear Councillor,

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held in the Council Chamber, Civic Offices Angel Street Bridgend CF31 4WB, on **Thursday, 9 November 2017 at 10.00 am.**

AGENDA

1. Apologies for Absence
To receive apologies for absence from Members.
2. Declarations of Interest
To receive declarations of personal and prejudicial interest (if any) from Members/Officers including those who are also Town and Community Councillors, in accordance with the provisions of the Members' Code of Conduct adopted by Council from 1 September 2008. Members having such dual roles should declare a personal interest in respect of their membership of such Town/Community Council and a prejudicial interest if they have taken part in the consideration of an item at that Town/Community Council contained in the Officer's Reports below.
3. Site Visits
To confirm a date of Wednesday 20 December 2017 (am) for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.
4. Approval of Minutes 3 - 8
To receive for approval the minutes of a meeting of the Development Control Committee dated 28 September 2017.
5. Public Speakers
To advise Members of the names of the public speakers listed to speak at today's meeting (if any).
6. Amendment Sheet 9 - 10
That the Chairperson accepts the Development Control Committee Amendment Sheet as an urgent item in accordance with Part 4 (paragraph 4) of the Council Procedure Rules, in

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order to allow for Committee to consider necessary modifications to the Committee Report, so as to take account of late representations and revisions that require to be accommodated.

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|-----|---|-----------|
| 7. | <u>Development Control Committee Guidance</u> | 11 - 14 |
| 8. | <u>P/17/585/FUL - Nodor House, South Road, Bridgend Industrial Estate, Bridgend, CF31 3PT</u> | 15 - 20 |
| 9. | <u>P/17/486/FUL - Asda Bridgend Superstore, Coychurch Road, Bridgend, CF31 3AS</u> | 21 - 30 |
| 10. | <u>Annual Performance Report 2016-2017</u> | 31 - 32 |
| 11. | <u>2017 Annual Monitoring Report (AMR) for the Bridgend Local Development Plan (LDP) - 2006-2021</u> | 33 - 124 |
| 12. | <u>Appeals</u> | 125 - 130 |
| 13. | <u>Training Log</u> | 131 - 132 |
| 14. | <u>Urgent Items</u>
To consider any other item(s) of business in respect of which notice has been given in accordance with Part 4 (paragraph 4) of the Council Procedure Rules and which the person presiding at the meeting is of the opinion should by reason of special circumstances be transacted at the meeting as a matter of urgency | |

Yours faithfully

P A Jolley

Corporate Director Operational and Partnership Services

Councillors:

TH Beedle
JPD Blundell
NA Burnett
RJ Collins
SK Dendy
J Gebbie

Councillors

DRW Lewis
JE Lewis
RMI Shaw
JC Spanswick
RME Stirman
G Thomas

Councillors

T Thomas
JH Tildesley MBE
MC Voisey
KJ Watts
CA Webster
AJ Williams

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 28 SEPTEMBER 2017

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 28 SEPTEMBER 2017 AT 10.00 AM

Present

Councillor G Thomas – Chairperson

TH Beedle	JPD Blundell	NA Burnett	RJ Collins
SK Dendy	J Gebbie	DRW Lewis	RMI Shaw
JC Spanswick	RME Stirman	T Thomas	JH Tildesley MBE
MC Voisey	KJ Watts	CA Webster	AJ Williams

Apologies for Absence

JE Lewis

Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Tony Godsall	Traffic & Transportation Manager
Rod Jones	Senior Lawyer
Susan Jones	Development Planning Manager
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Kevin Stephens	Democratic Services Assistant
Philip Thomas	Principal Planning Officer
Leigh Tuck	Senior Development Control Officer

975. APOLOGIES FOR ABSENCE

Apologies for absence were received from the following Member:-

Councillor JE Lewis

976. DECLARATIONS OF INTEREST

The following Declarations of Interest were made:-

Councillor C Webster – Agenda item 13 – Prejudicial interest in Appeal Code Number A/17/3181972 (1813) as she had previously pre-determined the relevant planning application. Councillor Webster left the meeting whilst this matter was being considered.

Councillor T Beedle – Agenda item 15 – Personal interest as Secretary of Bron Fir Allotments, Garth, Maesteg

977. SITE VISITS

RESOLVED: That a date of Wednesday 8 November 2017 be confirmed for proposed site inspections arising at the meeting or identified in advance of the next Committee meeting by the Chairperson.

978. APPROVAL OF MINUTES

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 28 SEPTEMBER 2017

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 17 August 2017, be approved as a true and accurate record.

979. PUBLIC SPEAKERS

There were no public speakers.

980. AMENDMENT SHEET

RESOLVED: That the Chairperson accepted the Development Control Committee Amendment Sheet as an urgent item in accordance with Part 4 (paragraph 4) of the Council Procedure Rules, in order to allow for the Committee to consider necessary modifications to the Committee report, so as to take account of late representations and revisions that are required to be accommodated.

981. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

RESOLVED: That the Development Control Committee guidance as contained in the report of the Corporate Director – Communities be noted.

982. P/17/569/BCB - BRYNMENYN PRIMARY SCHOOL SITE, BRYN ROAD, BRYNMENYN, CF32 9LA

RESOLVED: That for the purposes of Regulation 4 of the Town and Country Planning Regulations, permission be deemed to be granted for the above application, subject to the Conditions contained in the report of the Corporate Director Communities:-

Proposal

Outline application for the erection of 3 detached houses with garages on the site occupied by Brynmenyn Primary School.

Subject to Note (b) on page 23 of the report being amended to read as follows:-

The developer is advised that in order to remove the School Warning and Keep Clear road markings, it will be necessary to revoke an existing Traffic Order. The cost for the necessary legal process to achieve this revocation will be approximately £7,000.00.

983. P/17/195/RLX - LAND EAST OF A4061 (BNDR), COITY

RESOLVED: A) That having regard to the following application, the applicant enters into a Deed of Variation or supplemental S106 Planning Obligation to confirm that all the obligations in the existing Section 106 Agreement apply to the Section 73 consent subject to the following variation:-

“The developer will submit to the Local Planning Authority a detailed scheme for public open space including all items of natural play, associated ground works and landscaping, agree a trigger for its implementation and a scheme to manage and maintain the play facility in perpetuity.”

If the above-mentioned clause is added to the Section 106 obligation, the Council will relax condition 4 and the requirement to provide a financial contribution towards the provision of a Neighbourhood Equipped Area of Play, public open space and associated facilities to serve the proposed residential development in the North East Brackla Development Area.

(B) That the Corporate Director Communities be given plenary powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 agreement and subject to the standard outline conditions and the additional conditions contained in the report of the Corporate Director - Communities:-

Proposal

Removal of Condition 4 of P/14/464/OUT

984. P/17/554/RLX - LAND AT MOOR LANE, PORTHCAWL, CF36 3EJ

RESOLVED: That the above application be deferred at the request of the applicant.

Proposal

Variation of Condition 2 of P/16/497/FUL relating to occupancy of chalets.

985. P/17/666/FUL - 9, TYTHEGSTON CLOSE, PORTHCAWL, CF36 3HJ

RESOLVED: That the above application be granted.

Proposal

Single storey lean-to sun room extension to rear.

986. P/15/368/OUT - LAND AT PARC EWENNI, EWENNY INDUSTRIAL ESTATE, BRIDGEND

The Group Manager Development advised that a letter had today been received from the Police and Crime Commissioner making a further representation to the above application. He read this letter out to Members at the meeting.

That having regard to the report of the Corporate Director Communities, and for the reasons explained therein and expanded upon at the meeting by the Group Manager Development, it was

RESOLVED: That the terms of the Section 106 be amended as follows:-

- Provide 5% of the residential units as affordable housing units with the type of units, location within the site, affordable tenure, transfer price and timescale for the transfer to a Registered Social Landlord agreed with the Council.

- Provide a financial contribution in accordance with the formula and cost guidance contained in Supplementary Planning Guidance 16 towards the provision of additional nursery and primary school places.
- Provide outdoor recreation space in accordance with Policy COM11 of the Bridgend Local Development Plan with arrangements for future management and maintenance to be agreed in writing with the Council.
- Provide £8,000.00 to fund necessary Road Traffic Orders and signage to achieve appropriate speed restrictions within the development site.
- Either provide a financial contribution of £208,000.00 towards the provision of an active travel route from the application site to the signalised junction of the A473 with the Bridgend Retail Park or alternatively provide the route in accordance with a scheme agreed with the Local Planning Authority in conjunction with the Highway Authority.

987. APPEALS

RESOLVED:

- (1) That the two Appeals received since the last meeting of the Committee as shown on pages 71/72 of the report of the Corporate Director – Communities, be noted.
- (2) That the Inspector appointed by the Welsh Ministers to determine the following Appeal has directed it be ALLOWED, subject to Conditions:-

Code No.

Subject of Appeal

A/17/3167313 (1794)

Extension to provide additional class A1 retail floorspace (1 Unit) next to Unit 6/7 Waterton Retail Park, Bridgend

- (3) That the Inspector appointed by the Welsh Ministers to determine the following Appeals, has directed that they be DISMISSED:-

Code No.

Subject of Appeals

A/17/3166499 (1793)

New dwelling, garden of 67 Woodlands Avenue, Pencoed

D/17/3176992 (1805)

Remodelling of dwelling to include new roof shape, alterations and extension of existing bungalow and loft conversion including dormers & detached garage/storage building with first floor and dormers, Penybryn, Bridgend Road, Bryncethin.

988. BRIDGEND COUNTY BOROUGH COUNCIL - JOINT HOUSING LAND AVAILABILITY STUDY 2017

The Corporate Director – Communities presented a report, which informed Members of the requirement to maintain a 5-year supply of readily developable housing land in each Local Planning Authority (LPA) across Wales as a key planning policy requirement of Welsh Government. The planning system, through the LDP process, must provide the land that is needed to allow for new home building, and LPA's are required to ensure that sufficient land is genuinely available to provide a 5-year supply of land for housing.

The Development Planning Manager confirmed that the Joint Housing Land Availability Study (JHLAS) was the mechanism for LPA's to demonstrate that they have a 5 year

housing land supply by providing an 'agreed' statement of housing land availability set against the housing requirements of an adopted local Development Plan.

She then advised that Bridgend's latest 2017 JHLAS was attached at Appendix 1 to the report, and set against the housing requirement of the adopted LDP, the Study demonstrated that BCBC has a 4.0 year housing land supply (representing a shortfall in the TAN 1, 5 year requirement) with a total land supply within the 5 year study period of 4237 units (for information purposes Past Completions Data and Previous Land Supply Data were attached as Appendices 2 and 3 to the report, respectively).

The report then confirmed that the Council was the responsible body for preparing the JHLAS which is subject to an agreed timetable. In preparing the document the Council consulted with the 'Study Group' which consisted of house builders' representatives, including the Home Builders Federation (HBF), landowners, Registered Social Landlords, statutory undertakers and infrastructure providers.

The Development Planning Manager then advised Members that two sites remained in dispute at the end of the consultation process, and it was therefore necessary for an appointed Planning Inspector to look at the evidence submitted as part of a Statement of Common Ground, and resolve matters in connection with the disputed sites.

She added that the Inspector determined that the land supply figure for BCBC was 4.0 years. The Inspector's report and recommendations in response to the evidence submitted was included as Appendix 4 of the 2017 JHLAS.

The remainder of the report outlined the Next Steps.

RESOLVED: That the 2017 Joint Housing Land Availability Study be noted.

989. **ALLOTMENTS AUDIT - UPDATE 2017**

The Development Planning Manager submitted a report, the purpose of which, was to inform Members of the Development Control Committee of the outcome of a recent 'Audit' of the provision of Allotments within the County Borough.

She advised Committee that it was a statutory duty of local authorities to prepare Local Development Plans and as part of this duty, the Local Planning Authority (LPA) had updated a previous Audit of Allotments undertaken in 2010. The updated 2017 Audit of Allotments was attached at Appendix 1 to the report.

The Development Planning Manager advised that the overall findings for the County Borough as a whole is that there is a deficit in allotment provision of approximately 1.1 hectares, based on the 2011 Census of population and a deficit of 1.9 hectares of allotment provision based on the 2016 Mid-Year Estimate of population.

The report also confirmed that at the Sub-Area level, the overall deficit of provision across the County Borough is translated into overall surpluses within the Llynfi Valley, Ogmere Valley, Pencoed, Pyle/Kenfig and Porthcawl with deficits in overall provision in the Sub-Areas of the Garw Valley, Bridgend and the Valleys Gateway.

The remainder of the report gave further examples of why the Audit was important in respect of planning terms and the provisions of the Local Development Plan (LDP).

Members asked if the list of allotments detailed in the Appendix to the report included all the registered allotments within the County Borough and Community Gardens, to which

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 28 SEPTEMBER 2017

the Development Planning Manager confirmed she would check with the Council's Property Section.

RESOLVED: That the report and the Allotment Audit – Update 2017 attached at Appendix 1 to the report be noted.

990. TRAINING LOG

RESOLVED: That the report of the Corporate Director – Communities outlining up and coming Training sessions for Members on different areas of Planning and Development Control be noted.

991. URGENT ITEMS

None.

The meeting closed at 11.50am

DEVELOPMENT CONTROL COMMITTEE

8 NOVEMBER 2017

AMENDMENT SHEET

The Chairperson accepts the amendment sheet in order to allow for Committee to consider necessary modifications to the Committee report to be made so as to take account of late representations and corrections and for any necessary revisions to be accommodated.

<u>ITEM NO.</u>	<u>PAGE NO.</u>	<u>APPLICATION NO.</u>
9	19	P/17/486/FUL

A full Development Control Committee site visit was undertaken on Wednesday 8th November 2017.

A Bridgend Town Councillor (Cllr. D. Unwin) and the agent for the development attended the site visit.

10	29	ANNUAL PERFORMANCE REPORT 2016 - 2017
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A copy of the completed APR has been emailed to Members and forwarded to the Welsh Government.

**MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES
8 NOVEMBER 2017**

I submit for your consideration the following report on Planning Applications and other Development Control matters based upon the information presently submitted to the Department. Should any additional information be submitted between the date of this report and 4.00pm on the day prior to the date of the meeting, relevant to the consideration of an item on the report, that additional information will be made available at the meeting.

For Members' assistance I have provided details on standard conditions on time limits, standard notes (attached to all consents for planning permission) and the reasons to justify site inspections.

STANDARD CONDITIONS

On some applications for planning permission reference is made in the recommendation to the permission granted being subject to standard conditions. These standard conditions set time limits in which the proposed development should be commenced, and are imposed by the Planning Act 1990. Members may find the following explanation helpful:-

Time-limits on full permission

Grants of planning permission (apart from outline permissions) must, under section 91 of the Act, be made subject to a condition imposing a time-limit within which the development authorised must be started. The section specifies a period of five years from the date of the permission. Where planning permission is granted without a condition limiting the duration of the planning permission, it is deemed to be granted subject to the condition that the development to which it relates must be begun not later than the expiration of 5 years beginning with the grant of permission.

Time-limits on outline permissions

Grants of outline planning permission must, under section 92 of the Act, be made subject to conditions imposing two types time-limit, one within which applications must be made for the approval of reserved matters and a second within which the development itself must be started. The periods specified in the section are three years from the grant of outline permission for the submission of applications for approval of reserved matters, and either five years from the grant of permission, or two years from the final approval of the last of the reserved matters, whichever is the longer, for starting the development.

Variation from standard time-limits

If the authority consider it appropriate on planning grounds they may use longer or shorter periods than those specified in the Act, but must give their reasons for so doing.

STANDARD NOTES

- a. Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developer's) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- b. The enclosed notes which set out the rights of applicants who are aggrieved by the Council's decision.
- c. This planning permission does not convey any approval or consent required by Building Regulations or any other legislation or covenant nor permits you to build on, over or under your neighbour's land (trespass is a civil matter).

To determine whether your building work requires Building Regulation approval, or for other services

provided by the Council's Building Control Section, you should contact that Section on 01656 643408 or at:- <http://www.bridgend.gov.uk/buildingcontrol>

- d. Developers are advised to contact the statutory undertakers as to whether any of their apparatus would be affected by the development
- e. Attention is drawn to the provisions of the party wall etc. act 1996
- f. Attention is drawn to the provisions of the Wildlife and Countryside Act 1981 and in particular to the need to not disturb nesting bird and protected species and their habitats.
- g. If your proposal relates to residential development requiring street naming you need to contact 01656 643136
- h. If you are participating in the DIY House Builders and Converters scheme the resultant VAT reclaim will be dealt with at the Chester VAT office (tel: 01244 684221)
- i. Developers are advised to contact the Environment and Energy helpline (tel: 0800 585794) and/or the energy efficiency advice centre (tel: 0800 512012) for advice on the efficient use of resources. Developers are also referred to Welsh Government Practice Guidance: Renewable and Low Carbon Energy in Buildings (July 2012):-
<http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/energyinbuildings/?lang=en>
- j. Where appropriate, in order to make the development accessible for all those who might use the facility, the scheme must conform to the provisions of the Disability Discrimination Act 1995 as amended by the Disability Discrimination Act 2005. Your attention is also drawn to the Code of Practice relating to the Disability Discrimination Act 1995 Part iii (Rights of Access to Goods, Facilities and Services)
- k. If your development lies within a coal mining area, you should take account of any coal mining related hazards to stability in your proposals. Developers must also seek permission from the Coal Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 7626848 or www.coal.gov.uk
- l. If your development lies within a limestone area you should take account of any limestone hazards to stability in your proposals. You are advised to engage a Consultant Engineer prior to commencing development in order to certify that proper site investigations have been carried out at the site sufficient to establish the ground precautions in relation to the proposed development and what precautions should be adopted in the design and construction of the proposed building(s) in order to minimise any damage which might arise as a result of the ground conditions.
- m. The Local Planning Authority will only consider minor amendments to approved development by the submission of an application under section 96A of the Town and Country Planning Act 1990. The following amendments will require a fresh application:-
 - re-siting of building(s) nearer any existing building or more than 250mm in any other direction;
 - increase in the volume of a building;
 - increase in the height of a building;
 - changes to the site area;
 - changes which conflict with a condition;
 - additional or repositioned windows / doors / openings within 21m of an existing building;
 - changes which alter the nature or description of the development;
 - new works or elements not part of the original scheme;
 - new works or elements not considered by an environmental statement submitted with the application.
- n. The developer shall notify the Planning Department on 01656 643155 / 643157 of the date of commencement of development or complete and return the Commencement Card (enclosed with this Notice).

- o. The presence of any significant unsuspected contamination, which becomes evident during the development of the site, should be brought to the attention of the Public Protection section of the Legal and Regulatory Services directorate. Developers may wish to refer to 'Land Contamination: A Guide for Developers' on the Public Protection Web Page.
- p. Any builder's debris/rubble must be disposed of in an authorised manner in accordance with the Duty of Care under the Waste Regulations.

THE SITE INSPECTION PROTOCOL

The Site Inspection Protocol is as follows:-

Purpose

Fact Finding

Development Control Committee site visits are not meetings where decisions are made and neither are they public meetings. They are essentially fact finding exercises, held for the benefit of Members, where a proposed development may be difficult to visualise from the plans and supporting material. They may be necessary for careful consideration of relationships to adjoining property or the general vicinity of the proposal due to its scale or effect on a listed building or conservation area.

Request for a Site Visit

Ward Member request for Site Visit

Site visits can be costly and cause delays so it is important that they are only held where necessary normally on the day prior to Committee and where there is a material planning objection.

Site visits, whether Site Panel or Committee, are held pursuant to:-

1. a decision of the Chair of the Development Control Committee (or in his/her absence the Vice Chair) or
2. a request received within the prescribed consultation period from a local Ward Member or another Member consulted because the application significantly affects the other ward, and where a material planning objection has been received by the Development Department from a statutory consultee or local resident.

A request for a site visit made by the local Ward Member, or another Member in response to being consulted on the proposed development, must be submitted in writing, or electronically, within 21 days of the date they were notified of the application and shall clearly indicate the planning reasons for the visit.

Site visits can not be undertaken for inappropriate reasons (see below).

The Development Control Committee can also decide to convene a Site Panel or Committee Site Visit.

Inappropriate Site Visit

Examples where a site visit would not normally be appropriate include where:-

- purely policy matters or issues of principle are an issue
- to consider boundary or neighbour disputes
- issues of competition
- loss of property values
- any other issues which are not material planning considerations
- where Councillors have already visited the site within the last 12 months, except in exceptional circumstances

Format and Conduct at the Site Visit

Attendance

Members of the Development Control Committee, the local Ward Member and the relevant Town or Community Council will be notified in advance of any visit. The applicant and/or the applicant's agent will also be informed as will the first person registering an intent to speak at Committee but it will be made clear that representations cannot be made during the course of the visit.

Officer Advice

The Chair will invite the Planning Officer to briefly outline the proposals and point out the key issues raised by the application and of any vantage points from which the site should be viewed. Members may ask questions and seek clarification and Officers will respond. The applicant or agent will be invited by the Chairman to clarify aspects of the development.

The local Ward Member(s), one objector who has registered a request to speak at Committee (whether a local resident or Town/Community Council representative) and a Town/Community Council representative will be allowed to clarify any points of objection, both only in respect of any features of the site, or its locality, which are relevant to the determination of the planning application.

Any statement or discussion concerning the principles and policies applicable to the development or to the merits of the proposal will not be allowed.

Code of Conduct

Although site visits are not part of the formal Committee consideration of the application, the Code of Conduct still applies to site visits and Councillors should have regard to the guidance on declarations of personal interests.

Record Keeping

A file record will be kept of those attending the site visit.

Site Visit Summary

In summary site visits are: -

- a fact finding exercise.
- not part of the formal Committee meeting and therefore public rights of attendance do not apply.
- to enable Officers to point out relevant features.
- to enable questions to be asked on site for clarification. However, discussions on the application will only take place at the subsequent Committee.

Frequently Used Planning Acronyms

AONB	Area Of Outstanding Natural Beauty	PINS	Planning Inspectorate
APN	Agricultural Prior Notification	PPW	Planning Policy Wales
BREEM	Building Research Establishment Environmental Assessment Method	S.106	Section 106 Agreement
CA	Conservation Area	SA	Sustainability Appraisal
CAC	Conservation Area Consent	SAC	Special Area of Conservation
CIL	Community Infrastructure Levy	SEA	Strategic Environmental Assessment
DAS	Design and Access Statement	SINC	Sites of Importance for Nature Conservation
DPN	Demolition Prior Notification	SPG	Supplementary Planning Guidance
EIA	Environmental Impact Assessment	SSSI	Site of Special Scientific Interest
ES	Environmental Statement	TAN	Technical Advice Note
FCA	Flood Consequences Assessment	TIA	Transport Impact Assessment
GPDO	General Permitted Development Order	TPN	Telecommunications Prior Notification
LB	Listed Building	TPO	Tree Preservation Order
LBC	Listed Building Consent	UCO	Use Classes Order
LDP	Local Development Plan	UDP	Unitary Development Plan
LPA	Local Planning Authority		

REFERENCE: P/17/585/FUL

APPLICANT: One 2 One Therapy c/o Mango Planning & Development Ltd,
Number One Waterton Park, Waterton, Bridgend CF31 3PH

LOCATION: **Nodor House, South Road, Bridgend Industrial Estate
Bridgend CF31 3PT**

PROPOSAL: Change of use to Class D1 Physiotherapy clinic and studio

RECEIVED: 7 July 2017

SITE INSPECTED: 6 March 2017

DESCRIPTION OF PROPOSED DEVELOPMENT

This application seeks retrospective consent for the change of use from an ancillary office to Class D1 (physiotherapy clinic and studio), as defined by the Town and Country Planning (Use Classes) Order 1987, at Nodor House, South Road, Bridgend.

The site has recently been vacated by South Wales Police who were utilising the area as office space (Class B1). The site is now being utilised by the applicant as a physiotherapy studio and clinic without the benefit of planning permission. This application seeks to regularise the use of the site.

The clinic employs nine members of staff, five full-time and four part-time, and operates between the hours of 8:00am and 8:00pm Monday to Friday and 8:00am to 1:00pm on Saturdays, Sundays and Bank Holidays. There are no external changes proposed as part of this planning application.

SITE DESCRIPTION

The application site is located within the Primary Key Settlement of Bridgend, as defined by Bridgend County Borough Council's Local Development Plan (2013). The site is within Bridgend Industrial Estate, which is an allocated Employment Site (REG1(2)) and is protected for employment development falling within B1, B2 and B8 use classes.

The site comprises a two storey building finished in red and brown facing-brick, with a flat roof. All windows and doors are white uPVC. The clinic occupies a ground floor unit. The car parking area is located to the South of the building with access directly off South Road.

RELEVANT HISTORY

Application Reference	Description
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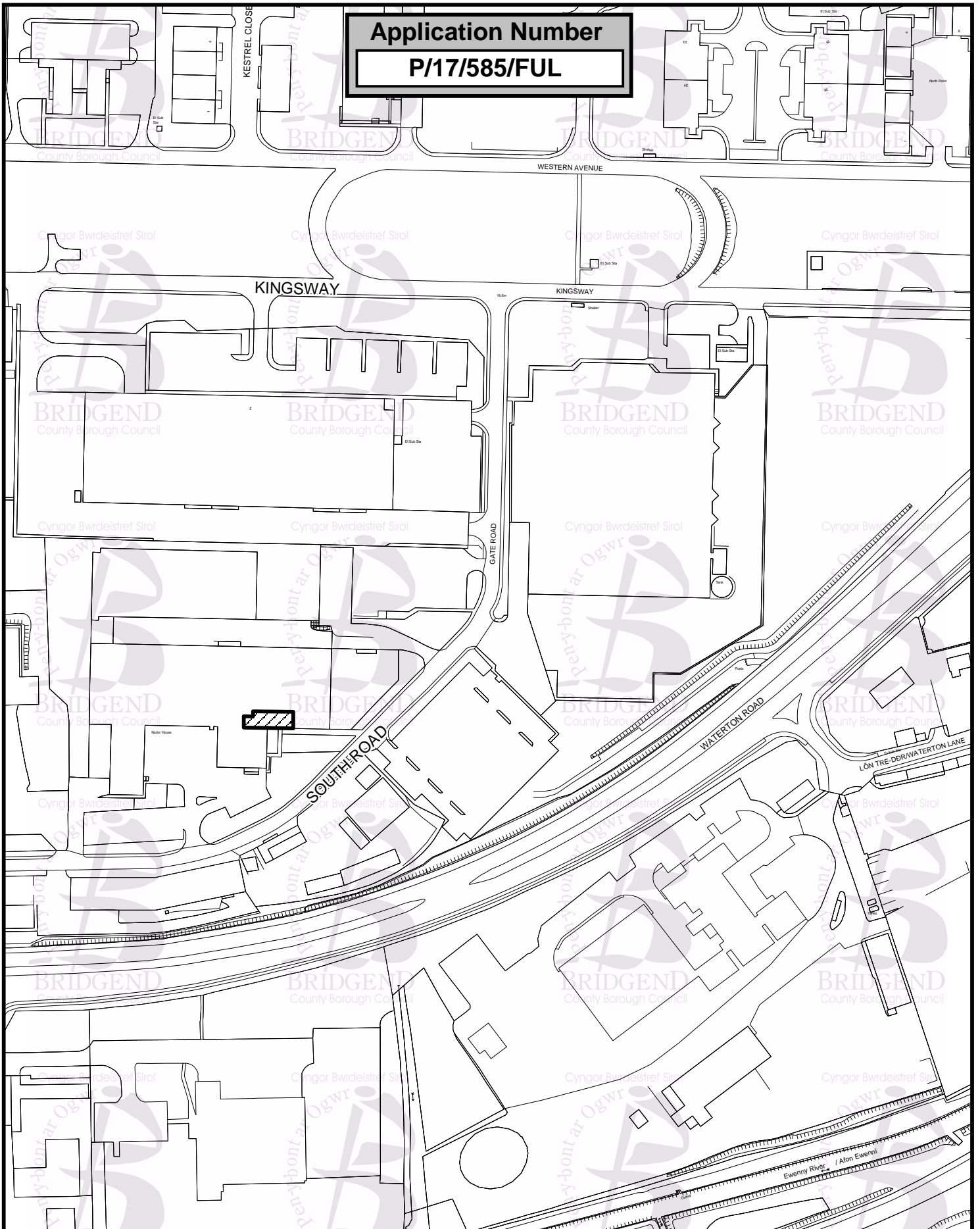
P/17/44/FUL	Change of use from ancillary office to clinic within Class D1	Refused
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Refused 24/04/2017 for the following reason:

The proposed use is not considered ancillary or complementary to the main employment activity of the premises and as such, the proposal is contrary to Policies REG1 and REG2 of the Local Development Plan (2013), and guidance contained within Supplementary Planning Guidance Note 21 Safeguarding Employment Sites.

Application Number

P/17/585/FUL



Scale 1:2,500

Date Issued:
01/11/2017

Development-Mapping
Tel: 01656 643176

Mark Shephard

Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

O/Drive/Plandraw/new MI layouts/
Committee DC Plan

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(2017) Rhif Trwydded yr Arolwg Ordnans
(100023405)

(c) Cities Revealed Aerial Photography
copyright, The GeoInformation Group (2009)



PUBLICITY

This application has been advertised through direct neighbour notification and the erection of a site notice. The application was also advertised in the local press as a 'departure'. No representations have been received within the consultation period which expired on 29 September 2017.

CONSULTATION RESPONSES

CONSULTEE

COMMENTS

Land Drainage
24 July 2017

No objection to the proposal subject to the imposition of the recommended informative notes.

Economic Development
4 August 2017

Supports the application.

Transportation, Policy and
Development Section
3 October 2017

No objection subject to the imposition of the recommended planning condition.

RELEVANT POLICIES

The relevant policies and supplementary planning guidance are highlighted below:

Bridgend Local Development Plan 2013 (LDP)

Policy PLA1	Settlement Hierarchy and Urban Management
Policy SP2	Design and Sustainable Place Making
Policy PLA11	Parking Standards
Policy SP9	Employment and the Economy
Policy REG1	Employment Sites
Policy REG2	Protection of Identified Employment Sites

Supplementary Planning Guidance 21(SPG21) Safeguarding Employment Sites

In the determination of a planning application, regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan. The following Welsh Government Planning Policy is relevant to the determination of this planning application:

Planning Policy Wales Chapter 3	Making and Enforcing Planning Decisions
Planning Policy Wales Chapter 4	Planning for Sustainability
Planning Policy Wales Chapter 7	Economic Development
Planning Policy Wales Chapter 10	Retail and Commercial Development
Planning Policy Wales TAN 4	Retail and Commercial Development
Planning Policy Wales TAN 23	Economic Development

APPRAISAL

The application is referred to the Development Control Committee as the proposal is for a non 'B' use within an industrial area and as such represents a departure from the Local Development Plan and is recommended for approval.

The application site is located within Bridgend Industrial Estate which is allocated and protected for employment development falling within Classes B1, B2 and B8 by Policy REG1(2) of the LDP.

Policy REG2 protects identified employment sites unless the proposed use can be described as being complementary and/or ancillary to the wider use of the Industrial Estate.

The LDP policies are augmented by SPG 21, which provides further guidance on non 'B' uses within protected industrial areas and indicates that consideration will be given to the following:-

- The nature of the use proposed and whether it is considered as ancillary to the functioning of the industrial estate;
- Existing ancillary uses already operating (or recently benefiting from planning consent) on the employment site;
- The size of the employment site and its ability to sustain the proposed use; and
- An assessment of the potential impact on nearby retail centres.

Whilst SPG21 is predominantly concerned with D2 (assembly and leisure uses), reference is also made to other non 'B' uses including food and drink (A3) and retail (A1). The list of alternative uses highlighted is 'not exhaustive' and the criteria can also be used to consider other uses including the current proposal.

The previous proposal under application P/17/44/FUL was refused on the basis that the use was neither ancillary nor complementary to the main employment activity of the premises thus being contrary to the LDP.

Additional information has been submitted in support of the current application, which includes a detailed Planning Statement, supporting letters from the property owner, marketing agents, the site operator a customer survey and a sequential assessment of available sites in the town centre and edge of centre area.

The submitted information identifies that the 'physiotherapy clinic and studio' has a number of specific operational requirements, in particular appropriate DDA compliant surface level access as well as parking spaces outside the premises for clients. The sequential test rules out the currently available town centre and edge of centre sites on the grounds of inappropriate unit size (either too small or too big), viability grounds and lack of appropriate access and parking spaces.

Applying the criteria above it is clear that the use is not necessarily ancillary to the functioning of the industrial estate, however, it is considered that the lack of available alternative sites within the town centre and edge of centre area provides some justification to depart from the LDP policy in this particular case. Also, it is considered that given the size of the site in comparison to the overall industrial area there will be no material dilution of the business purpose or offer of the Bridgend Industrial Estate. Subject to the imposition of a planning condition which limits the use of the site to a 'physiotherapy clinic and studio' only, the application is therefore considered to be acceptable in principle. The condition is necessary as an open D1, which includes other uses may not be supported in this location without due consideration.

The proposed change of use will not impact the character or appearance of the building, or wider area in physical terms, as no external alterations are proposed as part of this development. As such, the design of the proposal is not considered to be material in this instance.

Turning to the issue of highway safety, the Highway Officer requested additional information so that a greater understanding of the parking requirements for the site could be established.

Further information by way of a scheme demonstrating a car parking layout for 15 car parking spaces with turning facility at the site was submitted and the Transportation, Policy and Development Section has no objection to the proposal and the application is considered to be compliant with Policy PLA11 of the LDP and is acceptable in terms of highway safety.

Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5).

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this application. It is considered that there will be no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives as a result of the proposed development.

CONCLUSION

Planning Law dictates that applications must be determined in accordance with the development plan unless material circumstances dictate otherwise. In this case it is considered that the information submitted in support of the current application including the sequential test is material to the determination of the application and has been taken into account during the consideration of the proposal. The re-submitted application has also allowed a further, more detailed assessment of the proposal following the earlier decision. Notwithstanding the previous refusal, in light of the additional information in planning terms the principle of development can be considered to be acceptable albeit contrary to LDP policies and furthermore if allowed the proposal will not result in the material dilution of the function of wider industrial estate.

The proposal is also considered to be appropriate in all other respects including highway safety.

The application is therefore recommended for approval, subject to conditions and informative notes as it is general compatible with Development Plan policies relating to employment.

RECOMMENDATION

- A. The application be referred to Council as a proposal that is a departure from the Development Plan that the Development Control Committee are not disposed to refused based on the supporting information submitted with the application, the

limited scale of the premises, the use of a physiotherapy clinic and studio only, the sequential assessments of alternative sites and the operational requirements of the business.

B. If Council resolve to approve the proposal, the following conditions be included on the retrospective consent (R64):-

1. The premises shall be used as a physiotherapy clinic and studio only and for no other purpose including any other purpose in class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To retain effective control over the use of the site.

2. The physiotherapy clinic and studio shall only operate within Suite 3 of Nodor House, as shown on the Site Location Plan and Floor Plan received on 7 July 2017.

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

3. Within 1 month of the date of consent, the parking area shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the layout plan received on 10 October 2017. The parking area shall be maintained as such in perpetuity.

Reason: In the interest of highway safety.

4. * THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

No surface water should discharge to the public highway.

No land drainage run-off should discharge (either directly or indirectly) into the public sewerage system.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES
Background Papers - None

REFERENCE: P/17/486/FUL

APPLICANT: Asda Stores Ltd Asda Hosue, Southbank, Great Wilson Street, Leeds, LS11 5AD

LOCATION: **Asda Bridgend Superstore Coychurch Road Bridgend CF31 3AS**

PROPOSAL: Change of use of part of store car park to a filling station and associated infrastructure

RECEIVED: 6 June 2017

APPLICATION/SITE DESCRIPTION

The application proposes revisions to a previously approved automated Petrol Filling Station, which is to be sited in the south eastern section of the Asda Superstore, to introduce a drive to pay kiosk. The scheme retains the four dispensers/pumps with hose delivery to both sides thereby providing 8 filling positions under a canopy but the introduction of the pay kiosk, which will serve four of the filling positions only, has resulted in changes to the layout of the facility from that previously approved under reference P/16/138/FUL.

The amendments include the provision of a concrete central island to separate the drive to pay and pay at the pump filling positions, enlargement of the canopy, relocation of the underground storage tanks to the eastern side of the facility and revision of the control room housing which is to be retained on the northern side of the pumps. Refuse bins, air and water, lighting columns and CCTV will be located around the perimeter of the facility in similar positions to the previously approved scheme. The kiosk building will be sited to the east of the petrol pumps and will measure 2.8m by 2.7m with a virtually flat roof reaching 3.25m. The kiosk will contain a toilet and welfare area for staff only together with a single pay position. Externally, the kiosk is to be clad with powder coated aluminium cladding mainly in anthracite grey but with a green band around the payment window, the elevation facing the pumps and around the upper section of southern staff entrance elevation.

As with the previous application, access will be obtained via the existing car park access from the Cowbridge/Coychurch Link Road, with the Petrol Filling Station operated on a one way access and egress principle. Access has been designed so that a right hand turn holding lane will be created to enable single trip customers to access the Petrol Filling Station via the existing entrance to the car park. Signage and surface markings will uphold the one way system but the facility has been designed to allow adequate space for HGV tankers to manoeuvre safely. The facility is to be enclosed by new raised soft landscaping beds with a knee high timber rail fence 900mm in height around the western, northern and eastern boundaries.

RELEVANT HISTORY

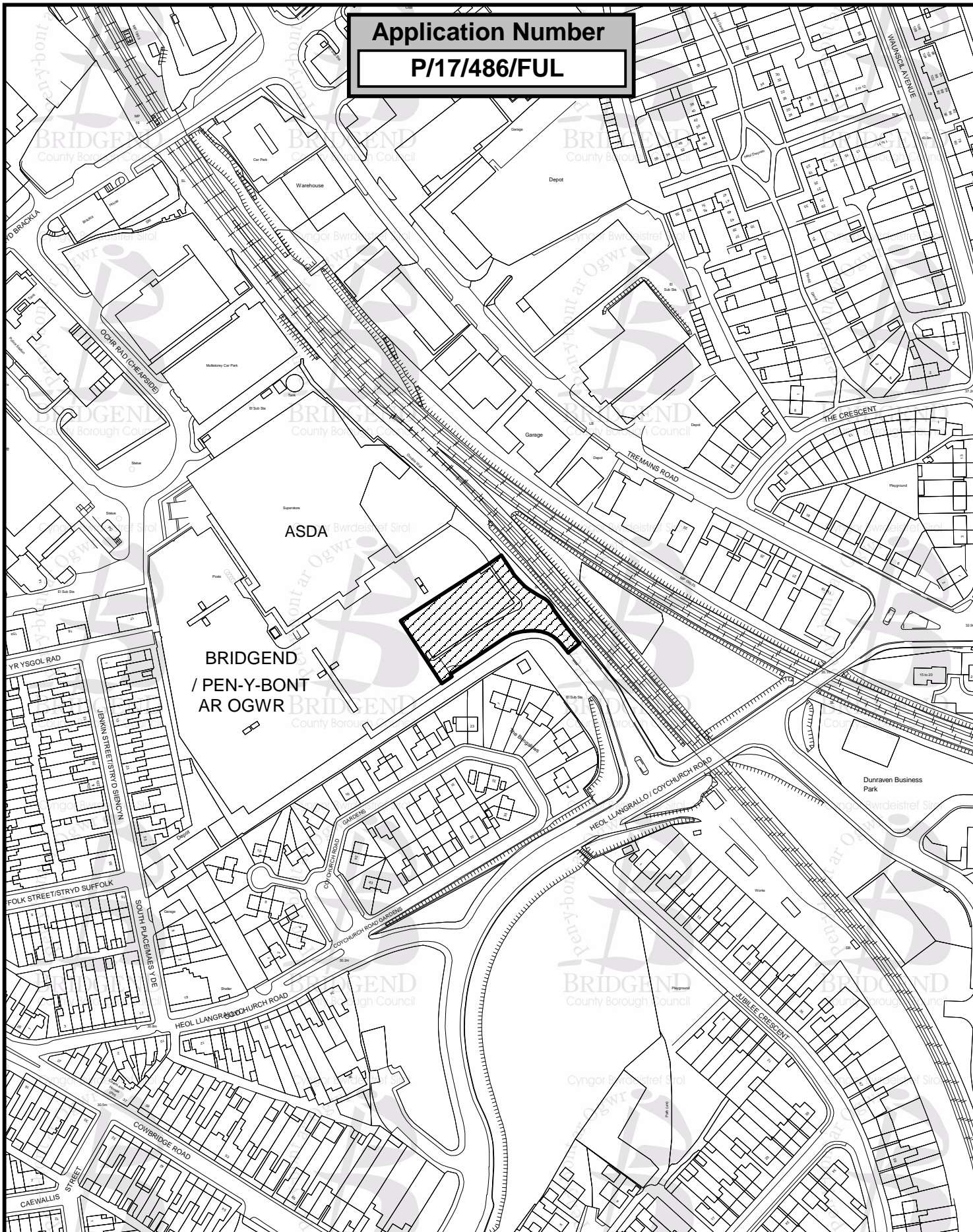
P/02/967/OUT - 8680 sq.m. retail store, car park and link road - Conditional Consent - 24/02/04

P/05/1284/RES - Erection of A1 Retail Store, car park and link road - Conditional consent - 20/01/06

P/07/274/FUL - Revision to Store design - Conditional consent - 16/07/07

Application Number

P/17/486/FUL



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Page 22

Scale 1:2,500

Date Issued:
01/11/2017

Development-Mapping
Tel: 01656 643176

Mark Shephard
Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

O/Drive/Plandraw/new MI layouts/
Committee DC Plan

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Cyngor Bwrdeistref Sirof
Pen-y-bont ar-Ogwr

BRIDGEND
County Borough Council

P/10/359/FUL - Extension of Home Shopping Loading Bay Platform & Canopy within Service Yard - Approved - 29/06/10

P/11/927/FUL - Modifications to scheme approved under 10/359 - Approved - 26/01/12

P/14/635/FUL - Photovoltaic panels over part of roof - Approved - 06-11-14

P/15/235/FUL - Customer Click and Collect Canopy - Conditional consent - 04/06/15

P/16/138/FUL - Automated petrol filling station & associated infrastructure - Conditional consent - 25/05/17

PUBLICITY

The application has been advertised on site and neighbours have been notified of the receipt of the application. The period allowed for response to consultations/publicity expired on 6 July 2017.

CONSULTATION RESPONSES

Public Protection - No objection subject to a condition limiting opening hours.

Natural Resources Wales - No comments to make

Head of Street Scene (Highways) - No objection subject to conditions.

Head of Street Scene (Drainage) - No objection subject to condition.

Bridgend Town Council - Objects to the application on the grounds of loss of necessary parking spaces and inadequate access from the Cowbridge/Coychurch Link Road which is already over congested at peak periods.

Councillor M C Voisey - Requests that the application is referred to Committee as the removal of car parking spaces will have an impact on highways and local residents.

REPRESENTATIONS RECEIVED

21 Coychurch Road Gardens - Expresses the following concerns:-

1. A number of parking spaces will be taken away to enable the works. The store has busy periods throughout the year and at weekends when the car park is full.
2. Linked to this is the volume of traffic which forms substantial queues for both incoming and outgoing vehicles at the site entrance.
3. Traffic congestion resulting from the above causes significant problems for residents entering and leaving Coychurch Road Gardens.
4. Increase in noise levels that will affect local residents due to the close proximity of the Petrol Station to residential properties.

22 Coychurch Road Gardens - Objects for the following reasons:-

1. Consultation process is flawed and does not account for the ability of residents to understand and respond.

2. Already experience considerable noise nuisance from delivery lorries not using the unloading area properly and are contrary to existing planning conditions.
3. No confidence in light of above that Asda will comply with any conditions imposed.
4. Consistently do not control the car park as skate boarders frequently use the surface and the lighting.
5. Noise impact from car stereos etc and this will be exacerbated.
6. Dispute relevance of car park survey times as consider the period studied is during a quiet trading period.
6. Increased pollution from idling engines causes significant health issues.
7. Poor site security and management at the site cause many issues to adjoining residents.

23 Coychurch Road Gardens - Objects to the application for the following reasons:-

1. Already sufficient petrol filling stations in Bridgend.
2. Development will increase noise and air pollution.
3. Traffic congestion on both internal road system and external approach roads.
4. Concerned that spillages will not be promptly cleaned.
5. Fire Hazards increased.
6. Already experience disturbance from deliveries to the store.

COMMENTS ON REPRESENTATIONS RECEIVED

The following comments are provided in respect to the objections raised by the Ward Member, Town Council and local residents:-

Loss of parking spaces - The Highways Department notes that the current proposal will reduce the existing car park by 47 spaces. This is 7 spaces more than would have been lost by the previous proposal and thereby increases the loss of parking from 9% to 10.3%. The impact of this loss has been queried and evidence supplied by the applicant in the form of a parking survey, which indicates that even on the busiest of the survey period times there would be 15 available spaces. It should be appreciated that the Asda car park provides in excess of the required parking quantum for the store as there was an element of replacement parking provided for the loss of the former multi-storey car park on the site. Given the car parking is free to use, it obviously makes it more attractive to patrons of the town centre although alternative car parks are available at times of peak demand.

Adequacy of Access & Traffic Congestion - The impact of the development on the junctions on the Coychurch Road Link Road serving the site was considered as part of the earlier application and the current proposal is not considered to generate any additional traffic over and above that previously accepted. It was previously considered appropriate to request a financial contribution for works to the signals at the site entrance and the adjacent Coychurch Road/Tremains Road signals so that they are phased to coincide.

Such works would improve the existing situation which could lessen the impact of the development.

Hours of Operation - Residents believe that the facility will open on a 24 hour basis but the application has not identified specific opening hours. It is considered that the imposition of an appropriate condition can control this issue and thereby mitigate adverse impacts on residential amenity, particularly late at night.

Parking Survey - Notwithstanding the objector's belief that the parking survey is flawed due to having been undertaken at a relatively quiet time of year in trading terms, the Highways Department is satisfied that the survey demonstrates that there is sufficient capacity.

Noise Nuisance & Proximity to dwellings - The entrance to the proposed petrol filling station remains 22m away from the rear boundaries of the properties in Coychurch Road Gardens. This boundary already benefits from some screening provided by shrubs and tree planting on the Asda side of the boundary. The submission has been accompanied by a Noise Survey, which has been considered by the Public Protection Department. This report identifies that there will be no significant impact on residents in terms of noise from the facility itself. Subject to the imposition of a condition to control the operating hours to coincide with the opening hours of the store, it is considered that the impact on the residential amenities of these nearest dwellings will not be so significantly different to the existing conditions as to warrant refusal for this reason.

Competition - It has been highlighted that there are already a number of petrol filling stations in the vicinity of the site and therefore that the proposed development is not required. Competition between retailers is not a material planning consideration and the principle of a new petrol filling station at this location has already been established.

Light Pollution - Residents' comments regarding light pollution are noted and, in addition to the condition controlling operating hours, a separate condition requiring control of the lighting at the petrol filling station should mitigate any adverse impact on residents' amenities.

Fears of Spills & Pollution - Natural Resources Wales has no comment to make in respect of the proposed development but pollution prevention guidance provided in respect of the earlier application can be forwarded to the developer for information and consideration.

Asda's Operations at the site - Whilst one objector considers the security and management of the existing site is poor and reliant on local residents to report issues rather than being actively managed, this would be a matter for Asda to manage and is not a planning issue.

Non compliance with conditions - The Local Planning Authority is not aware of any current breaches of planning control at the store.

Consultation - One resident considers the publicity and consultation procedures followed in respect of planning applications to be flawed on the basis that it does not take into consideration the capabilities of recipients. Publicity for the application has followed regulations set out in the Town and Country Planning (Development Management Procedure) Order. In addition to the site notices which seek to advise a wider public audience of the application, the individual letters to local residents contain contact details for case officers should assistance be required.

APPRAISAL

The application is referred to Committee to consider the objections raised by the Ward Member, Town Council and local residents in respect of the proposed development.

As indicated in the description of the development, the application seeks consent to amend the design and layout of the previously approved petrol filling station together with its associated infrastructure in the car park of the existing Asda Superstore, off Coychurch Road, Bridgend.

In terms of development plan policy, Policy SP10 of the Bridgend Local Development Plan (LDP) directs new retail, office, other commercial, leisure and appropriate employment developments to be focused according to the hierarchy of retailing and commercial centres within the County Borough. As a development within the curtilage of the existing superstore, which was allocated as a retailing and commercial centre by Policy REG9(1) of the LDP, the development of the petrol filling station was considered compatible with these policies. On the basis that this submission is simply a revision to the layout of the facility, it is also considered to be compatible with these policies.

In terms of its detail and design, the application falls to be assessed against Policy SP2 of the LDP, which requires all development to contribute to creating high quality, attractive sustainable places, which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment. This Policy establishes fifteen criteria against which development proposals are assessed and in this case, it is again considered that criteria 1,2,3,4,5,6,8,12 & 13 are relevant to the proposed development.

Whilst the petrol filling station, as now proposed, occupies a slightly larger area than that previously approved facility due to the incorporation of a drive to pay kiosk, with a concrete central island to separate the drive to pay and pay at the pump filling positions, and the enlargement of the canopy, together with the relocation of some of the associated infrastructure, it is still considered to reflect the character of the existing Superstore. Insofar as the proposed development will be subordinate and relatively modest in scale, when compared to the existing superstore, and occupies previously developed land it could be considered to be compatible with criteria 1,2,3,4 & 5 of the Policy.

Criterion 6 requires development proposals to provide good linkages within and outside the site to ensure efficient access. The Highways Department notes that this application largely mimics the earlier proposal granted under reference P/16/138/FUL albeit including a drive to pay kiosk. The kiosk will only be sufficient in size for Asda staff with an ancillary welfare area and will not be large enough for customers to enter to purchase items. A condition controlling this element is recommended. With regard to parking, the current proposal will reduce the existing car park by 47 spaces, which would be 7 more than would have been lost by the previous consent scheme and therefore increases the loss of parking from 9% to 10.3%. The applicant has provided a parking survey, which demonstrates that even on the busiest of the survey period times, there would be 15 spaces available after the proposed reduction in parking. It is highlighted that the existing car park provides in excess of the quantum of parking required to meet the Authority's adopted standards for the store alone as it incorporates an element of replacement parking to compensate for the loss of the former multi-storey car park previously on the site. Whilst it is appreciated that, due to the lack of charges, the car park is more attractive to patrons of the town centre, there are alternative car parks available at times of peak demand including the Rhiw, which is currently allowing a period of up to 2 hours free parking.

The impact of the development on the junctions on the Coychurch Road link serving the site was considered as part of the earlier application and the current proposal is not considered to generate any additional traffic over and above that previously accepted. It was previously considered appropriate to request a financial contribution for works to the signals at the site entrance (Asda/Coychurch Road) and the adjacent Coychurch Road/Tremains Road signals such that they are redesigned and phased together. Such works could improve the existing situation, which would mitigate any impacts from the development. The cost of these works has been estimated at a slightly increased cost of £26,400 (including design) and this amount should be sought via a Section 106 Agreement. It is therefore considered that, subject to the Section 106 Agreement and appropriately worded conditions, the proposed development would satisfy the requirements of criterion 6.

Criterion 8 requires proposals to avoid or minimise noise, air, soil and water pollution. The Public Protection Team considers that subject to a condition controlling the operating hours of the facility, the proposed development will not generate increased noise nuisance to existing residents. Previously Natural Resources Wales were satisfied that the submitted proposals will not result in pollution of the soil or drainage system provided that appropriate prevention methods are implemented. In addition to a proposed condition to control the operating hours of the facility so that it coincides with the store's opening hours, a requirement to turn off the lighting system will address concerns in respect of light pollution. Similarly a condition requiring a comprehensive and integrated drainage scheme can ensure that appropriate arrangements are made for the disposal of waste and surface water from the development thereby satisfying criterion 13.

Criterion 12 of the Policy seeks to ensure that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected. Impacts on the residential amenities of neighbouring residents from noise, lighting and pollution have been addressed earlier in this Appraisal and the preceding section providing comments on representations received. It is considered that, subject to the imposition of appropriately worded conditions, the impact on the existing residents in Coychurch Road Gardens will not be so significantly different from the existing situation as to warrant refusal of this application, particularly given that Asda could implement the earlier approved scheme in respect of the fully automated petrol filling station at any time if they so wished.

Section 40 of the Natural Environment and Rural Communities Act 2006 states that 'every public authority must, in exercising its function, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. This "duty to conserve biodiversity" has been replaced by a "biodiversity and resilience of ecosystems duty" under Section 6 of the Environment (Wales) Act 2016 which came into force on 21st March, 2016.

Section 6 (1) states that "a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions." Section 6(2) goes on to state that "In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular (a) diversity between and within ecosystems; (b) the connections between and within ecosystems; (c) the scale of ecosystems; (d) the condition of ecosystems (including their structure and functioning); and, (e) the adaptability of ecosystems."

Regulation 9 of the Conservation of Habitats & Species Regulations 2010 requires LPAs to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority

must establish whether "the three tests" have been met, prior to determining the application. The three tests that must be satisfied are:

1. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
2. That there is "no satisfactory alternative"
3. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

Given the nature of the application site on previously developed land, it is considered that, overall, there will be no significant adverse residual impacts on biodiversity. The proposal is considered to comply with the requirements of the Habitats Regulations 1994 (as amended), Section 6 of the Environment (Wales) Act 2016, guidance contained within TAN 5: Nature Conservation and Planning (2009) and relevant LDP policies.

Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (section 5).

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this application. It is considered that there would be no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives as a result of the proposed development.

Whilst determining this application Policies SP10, REG9, SP2, SP3 and PLA5 of the Bridgend Local Development Plan were considered.

CONCLUSION

This application is recommended for approval because the development complies with Council's policy and guidelines and does not adversely affect highway safety or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.

RECOMMENDATION

(R34) (A) The applicant enter into a Section 106 Agreement to provide a financial contribution of £26,400.00 (index linked) to the re-phasing of the traffic signals at the site entrance (Asda/Coychurch Road) and the adjacent Coychurch Road/Tremains Road junctions so that they coincide with each other.

(B) The Corporate Director Communities be given delegated powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the

aforementioned Section 106 Agreement as follows:

1. The development shall be carried out in accordance with the following approved plans and documents: plan numbers DTP_PA_01 Rev B, 03 Rev B, 04 Rev B, 05, 06, 07, 08 & 09.

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

2. The scheme of revised site access and road markings shown on Proposed Site Plan Drawing DTP_PA_03 Rev B shall be completed and clearly demarcated in permanent materials in accordance with the approved layout prior to the development being brought into beneficial use and shall be retained as such in perpetuity.

Reason : In the interests of highway safety.

3. No development shall commence on site until a scheme for the provision of a Traffic and Delivery Management Plan has been submitted to and agreed in writing by the Local Planning Authority. All servicing and delivery vehicle movements to the filling station shall be made in accordance with the agreed Traffic and Delivery Management Plan once the development is brought into beneficial use and at all times thereafter.

Reason : In the interests of highway safety.

4. No development shall commence on site until there has been submitted to and agreed in writing by the Local Planning Authority a Construction Method Statement. The Method Statement shall include:-

- i. The parking of vehicles of site operatives and visitors;
- ii. The storage, loading and unloading of plant and materials used in constructing the development;
- iii. Measures to control vehicles and pedestrian visiting the site during the construction phase;
- iv. Measures to control the emission of dust and dirt during construction.

The construction works shall thereafter be undertaken in accordance with the Agreed Method Statement.

Reason : In the interests of highway safety.

5. No development shall commence on site until a scheme for the comprehensive and integrated drainage of the site, showing how foul, road and roof/yard water will be dealt with including any future maintenance requirements has been submitted to and agreed in writing by the Local Planning Authority. The drainage scheme shall thereafter be implemented in accordance with the agreed scheme prior to the development being brought into beneficial use.

Reason : To ensure the provision of effective drainage facilities to serve the development, to prevent pollution and that floor risk is not increased.

6. The Petrol Filling Station shall not be open for sales between 00:00 hours and 07:00 hours.

Reason : In the interests of safeguarding the residential amenities of nearby dwellings.

7. There shall be no deliveries to the Petrol Filling Station between 00:00 hours and 07:00 hours.

Reason : In the interests of safeguarding the residential amenities of nearby dwellings.

8. Any lighting columns and illuminated signage connected with the operation of the Petrol Filling Station shall be switched off a maximum of fifteen minutes after closing and only switched on a maximum of fifteen minutes before opening.

Reason : To prevent light pollution in the interests of residential amenity.

9. * THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

(a) This application is recommended for approval because the development complies with Council's policy and guidelines and does not adversely affect highway safety or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.

(b) To satisfy condition 5 (drainage), the following supplementary information will be required:-

- i Drainage plans for the development including foul and surface water drainage details;
- ii Details of the oil interceptor proposed;
- iii Confirmation of the acceptability of the proposed drainage connecting or discharging into the public sewerage system from Dwr Cymru/Welsh Water.

(c) The observations received from Natural Resources Wales in respect of the earlier application and relating to pollution prevention are again attached for the developer's information and consideration.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES
Background Papers : None

REPORT TO DEVELOPMENT CONTROL COMMITTEE

9 November 2017

REPORT OF THE CORPORATE DIRECTOR COMMUNITIES BRIDGEND CBC LOCAL PLANNING AUTHORITY –

ANNUAL PERFORMANCE REPORT 2016-2017

1. Purpose of Report

- 1.1 The 2017 Annual Performance Report (APR) has been completed and forwarded to the Welsh Government and is brought before Members for information. The report covers the period from July 2016 to June 2017.

2. Connection to Corporate Improvement Plan/Other Corporate Priorities

- 2.1 The delivery of the County Borough's statutory planning function has links to the Council's corporate priorities in particular number 1 – supporting a successful economy.

3. Background

- 3.1 In line with Welsh Government requirements, Bridgend County Borough Council submitted its first APR in October 2015. The APR process was proposed by the Welsh Government as a result of the "Positive Planning" consultation in December, 2013.
- 3.2 This report provides members with an update on the direction of travel in terms of performance since last year. The APR, which is part narrative and part statistical, outlines the performance of Bridgend as a local planning authority over the period 2016-17 against a number of key national indicators and benchmarks and also includes the results of a customer satisfaction survey.
- 3.3 The data is derived from information supplied to Welsh Government and the Wales Data Unit, which in turn forms part of the national planning performance framework. Despite having one of the smallest planning teams in Wales, Bridgend continues to be one of the top performing planning authorities in Wales, providing an excellent service and value for money to its customers.
- 3.4 Whilst the number of planning staff has reduced by almost half in recent times the number of planning applications particularly major schemes has slightly increased.

Some of the key points arising from the APR are:-

- An increase in planning applications determined from 801 in 2016 to 933 in 2017.
- The same average determination time for all applications as last year (60 days) which is still below the Welsh average of 76 days.
- An increase in the percentage of applications determined within the required timescales from 77% to 81% (96% of householder applications were determined within the required timescales compared to 90% in 2016).
- The number of major applications has continued to grow from 30 in 2016 to 37 over the last year.
- Improved determination performance with regard to major applications from an average of 270 days in 2016 to 171 days in 2017 which is above the Welsh average of 250 days. 35% of the 37 major applications were determined within the required timescales compared to a Welsh average of 59%.
- The number of appeals received increased from 12 in 2016 to 26 in 2017 which equates to 2.5 appeals for every 100 applications (the fifth highest ratio of appeals in Wales) and the appeal success rate has increased from 69% to 73%.

- Slight drop in enforcement performance from an average of 36 days to investigate each enforcement case in 2016 to an average of 48 days in 2017 although the number of complaints increased from 247 cases in 2016 to 271 cases in 2017.
- Continuous and up to date Development Plan coverage.
- A 5.1 year supply of housing land as at 2016/2017 (Members will note that this figure has recently been revised to 4 years following the publication of the 2017 Joint Housing Land Availability Study).

3.5 There has been another change in customer satisfaction levels. In 2015, 74% of survey respondents thought that Bridgend gave good planning advice against a Welsh average of 57%. Last year, that figure reduced to 48% with a Welsh average of 58%. In 2017, 62% of respondents agreed that the Local Planning Authority gave good advice (against a Welsh average of 62%) and the increase in satisfaction can be attributed to a number of factors such as an efficient and valued pre-application advice process.

3.6 The APR provides a more detailed commentary on the figures highlighted above.

4. Wellbeing of Future Generations (Wales) Act 2015

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the production of this report and the APR. It is considered that there would be no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives as a result of the APR.

5. Next Steps

5.1 The Local Planning Authority's APR for 2016/2017 has been formally submitted to the Welsh Government.

6. Recommendation

6.1 That Members note the content of this report and the LPA's Annual Performance Report for 2016/2017.

Mark Shephard
Corporate Director Communities
Contact Officer

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 Group Manager - Development
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Background documents

BCBC's APR 2016-2017 (link to the report to be provided to Members w/c 6/11/17)

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO DEVELOPMENT CONTROL COMMITTEE

9 NOVEMBER 2017

INFORMATION REPORT OF THE CORPORATE DIRECTOR - COMMUNITIES

2017 ANNUAL MONITORING REPORT (AMR) FOR THE BRIDGEND LOCAL DEVELOPMENT PLAN (LDP) 2006 - 2021

1. Purpose of Report

- 1.1 To report to Development Control Committee the findings of the Bridgend County Borough Local Development Plan 2017 Annual Monitoring Report (AMR) (attached as Appendix 1).

2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

- 2.1 The Bridgend Local Plan (LDP) is one of the high level strategies which must be prepared by the Council. The LDP sets out in land use terms those priorities in the Corporate Plan that relate to the development and use of land provided they are in conformity with national and international policy. The AMR monitors whether the LDP and therefore the Council's land use and regeneration objectives are being successfully implemented.

3. Background

- 3.1 Following the adoption of the Bridgend Local Development Plan in September 2013, the Council has a statutory obligation under Section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR).
- 3.2 The 2017 Annual Monitoring Report (AMR) is required to be submitted to the Welsh Government prior to the 31 October 2017 (The AMR was submitted to Welsh Government on 30 October 2017).
- 3.3 The main aim of the AMR is to assess the extent to which the LDP Strategy and Policies are being achieved. Therefore, the AMR has two primary roles - firstly to consider whether the policies identified in the monitoring process are being implemented successfully and secondly, to consider the plan as a whole against all of the information gathered to determine whether a complete or partial review of the plan is necessary.

The Requirement for Monitoring

- 3.4 In order to monitor the Local Development Plan's performance, it needs to be considered against a set of monitoring aims and indicators. Chapter 7 of the LDP sets out the Monitoring Framework that forms the basis of the AMR and provides information that is required to be included by LDP Regulation 37.

3.5 In this context the AMR is required to identify policies that are not being implemented and for each such policy to:

- Outline the reasons why the policy is not being implemented;
- Indicate steps that can be taken to enable the policy to be implemented;
- Identify whether a revision to the plan is required;
- Specify the housing land supply from the Housing Land Availability Report for that year and for the full period since the adoption of the plan; and
- Specify the number of net additional affordable and general market dwellings built in the LPA area for that year and for the full period since the adoption of the plan.

3.6 The LDP Manual supplements this requirement by setting out additional factors that should be assessed in the AMR:

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

3.7 Monitoring the Plan also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA).

4. Current Situation

4.1 The Council has a statutory obligation under Section 61 of the Planning and Compulsory Purchase Act 2004 to keep all matters under review that are expected to affect the

development of its area. In addition, Section 76 of the Act requires the Local Planning Authority to produce information on these matters in the form of an 'Annual Monitoring Report' (AMR) for submission to the Welsh Government. This is the third AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1 April 2016 to 31 March 2017 and is required to be submitted to Welsh Government by the end of October 2017 (The AMR was submitted to Welsh Government on 30 October 2017).

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

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

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

Key findings of the Annual Monitoring Process

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

- The 2017 JHLAS indicates that 406 new homes were completed during the monitoring period 1 April 2016 to 31 March 2017 and that 5046 dwellings have been completed in total during the LDP period 2006 to 2017;
- The 2017 JHLAS indicates that the Council has a housing land supply, assessed against the housing requirement of the Bridgend LDP of 4.0 years;
- To date 1160 affordable dwellings have been provided;

- During the monitoring period 1 April 2016 to 31 March 2017 1.40 hectares of vacant employment land was developed;
- Within Bridgend Town Centre of the 379 commercial properties surveyed 67 were vacant – representing a vacancy rate of 17.68 %;
- Within Porthcawl Town Centre of the 204 commercial properties surveyed 10 were vacant – representing a vacancy rate of 4.90%;
- Within Maesteg Town Centre of the 167 commercial properties surveyed 10 were vacant – representing a vacancy rate of 5.99% ;
- The requirement as to whether the Council will need to identify a Gypsy and Traveller Site is now however determined by the new requirements of the Housing (Wales) Act 2014. The Housing (Wales) Act 2014 requires each local authority in Wales to undertake a Gypsy and Traveller Accommodation Assessment (GTAA) to ensure that needs are properly assessed and planned for. In summary, the GTAA covers the period 2016-2031 and estimates the additional pitch provision needed for Gypsies and Travellers in Bridgend. For the first 5 years of the GTAA plan period, there is no requirement for **additional pitches** and for the remainder of the GTAA plan period, **a further 1 additional pitch is required**. This gives a total need for the whole GTAA plan period of 1 additional pitch; and
- The County Borough is making a significant contribution to national renewable energy targets. The generating capacity within an immediately adjacent the refined SSA (north of Evanstown) is 65 MW which is considerably higher than the estimated capacity within the SSA of 31 MW.

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

Conclusions

4.6 The evidence collected as part of the AMR process indicates that the overall LDP strategy has been successful, delivering many significant benefits for our communities. Most of the housing sites and associated infrastructure allocated in the LDP have been delivered with the exceptions of a few challenging brownfield sites that have stalled due to a combination of viability issues and, in some cases, land ownership issues. However, a number of key housing provision policy targets are not being met which indicates that these policies are not functioning as intended. The recently published 2017 JHLAS shows that the County Borough has housing land supply, assessed against the housing requirement of the Bridgend LDP, of **4.0 years**. It is imperative that the Local Planning Authority progresses with the statutory review of the LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land. The replacement LDP will assist in seeking to avoid 'planning

by appeal' and ad hoc development coming forward outside the development plan system and not in accordance with the Plan's strategy.

4.7 It is important to acknowledge that whilst the level of growth in some areas is slower than anticipated, evidence collected through the monitoring process clearly suggests that good progress is being made in the delivery of the majority of LDP targets, which must be seen as a positive. However, further investment into the local economy is required and specific consideration will be given to the opportunities to stimulate the delivery of new employment land and mixed-use regeneration sites by taking a pro-active approach with landowners and developers especially where development sites are in the Council's ownership and bring forward new schemes, masterplans and development briefs to facilitate development. The development which has taken place in the County Borough of Bridgend since the adoption of the LDP, together with the projected future investment from the public and private sector will ensure that the LDP continues to be a success for our communities.

5.0 Next Steps

Preparation of LDP Review Report

5.1 The AMR will be reported to Council.

5.2 The Plan will continue to be monitored on an annual basis through the preparation of successive AMRs.

5.3 For information purposes the Regulations governing the production of LDPs allow for a 'selective review' of part (or parts) of an LDP. Such a provision would allow for a partial review of the LDP to cover issues associated with the housing land supply and site selection. The Council, however, is required by the Regulations to commence a full review of the LDP every four years. This would mean that a full review to meet statutory requirements would have to commence in early 2018. Therefore, it is necessary and a statutory requirement for a review to be commenced to consider all aspects of the LDP at this stage in order to fully assess the nature and scale of revisions that might be required. A full review will also assist in meeting the 2021 deadline for having an adopted revised LDP in place to avoid the local policy vacuum that would be created if the current LDP is allowed to expire.

5.4 The next stage of Plan review requires the preparation of a 'Review Report' that will be reported to Development Control Committee and Full Council. The Review Report will set out clearly what has been considered, which key stakeholders have been engaged and, where changes are required, what needs to change and why.

Formation of an LDP Steering Committee

5.5 It is imperative that there is political input into the production of the replacement Bridgend Local Development Plan. As such it is recommended that this Committee also takes on the role of 'LDP Steering Committee' to oversee the review of the Local Development Plan through from start to completion. The Steering Committee's main role

will be to act as a 'critical friend' providing advice, scrutinising and making decisions on key aspects and stage of the LDP as it develops.

5.6 The Development Planning Manager or Development Planning Team Leader will normally attend meetings of the Steering Committee to report on progress, provide updates on key evidence base studies, discuss strategy and options and answer any questions raised by Members.

6. Effect upon Policy Framework & Procedure Rules

6.1 Following the adoption of the Bridgend LDP, the Council has a statutory obligation under Section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR) to identify whether the policies identified in the monitoring process are being implemented successfully and to consider the plan as a whole against all of the information gathered to determine whether a complete or partial review of the plan is necessary.

7. Equality Impact Assessment

7.1 There are no direct implications associated with this report. However, any future review of the policies and proposals contained with the Bridgend County Borough Local Development Plan will require an Equalities Impact Assessment to be carried out.

8. Financial Implications

8.1 Officer time and cost associated with the data collection and analysis of the monitoring indicators and preparation of the AMR will be met from the Development Planning budget and carried out by existing staff.

8.2 The cost of the LDP Review will be met from the Development Planning budget and carried out by existing staff with expertise advice procured from consultants as required. A detailed overview of the financial implications will be set out in the 'LDP Review Report' covering report that will be presented to this Committee and Full Council.

9. Wellbeing of Future Generations (Wales) Act 2015

9.1 The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

9.2 The AMR has highlighted that the LDP has made a significant contribution to the well-being goals identified in the act.

10. Recommendations

10.1 That Development Control Committee notes the content of the AMR Report.

10.2 That Development Control Committee take on the responsibility of 'LDP Steering Group' for the production of the replacement Bridgend Local Development Plan, subject to Council confirmation.

Mark Shephard
Corporate Director Communities
9 November 2017

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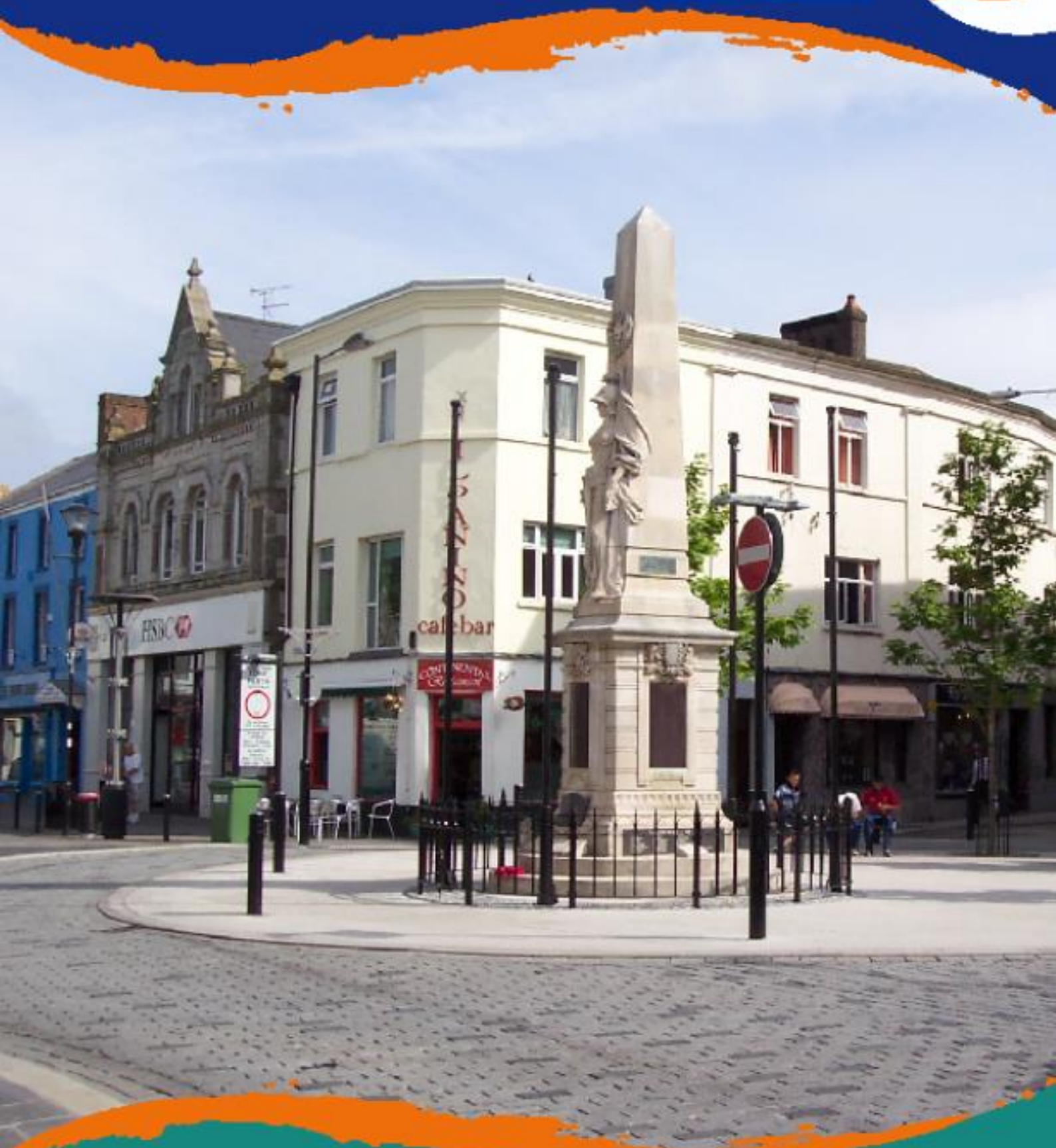
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Background documents

None.

Annual Monitoring Report 2016-17



Local Planning Authority
Bridgend County Borough Council

1. INTRODUCTION

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

The Requirement for Monitoring

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

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

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

Format and Content

1.7 The structure of the AMR is as follows:

- Chapter 2: Executive Summary (pages 4-9)** - provides a succinct written summary of the key monitoring findings;
- Chapter 3: Monitoring Framework (pages 10-13)** – explains the process of monitoring the LDP, how to quantify the resulting data and if necessary, determine whether a review of the LDP and Sustainability Appraisal (SA) is required;
- Chapter 4: Contextual Change (pages 14-28)** – analyses the potential impact of factors such as changes to national planning policy, the economic climate and local issues on the implementation of the LDP;
- Chapter 5: Local Development Plan Monitoring (pages 29-72)** – provides an analysis of the effectiveness of the LDP policy framework in delivering the plans targets;
- Chapter 6: Sustainability Appraisal Monitoring (pages 73-78)** – analyses the impact the LDP is having on the social, economic and environmental well-being of Bridgend and;
- Chapter 7: Conclusions and Recommendations (pages 79-84)** – provide an overview of the findings of the AMR and makes recommendations about issues that require further consideration.

2. EXECUTIVE SUMMARY

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

Background

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

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

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

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

Key findings of the Annual Monitoring Process

External Influences

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

Policy and Legislation

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

External Conditions

National Context

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

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

The Local Development Context & Economic Conditions

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

Strategic Environmental Assessment/Sustainability Appraisal Monitoring

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

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

LDP Policy Monitoring

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

- The 2017 JHLAS indicates that 406 new homes were completed during the monitoring period 1st April 2016 to 31st March 2017 and that 5046 dwellings have been completed in total, during the LDP period 2006 to 2017;
- The 2017 JHLAS indicates that the Council has a housing land supply, assessed against the housing requirement of the Bridgend LDP of 4.0 years;
- To date 1160 affordable dwellings have been provided;
- During the monitoring period 01 April 2016 to 31 March 2017 1.40 hectares of vacant employment land was developed;
- Within Bridgend Town Centre of the 379 commercial properties surveyed 67 were vacant – representing a vacancy rate of 17.68 %;
- Within Porthcawl Town Centre of the 204 commercial properties surveyed 10 were vacant – representing a vacancy rate of 4.90%;
- Within Maesteg Town Centre of the 167 commercial properties surveyed 10 were vacant – representing a vacancy rate of 5.99%;
- The requirement as to whether the Council will need to identify a Gypsy and Traveller Site is now however determined by the new requirements of the Housing (Wales) Act 2014. The Housing (Wales) Act 2014 requires each local authority in Wales to undertake a Gypsy and Traveller Accommodation Assessment to ensure that needs are properly assessed and planned for. In summary, the GTAA covers the period 2016-2031 and estimates the additional pitch provision needed for Gypsies and Travellers in Bridgend. For the first 5 years of the GTAA plan period, there is no requirement for **additional pitches**, and for the remainder of the GTAA plan period, **a further 1 additional pitch is required**. This gives a total need for the whole GTAA plan period of 1 additional pitch.
- The County Borough is making a significant contribution to national renewable energy targets. The generating capacity within an immediately

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

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

3. MONITORING FRAMEWORK

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

LDP Monitoring Aims, Indicators, Targets, Triggers and Outcomes

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

The Sustainability Appraisal Objectives and Indicators

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

Monitoring Progress

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

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

Trigger for Review of the Plan

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

Local Development Plan Wales (2005)

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

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

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

4. CONTEXTUAL CHANGE

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

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

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

Policy and legislation

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

Legislative Changes

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

National Planning Policy National Development Framework (NDF)

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

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

National Planning Policy Amendments

Planning Policy Wales (Edition 9, November 2016)

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

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

Technical Advice Notes (TANs)

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

Regional Context

Strategic Development Plans (SDP)

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

Cardiff Capital Region and City Deal

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

External Conditions (National Context)

Economy

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

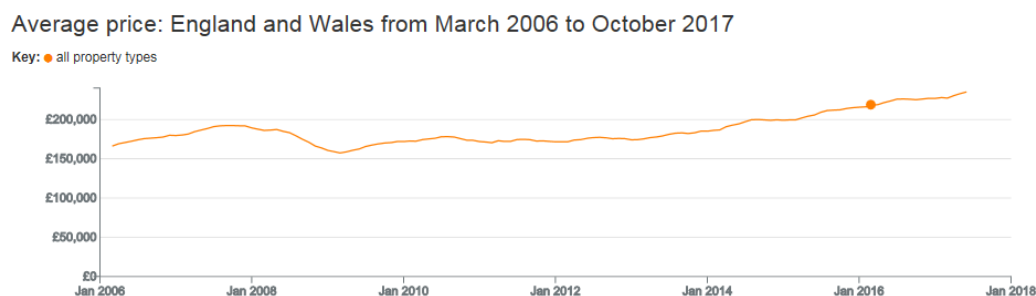
Housing Market

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

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

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

Average House Sales Price in England and Wales 2006 – 2017



Source: Land Registry

The Local Development Context & Economic Conditions

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

Bridgend Joint Housing Land Availability Study 2017

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

Local Economic Conditions

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

Bridgend Housing Market

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

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

Bridgend Economy

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

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

Source: ONS annual population survey

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

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

Source: ONS Business Register and Employment Survey.

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

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

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

Source: Inter Departmental Business Register (ONS)

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

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

5. LOCAL DEVELOPMENT PLAN MONITORING

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

Analysis of Results

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

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

At 2017, since the base date of 2009, a total of 2779 housing units have been completed on all allocated sites, 1905 of these units have been completed within the 4 SRGAs – which represents 68.54% of overall completions on allocated sites within the 4 SRGAs. This is below the 85% 2021 target but considerably greater than the 2016 Interim Target of 38%.

In distribution terms 'between' the 4 SRGAs, Bridgend and the Valleys Gateway have over performed in terms of delivery, with 51% of completions taking place in Bridgend (compared with a distribution of allocations of 42%) and 20.7% of completions, within the Valleys Gateway (compared with a distribution of 16% of allocations), Porthcawl (5.9%) and Maesteg and the Llynfi Valley (0.2%) have underperformed in terms of delivery, which is largely attributed to the delay in bringing forward the Porthcawl Waterfront Regeneration Area and within the Llynfi Valley, where there has been issues of housing market viability and the need to overcome various site constraints by land reclamation and land assembly. (A review of these sites is provided in the analysis for Monitoring Target 25).

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

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

vacant employment land is low.

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

Strategic Employment Sites

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

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

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

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

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

Performance	
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Action

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

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

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

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

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

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

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

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

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

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



Action

Continue monitoring.

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

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

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

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

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

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

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

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

In terms of highway schemes:-

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

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

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

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

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

Analysis of Results

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Performance

Action

Progress Built Heritage Strategy and adopt as SPG.

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

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

To Protect and Enhance the Environment			
Waste		Primary Policy: Strategic Policy SP7	LDP Objectives: 2d
Monitoring Aim: Seeks to meet the County Borough's contribution to regional and local waste facilities			Other Policies: ENV14, ENV15, ENV16
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
15. Provide 7.7 to 11.9 hectares of available land (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities to meet the regionally identified need to treat up to 228,000 tonnes of waste per annum.	The availability of 7.7 to 11.9 hectares of land (or consented for that purpose) on sites identified under Policy SP7 to meet the identified need to treat up to 228,000 tonnes of waste per annum.	7.7 to 11.9 hectares of land is provided (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities.	The availability of land on the sites identified under Policy SP7 falls below 7.7 hectares (or has not been developed for that purpose).

<u>Analysis of Results</u>
Strategic Policy SP7 aims to make provision for new waste treatment facilities to meet regional (and local) waste treatment needs.
Strategic Policy SP7 identifies 5 sites where waste facilities will be favoured at Heol y Splott, South Cornelly, Brynmenyn Industrial Estate, Village Farm Industrial Estate, Brackla/Litchard Industrial Estate and Waterton Industrial Estate. Waste proposals on other appropriate sites or land allocated for

industrial purposes may also be permitted, provided the proposal meets the criteria set out in Policy ENV16 of the LDP.

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

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

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

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

Performance

Action

Continue monitoring.

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

Analysis of Results

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

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

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

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

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

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

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

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

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

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

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

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

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

Performance – Policy Target 16

Action

Policy Research

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

Performance – Policy Targets 17 & 18

Action

Continue monitoring.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Performance – Policy Target 19

Action

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

Performance – Policy Target 20

Action

Continue monitoring.

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

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

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

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

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

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

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

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

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

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

The aim of the BID is to:

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

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

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

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

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

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

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

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

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

consultation process and adopted by the Council, its preparation is in hand and an officer draft version of the document exists. It is therefore proposed to present the draft SPG to Development Control Committee, undertake statutory consultation and adopt the document in 2018. Its delay is largely attributed to staff resource issues and the prioritisation of other work.

Performance – Policy Target 21 & 23

Action

Policy Research

The LDP's strategic aim of maintaining and protecting the vitality and viability of town centres has not been partially met for the monitoring period 1st April 2016 to 31st March 2017 with respect to Policy Target 21.

The retailing and commercial survey has highlighted that the proportion of Maesteg town centres' primary shopping frontages has improved after falling below the annual target for two consecutive years. Whilst the monitoring target has only been marginally missed for Bridgend in respect of unit vacancy rates, further investigations are required. This issue will be scrutinised in detail during the statutory LDP review where a comprehensive assessment of town centre policies combined with an updated 'Retail Needs Assessment' will provide clarity on the appropriate policy direction.

Performance – Policy Targets 22

Action

Prepare Supplementary Planning Guidance.

It is proposed to present the draft SPG to Development Control Committee, undertake statutory consultation and adopt the document in 2018. Its delay is largely attributed to staff resource issues and the prioritisation of other work.

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

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

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

Performance

Action

Continue monitoring.

To Create Safe, Healthy and Inclusive Communities

Housing and Affordable Housing

Primary Policy: Strategic Policy SP12

LDP Objectives: 1c, 3c, 3d

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

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

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

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

Analysis of Results

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

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

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

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

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

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

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

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

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

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

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

North East Bridgend (Parc Derwen) COM1(1)

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

North East Brackla Regeneration Area COM 1(2)

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

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

Parc Afon Ewenni COM 1(3)

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

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

Coity Road Sidings COM 1(4)

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

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

Land at Waterton Lane COM 1(7)

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

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

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

Jubilee Crescent COM 1(8)

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

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

Brocastle Estate COM 1(10)

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

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

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

South Wales Police COM 1(5)

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

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

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

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

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

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

Parc Farm COM 1(13)

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

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

Land at Llangewydd Road COM 2(6)

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

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

Ysgol Bryn Castell COM 2(7)

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

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

Former Washery Site, Maesteg COM 1(16)

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

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

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

Ewenny Road COM 1(17)

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

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

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

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

Coegnant Reclamation Scheme COM 1(18)

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

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

Crown Road, Maesteg COM 1(19)

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

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

Y Parc COM 1(21)

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

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

Porthcawl Regeneration Area COM 1(25)

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

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

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

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

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

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

Albert Edwards Prince of Wales Court COM 1(28)

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

Land off Maesteg Road COM 1(31)

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

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

Parc Tyn Y Coed COM 1(32)

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

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

Gateway to the Valleys COM 1 (34)

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

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

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

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

Conclusion

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

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

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

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

Whilst it is disappointing that target 26 has not been met, the deficit is a reflection of the overall trend in the UK and Wales for housing completions. Last year's AMR highlighted a deficit of 333 units in terms of the requirement to deliver 4,973 residential units by 2016. The 2017 JHLAS indicates that 406 units were completed since the last study and that 5046 dwellings have now been completed in total, during the LDP period 2006 to 2017. Current data highlights that the LDP has still failed to meet the 2016 interim target figure albeit the deficit is now only 73 units. This deficit is still not considered significantly detrimental to the overall strategy; nevertheless the LPA are required to undertake a statutory review in 2018 where this issue will receive closer scrutiny.

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

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

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

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

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

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

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

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

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

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

In terms of the delivery of affordable housing, Policy Target 29 requires the delivery of 1,370 units by 2021 with the interim target to provide 703 affordable dwellings by 2016.

Analysis of the housing data indicates that at 2016, 1014 affordable units had been delivered which met the interim target to provide 703 affordable dwellings by 2016. For the period 2016-2017 an additional 136 affordable housing units were delivered, which provides a total of 1160. As such, it is considered that the LDP is on track to deliver 1,370 units by 2021.

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

Another part of the Council's interim target was to ensure that the Protocol for the Management of Unauthorised Gypsy and Traveller Encampments should be approved by April 2014. This has been achieved with the protocol being approved by Management Team, and a Lead Officer responsible for the protocol's implementation identified. For the monitoring period 1st April 2016 to 31st March 2017, 3 unauthorised incidences occurred within the County Borough which does not exceed the 1 year average of 3. As such the LDP is on target with respect to this indicator and will not 'breach' the assessment trigger of 2 consecutive years of increase in unauthorised encampments within the next 2 years.

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

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

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

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

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

To Create Safe, Healthy and Inclusive Communities			
Community Uses		Primary Policy: Strategic Policy SP13	LDP Objectives: 1c, 3c, 3d
Monitoring Aim: The retention of existing community uses and facilities and seek to develop new ones, where needed.		Other Policies: COM7, COM8, COM9, COM10, COM11, COM12, COM13, COM14, COM15	
Policy Target	Indicators	Annual/Interim Target	Monitoring
31. The retention or enhancement of Community Facilities.	Number of applications approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.	No applications approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.	1 application approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.
<p>Analysis of Results</p> <p>Strategic Policy SP13 aims to maintain and improve the quality of life of residents of the County Borough by retaining or enhancing a range of social and community facilities. In the interest of service efficiency the Policy also requires that where new or replacement facilities are proposed, co-location of facilities is considered before stand-alone facilities.</p> <p>Policy COM7 of the LDP specifically protects against facility loss, unless justified by provision of suitable alternative provision, if it is demonstrated that there is an excess of provision or the facility is no longer required.</p> <p>For the monitoring period 1st April 2016 to 31st March 2017 no planning applications were approved contrary to the protective aim of Policies SP13 or COM7.</p>			
Performance			
<u>Action</u>			
Continue monitoring.			

6. SUSTAINABILITY APPRAISAL MONITORING

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

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

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

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

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

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

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

7. CONCLUSIONS AND RECOMMENDATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8. RECOMMENDATIONS

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

Recommendations

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

Bridgend Local Development Plan

AMR 2017



October 2017

APPEALS

The following appeals have been received since my last report to Committee:

CODE NO. A/17/3186793 (1815)
APPLICATION NO. P/17/253/FUL
APPELLANT MR TERRY COX
SUBJECT OF APPEAL THE USE OF LAND FOR THE STATIONING OF A MOBILE HOME FOR RESIDENTIAL PURPOSES
LAND AT MINFFRWD LAKES, RHIWCEILLOG, PENCOED
PROCEDURE HEARING
DECISION LEVEL DELEGATED OFFICER

The application was REFUSED for the following reason:-

1. The proposal would represent a new isolated home in the countryside for which an overriding essential need has not been justified. The application site is remote from services, facilities, education, employment opportunities and sufficient public transport links and will therefore increase the need for journeys made by private vehicles. The proposal would, in addition, represent an unjustified and undesirable intrusion into an attractive area of open countryside to the detriment of the visual appearance and character of the landscape and would not represent sustainable development and is therefore contrary to national policy contained in Planning Policy Wales (Edition 9 2016) and Policy ENV1 of the Bridgend Local Development Plan.

CODE NO. A/17/3186945 (1816)
APPLICATION NO. P/16/848/FUL
APPELLANT FIELDBAY LTD
SUBJECT OF APPEAL CHANGE USE OF SINGLE RESIDENTIAL DWELLING (C3) TO 10 BEDROOM ASSISTED LIVING CARE HOME (C2) & ASSOCIATED WORKS INCLUDING CONVERSION OF GARAGE INTO 3 BEDROOMS, EXISTING ANNEX INTO 2 SELF CONTAINED UNITS, INFILL PORCH EXTENSION NORTH LODGE, PENYFAI
PROCEDURE WRITTEN REPRESENTATIONS
DECISION LEVEL DELEGATED OFFICER

The application was REFUSED for the following reasons:-

1. The development, by reason of its nature, scale and location, would result in a significant additional use of the sub-standard accesses and road therefore increasing the risk of traffic hazards to the detriment of highway safety which is contrary to Policy SP2(6) and SP3 of the Bridgend Local Development Plan (2013) and advice contained within Planning Policy Wales (Edition 9, November 2016) and Technical Advice Note (TAN) 18: Transport (2007).
2. The development, by reason of the nature, scale, siting, remote and unsustainable location, that is not accessible by a range of different transport modes, would increase the reliance on the use of private motor vehicles contrary to policy SP2(6) of the Bridgend Local Development Plan (2013) and advice contained within Planning Policy Wales (Edition 9, November 2016) and Technical Advice Note (TAN) 18: Transport (2007).
3. The proposed development would generate pedestrian movements along the unnamed road between Court Colman and Penyfai where there is no pedestrian footway generating a risk of pedestrian / vehicular conflict to the detriment of highway safety, contrary to Policy SP2 (11) of the Bridgend Local Development Plan (2013) and advice contained within Planning Policy Wales (Edition 9, November 2016) and Technical Advice Note (TAN) 18: Transport (2007).

CODE NO.	A/17/3184080 (1817)
APPLICATION NO.	P/17/206/OUT
APPELLANT	SHARON ENGLISH EXEC OF MRS D HAZELHURST
SUBJECT OF APPEAL	DEMOLITION & REPLACEMENT OF AN EXISTING BUNGALOW WITH 3 TWO STOREY DETACHED DWELLINGS SUMMERVILLE BUNGALOW, HEOL LAS, MAWDLAM
PROCEDURE	WRITTEN REPRESENTATIONS
DECISION LEVEL	DELEGATED OFFICER

The application was REFUSED for the following reasons:-

1. The proposal, by reason of the proposed number of units and their siting, scale and design, represents a cramped and inappropriate form of infill development that would result in the overdevelopment of the site to the detriment of the existing character and amenities of the area. The proposed development is therefore contrary to Policy SP2 of the Bridgend Local Development Plan 2013 and advice contained in Planning Policy Wales (Edition 9, November 2016) and Technical Advice Note - 12 - Design (2016).
2. The proposal, by reason of its design and proximity to the neighbouring property known as Ty Gwyn, would fail to protect the privacy and amenities of the occupiers of this dwelling contrary to Policy SP2 (12) of the Bridgend Local Development Plan 2013, Council's Supplementary Planning Guidance SPG02: Householder Development and the advice contained in Planning Policy Wales (Edition 9, November 2016).
3. The access lacks adequate visibility to serve the proposed development and would create traffic hazards to the detriment of highway safety within and outside the site contrary to

policy SP2 (6) of the Bridgend Local Development Plan (2013) and advice contained within Planning Policy Wales (Edition 9, November 2016) and Technical Advice Note 18 – Transport (2007).

4. Insufficient information has been submitted with the planning application to assess the impact of the development on land drainage and ecology contrary to the requirements of Policy SP2 and Policy ENV6 of the Bridgend Local Development Plan 2013, Council's Supplementary Planning Guidance SPG:19 Biodiversity and Green Infrastructure and the advice contained in Planning Policy Wales (Edition 9, November 2016).

CODE NO.	A/17/3187606 (1818)
APPLICATION NO.	P/17/507/FUL
APPELLANT	MR & MRS D HOPKINS
SUBJECT OF APPEAL	PROPOSED KENNELS & CATTERY & TEMPORARY DWELLING: TY RISHA FARM, PEN Y CAE, PENYFAI
PROCEDURE	WRITTEN REPRESENTATIONS
DECISION LEVEL	DELEGATED OFFICER

The application was REFUSED for the following reasons:-

1. The proposed development, by reason of its form and location, represents an inappropriate development that would harm the open nature of the Green Wedge designation and the character and appearance of the rural setting. The proposal is therefore contrary to Policies ENV1, ENV2 and SP2 of the Bridgend Local Development Plan (2013), and national guidance contained in Planning Policy Wales (Ed.9, November 2016) and Technical Advice Note 6: Planning for Sustainable Rural Communities (2010).
2. The proposed development would generate increased traffic and pedestrian movements along Pen-y-Cae Lane towards the A4063 where there is no pedestrian footway resulting in an increased risk of pedestrian / vehicular conflict to the detriment of highway safety, contrary to Policy SP2 (11) and SP3 of the Bridgend Local Development Plan (2013) and advice contained within Planning Policy Wales (Edition 9, November 2016).
3. The proposed development is situated in a remote, unsustainable location that is not accessible by a range of different transport modes and will rely on the use of private motor vehicles, contrary to policy SP2(6) of the Bridgend Local Development Plan (2013) and advice contained within Planning Policy Wales (Edition 9, November 2016).
4. The proposed development does not comply with the definition of a rural enterprise as set out in paragraph 4.3.2 of Technical Advice Note 6: Planning for Sustainable Rural Communities (2010) and insufficient information has been submitted to justify the siting of a new rural enterprise and dwelling in this location, contrary to Policies ENV1, ENV2 and SP2 of the Bridgend Local Development Plan (2013) and advice contained within Planning Policy Wales (Edition 9, November 2016) and Technical Advice Note 6: Planning for Sustainable Rural Communities (2010).

The following appeals have been decided since my last report to Committee:

CODE NO. A/17/3167313 (1794)
APPLICATION NO. P/15/640/FUL
APPELLANT TRIANGLE 3
SUBJECT OF APPEAL EXTENSION TO PROVIDE ADDITIONAL CLASS A1 RETAIL FLOORSPACE (1 UNIT)
NEXT TO UNIT 6/7 WATERTON RETAIL PARK, BRIDGEND
DECISION THE INSPECTOR APPOINTED BY THE WELSH MINISTERS TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL BE ALLOWED SUBJECT TO CONDITIONS

The appeal decision was reported to Committee on 28 September 2017. A copy of the appeal costs decision is attached as APPENDIX A

CODE NO. D/17/3181332 (1810)
APPLICATION NO. P/17/286/FUL
APPELLANT MR G EVANS
SUBJECT OF APPEAL NEW DETACHED DOMESTIC GARAGE TO REPLACE EXISTING DETACHED DOMESTIC GARAGE
16A DANYCOED, BLACKMILL
PROCEDURE WRITTEN REPRESENTATIONS
DECISION LEVEL DELEGATED OFFICER
DECISION THE APPELLANT HAS WITHDRAWN THE APPEAL.

RECOMMENDATION:

That the report of the Corporate Director Communities be noted.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers (see application reference number)



4 OCT 2017

Penderfyniad ar gostau

Ymchwiliad a gynhaliwyd ar 09/08/17
Ymweliad â safle a wnaed ar 09/08/17

gan **Richard E. Jenkins BA (Hons) MSc MRTPI**

Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 04.10.2017

Costs Decision

Inquiry Held on 09/08/17
Site visit made on 09/08/17

by **Richard E. Jenkins BA (Hons) MSc MRTPI**

an Inspector appointed by the Welsh Ministers
Date: 04.10.2017

DEVELOPMENT
DIRECTOR - COMMUNITIES

Costs application in relation to Appeal Ref: APP/F6915/A/17/3167313

Site address: Waterton Retail Park, Waterton, Bridgend, CF31 3TN

The Welsh Ministers have transferred the authority to decide this application for costs to me as the appointed Inspector.

- The application is made under the Town and Country Planning Act 1990, sections 78, section 322C and Schedule 6.
- The application is made by Bridgend County Borough Council for a full award of costs against Triangle 3.
- The inquiry was in connection with an appeal against the refusal of planning permission for extension to provide additional class A1 retail floorspace (1 unit).

Decision

1. The application for an award of costs is allowed in the terms set out below.

Reasons

2. Welsh Government (WG) guidance relating to an award of costs, in the form of the WG Development Management Manual (DMM) and the associated Section 12 Annex: 'Award of Costs' (May 2017) (Annex 12), advises that, irrespective of the outcome of an appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused the party applying for an award of costs to incur unnecessary or wasted expense in the appeal process.
3. In this instance, the appellant sought to address the LPA's objection to the proposed development through the planning appeal process. Specifically, noise mitigation measures, which incorporated plans to erect an enhanced acoustic barrier comprising between 3.5 and 4 metres in height, were introduced late in the appeal process in order to mitigate against the noise impacts referred within the Council's Notice of Decision. Given the nature of the enhanced mitigation measures, there is no doubt in my mind that such changes materially altered the scheme previously determined by the LPA. Moreover, given the submission of this and other evidence late in the appeals process, the Inspectorate took the decision to postpone the Inquiry and reschedule to a later date in order to provide the parties involved in the appeal process sufficient opportunity to consider and respond to the amended scheme and associated evidence. It is notable within the context of this application for costs that it was only following this period of additional consultation that the LPA formally withdrew its objection to the development, confirming at the Inquiry that it would not have refused the original planning application had the proposed mitigation measures and

associated evidence been provided prior to the determination of the planning application.

4. Paragraph 3.6 of Annex 12 sets out a number of examples of unreasonable behaviour that may lead to an award of costs and this includes the procedural matter of introducing fresh evidence or relevant information late in proceedings where it is clear that it could have been provided earlier in the process. The evidence submitted with the planning appeal indicates that the appellant was well aware of the Council's concerns prior to the determination of the planning application and I have not seen any evidence to suggest that such enhanced mitigation measures could not have been advanced through planning application processes or, at the very least, up front in the appeal documentation. Indeed, the submission of evidence which served to evolve the original scheme late in the appeal proceedings comprises unreasonable behaviour that led the LPA to commit unnecessary resources to the appeal process, thereby resulting in unnecessary and wasted expense.
5. For these reasons, I find that a full award of costs is justified.

Costs Order

6. In exercise of the powers under the Town and Country Planning Act 1990, sections 78, section 322C and Schedule 6, and all other enabling powers in that behalf, it is hereby ordered that Triangle 3 shall pay to Bridgend County Borough Council the costs of the appeal proceedings described in the heading of this decision.
7. The applicant is now invited to submit to Triangle 3, to whom a copy of this decision has been sent, details of those costs with a view to reaching agreement as to the amount. In the event that the parties cannot agree on the amount, an application for a detailed assessment by the Senior Courts Costs Office should be considered.

Richard E. Jenkins

INSPECTOR

TRAINING LOG

All training sessions are held in the Council Chamber unless otherwise stated.

<u>Facilitator</u>	<u>Subject</u>	<u>Date</u>	<u>Time</u>
Vaughan Lewis – <i>Steve Ambler Tree Services</i>	“Trees and development”	9 November 2017	12.45pm
Jonathan Parsons & Rhodri Davies, <i>Development Group, BCBC</i>	“End of Year Report (inc. Annual Performance Report, Development Management Surveys, S106s, Enforcement, Complaints, Customer Survey, Planning Advisory Service Benchmarking Project”	21 December 2017	12.45pm
Rhodri Davies, <i>Development Group, BCBC</i>	“Advertisement control”	1 February 2018	12.45pm
Kwaku Opoku-Addo, <i>Highway Services, BCBC</i>	“Community transport”	15 March 2018	12.45pm

Recommendation:

That the report of the Corporate Director Communities be noted.

**MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES**

Background Papers

None.

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