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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.*



**Cyfarwyddiaeth y Prif Weithredwr / Chief  
Executive's Directorate**

Deialu uniongyrchol / Direct line /: 01656 643148 /  
643147 / 643694

Gofynnwch am / Ask for: Michael Pitman

Ein cyf / Our ref:

Eich cyf / Your ref:

**Dyddiad/Date:** Friday, 16 November 2018

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, 22 November 2018 at 14:00.**

**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 02/01/2019 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 the 11/10/2018
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  
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 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>	9 - 12
8.	<u>P/18/711/Ful - Maritime Building, Cosy Corner, Porthcawl</u>	13 - 34
9.	<u>P/18/518/Ful - Plot 65 Duffryn Oaks Drive, Pencoed</u>	35 - 50
10.	<u>P/18/564/Out - Garden Of Broadlands House, Heol Blandy, Broadlands</u>	51 - 66
11.	<u>Appeals</u>	67 - 76
12.	<u>Annual Performance Report 2017-2018</u>	77 - 134
13.	<u>2018 Annual Monitoring Report for the Local Development Plan 2006-2021</u>	135 - 220
14.	<u>Training Log</u>	221 - 222
15.	<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  
**K Watson**  
Head of Legal and Regulatory Services

Councillors:  
JPD Blundell  
NA Burnett  
RJ Collins  
SK Dendy  
DK Edwards  
RM Granville

Councillors  
MJ Kearn  
DRW Lewis  
JE Lewis  
JC Radcliffe  
JC Spanswick  
RME Stirman

Councillors  
G Thomas  
MC Voisey  
KJ Watts  
CA Webster  
A Williams  
AJ Williams

## DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 11 OCTOBER 2018

### MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER - CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 11 OCTOBER 2018 AT 14:00

#### Present

Councillor G Thomas – Chairperson

JPD Blundell	NA Burnett	RJ Collins	SK Dendy
DK Edwards	RM Granville	MJ Kearns	DRW Lewis
JE Lewis	JC Spanswick	KJ Watts	CA Webster
A Williams	AJ Williams		

#### Apologies for Absence

JC Radcliffe, RME Stirman and MC Voisey

#### Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Rod Jones	Senior Lawyer
Hayley Kemp	Principal Planning Officer
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Leigh Tuck	Senior Development Control Officer

#### 173. DECLARATIONS OF INTEREST

Councillor JP Blundell declared a personal interest in Agenda Item 11 as a Member of Laleston Community Council but who takes no part in planning matters.

Councillor JC Spanswick declared a personal interest in Agenda Item 9 as a Member of Brackla Community Council who takes no part in planning matters.

Councillor C Webster declared a personal interest in Agenda Item 8 as a Member of Bridgend Town Council who takes no part in planning matters.

Councillor N Burnett declared a personal interest in Agenda Item 8 as a Member of Bridgend Town Council who takes no part in planning matters.

Councillor KJ Watts declared a prejudicial interest in Agenda Item 10, as he had gave his observations previously on the application in his capacity as Ward Member.

#### 174. SITE VISITS

RESOLVED: That a date of Wednesday 21 November 2018 be confirmed for any proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.

#### 175. APPROVAL OF MINUTES

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 11 OCTOBER 2018**

RESOLVED: That the Minutes of a meeting of the Development Control Committee dated 30 August 2018, be approved as a true and accurate record.

176. PUBLIC SPEAKERS

There were no public speakers.

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

178. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

RESOLVED: That the summary of Development Control Committee Guidance as detailed in the report, be noted.

179. P/18/592/FUL - JESMOND VILLA 36 EWENNY ROAD

RESOLVED: That retrospective permission be granted for the above application, subject to the Conditions contained in the report of the Corporate Director – Communities.

Proposal

Retention of change of use from an 8 bed guest house to an 8 bed Housing in Multiple Occupation (HMO)

180. P/18/410/FUL - LAND WEST OF BRYN BRAGL, BRACKLA

RESOLVED: (1) That having regard to the above application, the applicant enters into a Section 106 Agreement to:

- (a) Provide a contribution of £20,000 towards improving existing play facilities in Brackla, and
- (b) Provide a minimum of (20%) 1 unit as affordable housing in perpetuity in accordance with Supplementary Planning Guidance 12.

Proposal

Residential development of 4 affordable housing units with car parking and associated works

(2) That the Corporate Director – Communities be given delegated powers to issue a decision notice granting permission for the above development, subject to the Conditions contained in his report.

181. P/18/618/FUL - LAND ADJ. TO TY GWYN, HEOL Y GRAIG, PORTHCAWL

- RESOLVED: (1) That having regard to the above application, the applicant enters into a Section 106 Agreement to provide a financial contribution in the sum of £103,042.80 (index linked) towards the provision of affordable housing:-

Proposal

Erection of 3 No. detached dwellings and associated works

- (2) That the Corporate Director – Communities be given delegated powers to issue a decision notice granting consent in respect of the above proposal, once the applicant has entered into the afore mentioned Section 106 Agreement, subject to the Conditions contained in his report.

182. P/18/583/OUT - LAND AT BROADLANDS COTTAGE, BROADLANDS

- RESOLVED: (1) That having regard to the above application, the applicant enters into a Section 106 Agreement to:

- (a) Provide a financial contribution for the sum of £4,156 (index linked) towards the provision of Children’s Play Equipment and Outdoor Sports facilities, and  
(b) To relinquish the access rights along the whole of the cycle path and Public Right of Way from Broadlands Cottage to Gypsy Lane.

Proposal

Residential development for 4 new build detached dwellings with associated new access.

- (2) That the Corporate Director – Communities be given delegated powers to issue a decision notice in respect of the above proposal, once the applicant has entered into the above mentioned Section 106 Agreement, subject to the standard Outline Conditions and the further Conditions contained in his report.

183. APPEALS

- RESOLVED: (1) That the Appeals as detailed in the report of the Corporate Director – Communities, received since his last report to Committee, be noted.

- (2) That the Inspectors appointed by Welsh Ministers to determine the following Appeal has directed it be Dismissed:-

Code No.                      Subject of Appeal

A/18/3202759 (1831) New three bedroom dwelling: Land at 49 Albany Road, Pontycymmer

- (3) That the Inspector appointed by Welsh Ministers to determine the following Appeal has directed it be Allowed, subject to Conditions:-

A/18/3203880 (1835) Demolition of existing flats and construction of new 5 bed detached house with attic room and car parking: 1 Danygraig Avenue, Porthcawl.

184. REVIEW OF THE PRE-APPLICATION ADVICE SERVICE AND PROPOSED CHANGES TO THE PRE-APPLICATION ADVICE GUIDANCE NOTE AND CHARGING REGIME

The Development and Building Control Manager submitted a report, the purpose of which, was to review the pre-application advice service as adopted in June 2016, and to provide Members with an updated pre-application advice charging regime.

The report gave some background information, following which the Officer confirmed that the current pre-application advice service and guidance have been in force since 13 June 2016, and it was therefore now an opportune time to review the system and suggest changes to remove any anomalies, to improve the service, and to insert new categories in order to clarify the range and variety of charges.

This included information that covered the following areas:-

- Review of the adopted Pre-application Advice Regime (including a comparison with previous years)
- Historic Pre-application Advice Fee Income between 2012 and 2016
- Pre-application Advice Fee Income since 2016
- Statutory Pre-application enquiries
- Non-statutory pre-application enquiries
- Householder Permitted Development PE's (£25)
- Householder Permitted Development PE's (if charged at £40)
- Number of free scoping meetings for major developments

The next section of the report outlined certain proposed charges, and these included a separate charge for providing permitted development advice for developments other than householder proposals. The new categories of charges were detailed in bullet point format in paragraph 6.3 of the report.

The remainder of the report covered:

1. Exemptions
2. Specialist Advice
3. Planning History Search, and
4. Copies of Approved Plans and Decision Notices

Prior to the report's conclusion, the Development and Building Control Manager advised of the next steps should Members agree with its recommendation, which was that Officers will refer the report and the updated Pre-Application Advice Guidance Note to Cabinet with a view to formally adopting the document in early 2019. It was also proposed to consult with key stakeholders on the impending changes. The pre-application advice service, will thereafter, be reviewed on an annual basis.

RESOLVED: That Members noted the content of the report and the draft updated pre-application advice charging schedule and guidance note and approve the documents for referral to Cabinet.

185. BCBC RESPONSE TO WG CONSULTATION: SUBORDINATE LEGISLATION CONSOLIDATION AND REVIEW - CONSOLIDATION OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 AND TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

The Development and Building Control Manager submitted a report, which advised by way of background information, that the Welsh Government (WG) has issued a consultation document seeking views on the consolidation of the Town and Country Planning (Use Classes) Order 1987 (UCO) and Town and Country Planning (General Permitted Development) Order 1995 (GPDO). The purpose of the report, was to draw Members' attention to the consultation, and provide details of the BCBC response. The consultation ran between 31 May and 28 September 2018.

The report gave a summary for the benefit of Members, what the Use Classes Order (UCO) and General Permitted Development Order (GPDO) are. The UCO is now over 30 years old and the GPDO is over 21 years old and both documents have been subject to multiple amendments and revocations, not all of which apply in Wales.

WG propose to consolidate the UCO and the GPDO in the main, to streamline the Planning legislation for small and low impact developments and make sure the most accurate version of the legislation is readily available.

The Development and Building Control Manager then referred to paragraph 4.2.1 of the report, which outlined changes/clarifications (amongst others) that were proposed as part of the consultation.

RESOLVED: That Members noted the content of the report; the Welsh Government's Consultation Document and the LPA's response to the WG consultation (Appendix 1 to the report referred).

186. TRAINING LOG

RESOLVED: That the dates for the training sessions as detailed in the report of the Corporate Director – Communities for the coming months on key issues relating to certain service areas of planning and development control etc, be approved

187. URGENT MATTERS

None.

The meeting closed at 16:00

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## **Development Control Committee Guidance**

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](http://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/18/711/FUL

**APPLICANT:** Credu Charity Ltd.

**LOCATION:** **Cosy Corner, Porthcawl Harbourside, Porthcawl CF36 3YR**

**PROPOSAL:** Mixed use maritime centre complex comprising main building, cafe/bistro/wine bar/micro-brewery, green room offices, external areas, loading & unloading points, amphitheatre/auditorium, temporary sea cadet hut/construction office portacabins & proposed temporary hoardings & associated works

**RECEIVED:** 28 August 2018

## **APPLICATION / SITE DESCRIPTION**

The application by Credu Charity Ltd. seeks Planning permission for the redevelopment of the Cosy Corner part of the Porthcawl Waterfront Regeneration area close to the Grade II Listed Jennings Building and the Porthcawl Lifeboat Station building within the recently developed Marina.

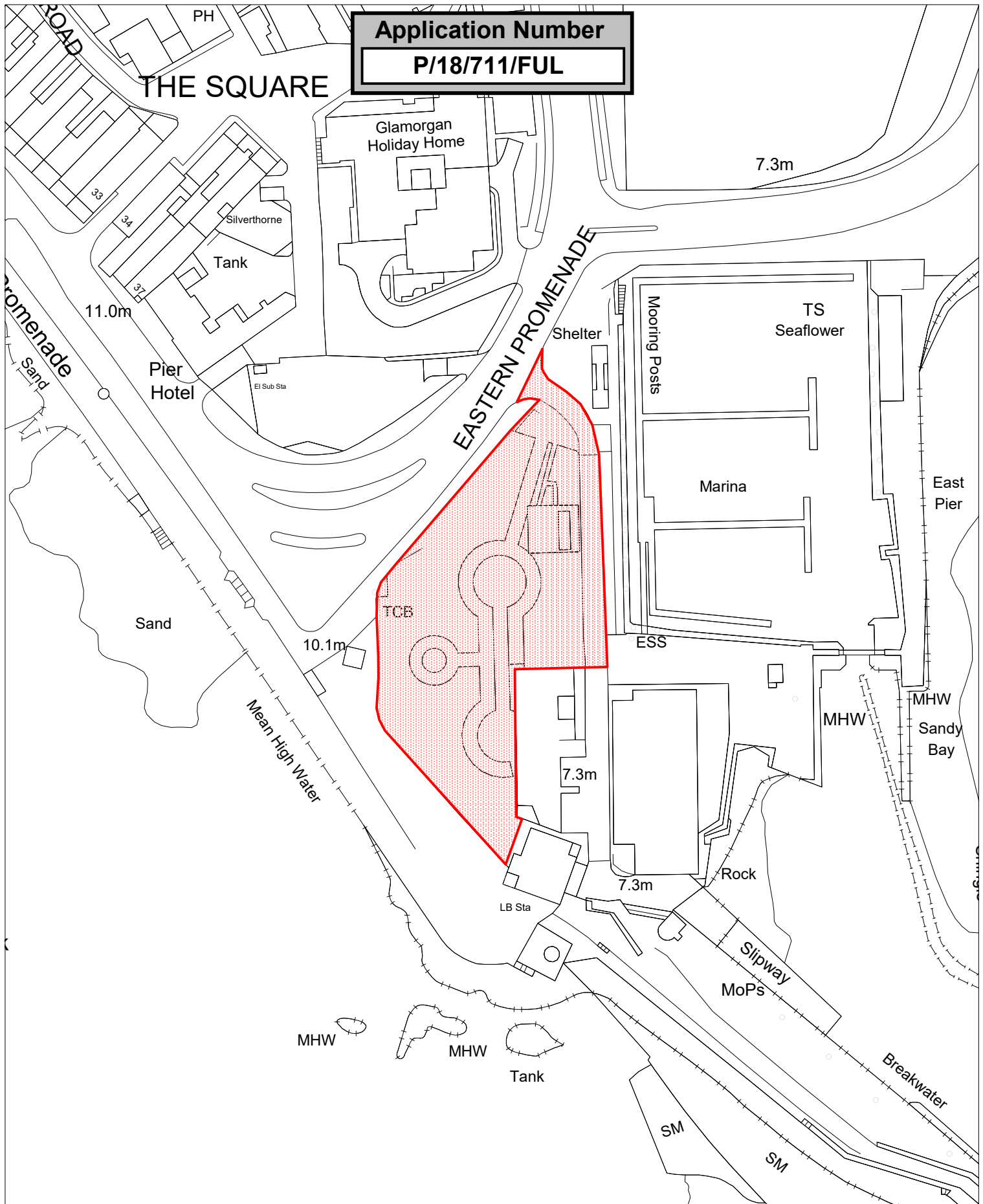
The site lies to the south-east of the town centre and is wholly within the Porthcawl Conservation Area.

The 0.36 ha site is a large sunken grassed area which is partially enclosed by a high curved quarried stone wall which slopes downwards to the entrance to Porthcawl Harbour. The site is accessed via the Eastern Promenade.

The land is owned by the Council and will be leased to the applicant. The development is dependent on European and the Big Lottery Funding and Planning permission is a vital step in being able to apply for and secure the funding.

As referred to in the Planning History section of the report below, the site benefits from an extant consent for a very similar development, granted in September 2016 under Planning application reference P/16/373/FUL. This new application seeks to make changes to the design philosophy of the scheme following a detailed assessment of the cost of building the consented scheme, a lengthy review process with Officers and the Design Commission for Wales and a value engineering exercise, whilst still delivering the applicant's requirements for the development.

The consented scheme (App. No. P/16/373/FUL) was positioned parallel and closer to the Esplanade wall and incorporated three tower elements, rendered walls and a large proportion of glazing and curved features.



**Application Number**  
**P/18/711/FUL**

Page 14

**Scale 1:1,250**  
**Date Issued:**  
**15/11/2018**  
**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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 Pen-y-bont-ar-Ogwr  
  
**BRIDGEND**  
 County Borough Council

**Figure 1: Scheme consented under P/16/373/FUL**



A multi-level and multi-use flagship Maritime Centre complex is proposed together with associated facilities for the benefit of the community of Porthcawl. It is intended that the facility will establish the Harbourside as a prime destination for all-weather and year-round maritime activities whilst providing business, educational, cultural and health and well-being benefits to the south coast of Wales.

The main 4 to 5 storey (with a lower ground floor level and mezzanine level within the roof), mainly rectangular, harbour/industrial style building will be sited towards the centre of the site, perpendicular to the Grade II Listed Jennings Buildings.

The design incorporates features such as balconies, walkways, projections, dormer windows and terraces to maximise the views across the harbour to the south and the marina to the east. The main body of the building will be approximately 37m in length by 18m in width (excluding the boardwalks, walkways, balconies, stairways and projections) and the building has a hipped roof design to relate to the Jennings Buildings and the smaller kiosk building at the entrance into the site which has now been refurbished and remodelled.

The main building will accommodate various community, non-profit organisations and commercial premises including a training pool, changing rooms, kiosks, gym, studio, main reception, offices, plant rooms, storerooms, a Changing Places facility and separate washrooms for the Harbour Berth Holders at lower ground floor level; Sea Quest Coastal Science and Discovery Centre and conference facilities, a children's creche, reception area, small retail units, a room for the Sea Cadets, WCs and storage space at upper ground floor level; twelve rooms and two pods as part of lodging style accommodation for schools and youth groups to be provided at 1<sup>st</sup> floor level; a restaurant, bar, kitchen and offices for the Harbour Master, surf centre and the applicant at 2<sup>nd</sup> floor level and extra covers for the restaurant, a watchtower and a void for enclosed plant at mezzanine level within the roofspace.

The levels will be accessed via internal and external walkways/staircases and lifts will allow access to all floors. The development will include a ramp down from the promenade to the west and a covered service access to the north west corner of the building with a view to allowing delivery access from the Esplanade. The offices will accommodate the Welsh Surfing Federation, the Sea Cadets, the Harbour Master and SSAFA (the Armed Forces Charity).

**Figure 2: Aerial Representation of the Proposed Scheme**



Externally, it is proposed to incorporate the sub-station into a pedestrian entrance and canopy feature at the northern end of the site.

To the southern end of the site, it is proposed to erect one and a half storey buildings, stepping down to the levels of the RNLI Building and the Jennings Buildings, to frame an external performance area/amphitheatre seating area.

The structures will include a micro-brewery, Café/Bistro, a wine bar, a roof terrace, exhibition spaces, green rooms, offices and the multi-functional performance area together with a performance area control booth/kiosk.

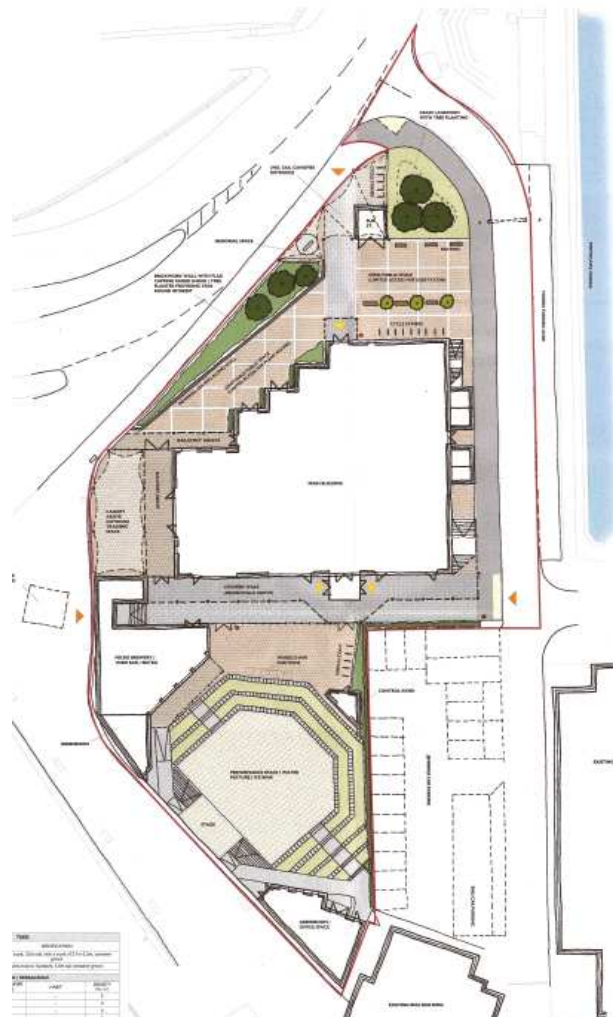
The performance space will have the option of being covered by a canopy for certain events or performances but this will not be a permanent feature. The remainder of the site will be retained as public open space in a combination of hard and soft landscaping including the access road to the Jennings Building, RNLI Building and car parking area. There are also further open spaces to the north of the building between the structure and the Esplanade wall which will include a training space, informal seating, cycle stands, planting and a limited number of trees, climbers, shrubs and grassed areas.

The application also seeks consent for temporary buildings on the site in the form of an interim Sea Cadet facility, until they are eventually rehoused within the main building and portacabins for the construction period along with temporary hoardings around the site whilst the complex is being constructed.

The proposals also include the siting of a memorial for the S.S. Samtampa.



**Figure 3: Proposed Site Layout**



As well as the plans, landscaping scheme and visualisations of the development, the application has been supported by the following reports:

- Design and Access Statement
- Ecological Appraisal & Summary of BREEAM Ecology Credits
- Flood Consequence Assessment
- Heritage Statement
- Pre-Application Consultation Report
- Planning Statement
- Landscape and Visual Appraisal
- Sustainability Statement
- Transport Assessment
- Preliminary Information from a Geotechnical & Geo-environmental Ground Investigation
- Groundwater and Gas Monitoring
- Additional Soakaway Testing and Tidal Monitoring

After reviewing the initial submission, the following documents were requested, and received, by Officers:

- Updated Flood Consequence Assessment
- Heritage Note (in support of the Heritage Statement)
- Justification Statement
- Elevations of the revised Micro-Brewery/Café/Bistro/Wine Bar element

## RELEVANT HISTORY

P/17/326/DOC - Approval of details for Conditions 10, 11, 15 & 18 of P/16/373/FUL – Approved 27/7/17

P/17/306/RLX - Vary condition 6 of P/16/373/FUL relating to commercial vehicle parking – Approved with conditions 1/6/17

P/17/294/NMA - Amend conditions 7, 8, 9 & 13 of P/16/373/FUL – Approved 2/6/17

P/17/69/NMA - Non material amendments to P/16/373/FUL – Approved 22/2/17

P/16/373/FUL - Maritime centre building incl. community, education & leisure facilities (use classes A3, B1a, C1, D1, D2), micro-brewery & an open air performance space – Approved with conditions 30/9/16

P/14/296/FUL - Change Use of Open Space Into Secure Enclosure For Boat Storage & Boat Racking To Support Marina – Approved with conditions 13/2/15

Whilst there is no other relevant recent Planning history for the application site (historically used as a public open space and theatre) the following selected applications relate to the redevelopment of the nearby Grade II Listed Jennings Building:

P/15/609FUL – Change of use of warehouse to A1, A3, D1 and 13 residential units and Custom House to A1; provide car park, outdoor seating and associated works – Approved 5<sup>th</sup> February, 2016

P/15/608/LIS – Change of use of warehouse to A1/A3, D1 and 13 residential units, Custom House to A1 and provide outdoor seating, car park and associated works – Approved 4<sup>th</sup> February, 2016

## PUBLICITY

Neighbours have been notified of the receipt of the application and the scheme has been the subject of site and press notices due to its location within a Conservation Area and its potential impact on the setting of Listed Buildings.

The period allowed for response to consultations/publicity expired on 4 October 2018.

## NEGOTIATIONS

The application has been the subject of detailed pre-application discussions and consultations with the Design Commission for Wales and the finalised scheme is broadly in line with the pre-application advice and the Council's Planning Development Brief (Jan 2016).

## CONSULTATION RESPONSES

**Porthcawl Town Council Observations** - No objection.

**Head of Street Scene (Highways)** - No objections subject to a Traffic Order, conditions and informatives.

**Conservation and Design** - It is accepted that the development is of considerable scale and mass and it will have an impact on the setting of the Grade II Listed Building and views through to the Jennings Buildings will be restricted by it. The Conservation

and Design team considers that it is to be constructed of a traditional form and materials which are appropriate in this historic context. Therefore, the team does not raise an objection to the scheme but stress that a pre-commencement condition relating to finishes and specifications of the buildings will be necessary to mitigate the impact of this building on both the setting of the Listed Building and the character and appearance of the Conservation Area.

**Dwr Cymru/Welsh Water Developer Services** - No objection subject to conditions.

**Natural Resources Wales** – After initial concerns were raised, an updated FCA was received on 11<sup>th</sup> October, 2018 and any additional comments from NRW will be reported to the Development Control Committee on the Amendment Sheet.

**Head of Street Scene (Drainage)** - No objection subject to conditions and advisory notes.

**Shared Regulatory Services - Public Protection** - No objection subject to the agreement that the design, construction and maintenance of the extraction and odour abatement systems in any commercial kitchen included in the development is in accordance with the DEFRA Guidance on Control of Odour & Noise From Commercial Kitchen Exhaust Systems and agreed with the SRS prior to the commencement of development.

**Economy and Natural Resources Manager (Countryside Management and Ecology)** - No objection subject to conditions.

**Glamorgan Gwent Archaeological Trust** - No objection subject to conditions.

## **REPRESENTATIONS RECEIVED**

The Local Ward Member (Cllr. B. Jones) has confirmed his full support for the scheme.

The Porthcawl Civic Trust Society has also offered their “total support for this long awaited building and hope that planning permission is granted swiftly.”

A large number of local residents have written in support of the scheme, mainly due to the community benefits that it will provide.

The owner and one staff member of the Pier Hotel support the application along with the Secretary of the Royal Porthcawl Golf Club.

However, the joint owners of 9, Jennings Buildings have objected to the development on the grounds that it will obstruct their views, it will create too much activity in the area, car parking will be a problem, traffic congestion will increase, noise levels will increase and it will not enhance the area.

The operator of Sidoli's (Unit 1, The Jennings Building) has also objected to the proposal on the grounds that they have made a significant investment in the new Harbour Kiosk with new equipment, they have suffered a loss of income during the period of regeneration when the unit was closed for six months and their business will be further compromised by the increase in competition of a further café offering similar products.

## **COMMENTS ON REPRESENTATIONS RECEIVED**

In terms of the objections raised, the loss of a view is not a material Planning consideration although the building is not directly in front of the Jennings Building, there is already a high level of activity and noise in the area due to its location close to the harbour, the conversion of the Jennings Buildings into commercial units and the regular use of the open space, the development will not benefit from any parking spaces within the harbour area opposite the Jennings Building and servicing/deliveries will occur from the Esplanade/Promenade end of the site with no vehicles being allowed to enter the site apart from bin lorries and occasional maintenance vehicles. As to whether the development will enhance the area or not is considered in the appraisal section of this report. With regard to increased competition for existing operators, this is not a material Planning consideration and neighbouring occupiers have to expect a degree of disruption during the construction works.

## **APPRAISAL**

The application is being reported to the Development Control Committee due to the potential significance of the scheme for Porthcawl and its residents and the wider County Borough of Bridgend and due to its importance as part of the initial stages of the Porthcawl Waterfront Regeneration Area redevelopment.

The site lies within the Porthcawl Conservation Area and the Porthcawl settlement development boundary. It also lies within the Porthcawl Strategic Regeneration Growth Area as defined by Policy SP1 of the Local Development Plan (LDP) and forms part of a site allocated for a regeneration and mixed use development scheme under Policy PLA3(8) of the LDP.

The regeneration area provides a unique opportunity to create a vibrant new focus that will bring social, economic and environmental benefits to the Town itself and the wider area. Therefore, a mixed use development at this location is considered acceptable in principle.

The site is also the subject of a Cosy Corner Planning Development Brief, produced in January 2016, which establishes a planning and design framework for the redevelopment of the site.

A wider, more far reaching, Supplementary Planning Guidance note has also been produced for the Seven Bays Project - Porthcawl Waterfront. This document was adopted by the Council in November 2007. The SPG does not form part of the LDP itself although its proposals are consistent with the relevant LDP policies.

The Porthcawl Waterfront Planning guidance provides details of the type of development envisaged for individual 'Character Areas' and sets out the general principles that developers will be expected to demonstrate when bringing forward proposals for the site. Cosy Corner is situated in the "Harbour Quarter" character area which is one of the most important character areas contained within the guidance. It envisages a revitalised harbour, focussed around a permanent body of water surrounded by a high quality environment.

All development is required to create high quality, attractive, sustainable places and Policy SP2 of the Bridgend Local Development Plan identifies 15 criteria which are the starting point for the assessment of all applications.

Having a design of the highest quality possible, whilst respecting and enhancing local character and distinctiveness and landscape character; being of an appropriate scale,

size and prominence; using land efficiently; providing an appropriate mix of land uses; having good pedestrian, cycling, public transport and road connections within and outside the site; avoiding or minimising noise, soil and water pollution; safeguarding and enhancing biodiversity and green infrastructure; ensuring equality of access by all; ensuring that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected; incorporating appropriate arrangements for the disposal of foul sewage and surface water and contributing towards local, physical, social and community infrastructure which is affected by the development are the relevant criteria for the purposes of this application.

Strategic Policy SP5 of the LDP seeks to ensure that development conserves, preserves or enhances the built and historic environment of the County Borough and its setting including demonstrating that it will not have a significant adverse impact on Listed Buildings and their settings and the character and appearance of Conservation Areas.

The supporting text to SP5 specifically states that the Built and Historic Environment is fundamental to the LDP Strategy and to achieving sustainable development.

In respect of the conservation of the Historic Environment, Planning Policy Wales' (Edition 9, November 2016) objectives are to preserve or enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life and its importance as a resource for future generations; and specifically to protect archaeological remains, which are a finite and non-renewable resource. A condition will be attached to the recommendation requiring an archaeological watching brief during the works as requested by GGAT.

Section 66 of the Listed Buildings Act 1990 dictates that special regard to the desirability of preserving the Listed Building or its setting must be had when determining an application.

In addition, Technical Advice Note 24: The Historic Environment (2017) provides guidance on how aspects of the historic environment should be considered and replaces Welsh Office Circulars 60/96 Planning and the Historic Environment: Archaeology, 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas and 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales.

The main considerations for this development relate to its potential impact on the character and appearance of the Porthcawl Conservation Area and, more specifically, its potential impact on the setting of the nearby Grade II Listed Jennings Building.

Paragraphs 1.25, 1.29 and 6.7 of the TAN are of particular relevance to this scheme and state:

"1.25 The setting of an historic asset includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset."

“1.29 The Local Planning Authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses received from consultees as part of this process. A judgement has to be made by the consenting Authority, on a case-by-case basis, over whether a proposed development may be damaging to the setting of the historic asset or may enhance or have a neutral impact on the setting by the removal of existing inappropriate development or land use.”

“6.7 Many Conservation Areas include the commercial centres of towns and villages. Generally, there will be an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality and accords with the area’s special architectural and historic qualities. Many Conservation Areas include sites or buildings that make no positive contribution to or indeed detract from the character or appearance of the area; their replacement should be a stimulus to imaginative, high-quality design and an opportunity to enhance the area.”

At the pre-application advice stage for the original and consented scheme, it was advised that the main key vistas within, into and out of the area should be maintained, particularly the important views as illustrated in map 10 of the Cosy Corner Planning Development Brief. This advice was reiterated during the consideration of this alternative scheme.

A Heritage Statement has been produced and a Landscape and Visual Impact Assessment has been undertaken in support of the application and, following a request from the Conservation and Design Team, a Heritage Addendum Note and Justification Statement followed.

Whilst the documents have not absolutely demonstrated that the development will not have any impact on the setting of the Listed Building and the majority of key views and vistas to the Jennings Building will be obscured by the larger, more solid/less transparent and re-orientated Maritime Centre building, it has always been accepted by officers that this was likely to be the case given the position of the application site in relation to the Jennings Buildings, the scale of the development in comparison to the Jennings Building and the need to respond to the historically commercial context of the site. However, measures have been implemented to limit the impact of the building on the views to the Listed Building and its setting and to try and preserve the character and appearance of the Conservation Area.

The views from the promenade into the site and across to the Jennings Building will be interrupted due to the varying topography of the site and the proximity of the larger Maritime building to the Jennings Buildings. However, views into the site will be possible through the entrance to the site from the Promenade due to the comparatively reduced height (1 ½ storey) of the buildings proposed for the south of the main building (micro-brewery/café/bistro, wine bar) and the lightweight/glazed design of that part of the site.

The artist’s impression of the scheme (as highlighted below) indicates that the Jennings Building will be visible from the Promenade at this point and will attract the public into this generally commercial area.

**Figure 4: View of the site from the Promenade (with the Jennings Buildings visible in the background)**



The temporary nature of the proposed tensile fabric covering structure for the proposed outdoor Performance Space will also aid views into the site and across to the Jennings Building.

When viewed from the coastline and on the main highway approach along the Portway, the building will add interest to the skyline and silhouette of the town of Porthcawl. The historic Jennings Building will feature in the foreground from such views.

In terms of the design and proposed finishes of the building, the traditional style, the use of hipped roofs and the use of render, stone and a natural slate roof are considered to be appropriate in this location, however, the proposed features such as the timber walkways and external staircases and the window detailing could be revised to simplify and reduce the overall visual impact of the building via a suitably worded condition.

**Figure 5: View of the site on the Portway approach from the east**



A condition is attached to the recommendation requiring additional detailed specifications of the materials and finishes proposed for the buildings, particularly in relation to the roof covering, the render system and the profile, colour and style of the glazing bars, stone cladding, timber boardwalk, balustrading, public realm treatments and tensile canopies.

**Figure 6: View of the building from the northern corner of the Jennings Buildings**



In this case, and in view of the above deliberation and the Conservation and Design Team's comments on this application, the scheme has tried to address the potential effects of the updated development proposal on the Porthcawl Conservation Area and listed buildings adjacent to the site and, through the imposition of conditions, the retention of the stone wall, the traditional dockside warehouse design of the building and the retention of some views through to the Jennings Buildings, it is considered that it will have a neutral and acceptable impact on the setting of the Grade II Listed Jennings Buildings and will preserve the character and appearance of the Porthcawl Conservation Area.

In conclusion, it is considered that the proposed development accords with the advice contained with the Cosy Corner Planning Development Brief and will comply with Policies SP5 and EV8 of the LDP and advice contained within Planning Policy Wales and TAN24.

Strategic Policy SP10 of the LDP states that all retail, office, other commercial, leisure and appropriate employment developments will be focused according to the hierarchy of retailing and commercial centres. Porthcawl is identified as a Town Centre and it is considered that this community facility and ancillary commercial uses (generally A3 with no A1 retail element) will complement rather than have a negative impact on the vitality and viability of the nearby Porthcawl Town Centre.

Strategic Policy SP11 of the LDP states that appropriate tourism developments which promote sustainable and activity based tourism will be permitted when linked to regeneration initiatives at the strategically important resort of Porthcawl. This mixed use development of community, educational and leisure uses will provide a much



needed focal point for Porthcawl, the County Borough and South Wales in general.

In terms of biodiversity, 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," and 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."

The Council's Countryside Management Officer accepts the conclusion of the Ecological Appraisal Report that the site is of limited ecological interest, however, the ecological appraisal does recommend species rich planting to enhance the wildlife potential of the scheme as part of a Landscape and Habitat Management Plan. This aligns with Policy ENV6 of the LDP and a condition has been attached to the recommendation to ensure that the Plan is submitted for approval which will satisfy the Council's "biodiversity and resilience of ecosystems duty" under Section 6 of the Environment (Wales) Act 2016 and guidance contained within TAN5: Nature Conservation and Planning (2009). Therefore, it is considered that, overall, there will be no significant adverse residual impacts on biodiversity.

In terms of the highway implications of the development, the scheme and the Traffic Assessment (TA) which accompanied the application have been considered in detail by the Head of Street Scene (Highways).

It is considered that although the shape and position of the building has changed for this application, the accommodation and projected end users of the building has not changed since the 2016 application.

Therefore, the previous Transport Assessment which seeks to quantify the projected traffic movements generated by the development remains valid. The TA concludes that the additional traffic generated by the development will have a minimal effect on the highway network in the locality of the site.

The development is expected to generate up to 18 additional vehicle trips in the AM peak period and up to 85 additional vehicle trips in the PM peak period on weekdays. The TA concludes that the additional traffic generated by the development will have a minimal effect on the highway network in the locality of the site and this conclusion is generally accepted by the Highway Authority. Furthermore single trips to Porthcawl are known to consist of high levels of cross visitation, such as multiple visits to the beach, café and shops. This has the effect of increasing the length of stay and is likely to result in the majority of vehicles seeking to park in the long stay car parks away from the development.

In terms of parking provision, which is effectively nil, given the location of the proposal and the need to ensure that the harbour access road remains clear at all times for the RNLI and the day to day workings of the Marina, the sustainable location of the site with access to local facilities, local public transport and walking and cycling routes, it is considered that it is acceptable and appropriate that there is no staff or public parking within the development site, however, in order to ensure that staff consider alternative means of transport other than the private motor vehicle, the applicant will provide a robust Travel Plan within 6 months of the development becoming operational which will include targets to encourage a transportation modal shift for staff and visitors to the site.

Even though it is estimated that the uses within the site would generate a total requirement for 131 spaces, plus spaces for 5 commercial vehicles to unload in close proximity to the retail/café/restaurant units, the Highway Officer has agreed that all public parking requirements for the site can be accommodated within the nearby public car parks.

With regard to the commercial parking requirement, it is accepted that the full provision of 5 spaces (as per SPG17 – Parking Standards) would not be feasible in this instance due to the constrained nature of the site.

The consented scheme included one additional commercial parking bay located to the immediate north of the commercial bays secured under the consent for the redevelopment of the Jennings Building (three in total) to be shared with the commercial occupiers of the Jennings Building.

However, the applicant's justification statement has now suggested that deliveries could take place from the highway/parking triangle area on the Esplanade. The Highway Authority has considered this proposal and although a number of kerb side parking spaces will be lost, the proposal is considered acceptable along with highway works to improve highway safety. A condition has been requested to secure a scheme to detail the creation of 1 dedicated loading bay in the Esplanade triangle area and the extension of the traffic island on the Esplanade itself. This extension will remove the potentially unsafe manoeuvre of delivery vehicles turning right out of the triangle and heading towards the Portway.

In addition to the above the commercial/delivery parking space will require a Traffic Order to remove the existing parking order and replace with a commercial vehicle loading order. Therefore, the developer will be required to enter into a Section 106 agreement to fund a change to legal traffic orders on the parking triangle of the Esplanade. The agreement should be signed prior to any consent being granted and the required funding will be in the sum of £8000 to cover the cost of publication of the Order, signing and yellow lining etc.

In terms of cycle parking, the Highway Officer considers that there is insufficient provision within the scheme. It is noted that the applicant has proposed a number of spaces at the entrance to the site; these spaces however, are considered to replace the cycle stands currently on site, which will be removed as part of this development. The developer will, therefore, be required to provide a scheme which delivers 30 cycle parking spaces (10 staff and 20 visitors) within the site to promote active and sustainable travel. A condition will be attached to the recommendation requiring details of a scheme to deliver the cycle parking spaces within the site to promote active and sustainable travel.

It is considered that occasionally and at certain particular times, vehicular access will be required into the harbour area by end users of the proposal. Access into the harbour is restricted through the use of a physical barrier with the barrier controlled by the Harbour Master (when on site) and by the issuing of key fobs. The applicant has made no indication of how this existing arrangement will be utilised by the proposed development and who will ultimately be responsible for the control of ad-hoc deliveries and training pool servicing vehicles. As a result, there are concerns in this regard due to the potential of vehicles not being admitted into the harbour area. This could result in other harbour vehicles being blocked or forced to reverse onto the highway to the detriment of highway safety. A condition is attached to the recommendation to address this concern with the creation of a delivery management plan.

Although the level of information submitted concerning site drainage is limited, the Council's Land Drainage Engineers and Dwr Cymru/Welsh Water have not opposed the development and recommend the imposition of a pre-commencement Planning condition requiring the agreement of a comprehensive drainage scheme dealing with both the disposal of foul and surface water. Any future drainage scheme for this site will ensure that there are no adverse impacts on third party land.

Section 3 of the Well-being 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. In fact, the development should positively contribute to sustainable development goals.

With regard to disabled access and facilities for all, paragraph 5.3.7 of Technical Advice Note 12: Design suggests that:

*Those seeking permission to build new and public commercial buildings are encouraged to include in their plans accessible 'Changing Places' toilet facilities in*

*addition to standard accessible toilets. Changing Places toilets are facilities specifically designed to accommodate adults whose needs are not met by standard disabled toilets. They incorporate adult-length padded and height-adjustable changing tables, hoists, peninsular WCs and shower facilities.*

The applicant has agreed to the provision of an accessible “Changing Places” toilet facility within the complex and the full details of this facility will be secured via a suitably worded condition.

## **CONCLUSION**

Having regard to the above, this application on balance is recommended for approval because the development complies with Council policy, guidelines and the Cosy Corner Planning Development Brief (Jan 2016). The scheme is a vital component of the Porthcawl Waterfront Regeneration Area that will preserve the character and appearance of Porthcawl Conservation Area and the setting of the Grade II Listed Jennings Building. Furthermore, the development will not adversely affect privacy, highway safety or visual amenities nor so significantly harm neighbours' amenities as to warrant refusal.

## **RECOMMENDATION**

A) The applicant enters into a Section 106 Agreement to provide a financial contribution in the sum of £8,000 to fund a change to the legal traffic orders on the parking triangle of the Esplanade;

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:-

Site Location Plan (1:1250) – received 28<sup>th</sup> August, 2018

Site Layout Plan – received 28<sup>th</sup> August, 2018

Landscape General Arrangement Plan – received 28<sup>th</sup> August, 2018

Lower Ground Floor Plan – received 28<sup>th</sup> August, 2018

Upper Ground Floor Plan – received 28<sup>th</sup> August, 2018

1<sup>st</sup> Floor Plan – received 28<sup>th</sup> August, 2018

2<sup>nd</sup> Floor Plan - received 28<sup>th</sup> August, 2018

Mezzanine Level Plan - received 28<sup>th</sup> August, 2018

Main Building – west elevation - received 28<sup>th</sup> August, 2018

Main Building – south elevation - received 28<sup>th</sup> August, 2018

Main Building – north elevation - received 28<sup>th</sup> August, 2018

Main Building – east elevation - received 28<sup>th</sup> August, 2018

Café/Bistro/Wine Bar/Micro-brewery – South and North Elevations and Section - received 28<sup>th</sup> August, 2018

Café/Bistro/Wine Bar/Micro-brewery – East and West Elevations - received 28<sup>th</sup> August, 2018

Exhibition Space, Green Room and Office Building – Floor Plans/General Arrangements – received on 28<sup>th</sup> August, 2018

Exhibition Building and Green Room - North West Elevation (1:100) – received on 22<sup>nd</sup> July, 2016

Exhibition Building and Green Room - North West Elevation (1:125) – received on 28<sup>th</sup> August, 2018

Exhibition Building and Green Room - North East Elevation (1:125) – received on 28<sup>th</sup> August, 2018

Exhibition Building and Green Room - South West Elevation (1:125) – received on 28<sup>th</sup> August, 2018

Performance Space Control Kiosk/Booth – Plans and Elevations – received on 28<sup>th</sup> August, 2018

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

2. The A3 units hereby approved (restaurant/bar/lounge; wine bar, micro-brewery and café/bistro) shall only be used for purposes falling within Class A3 of 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 and for no other purposes whatsoever.

Reason: For the avoidance of doubt as to the extent of the permission granted.

3. No development shall commence on site until there have been submitted to and agreed in writing by the Local Planning Authority full details of the:

- Windows – means of opening/ materials/ style/glazing specifications/obscure glazing
- Doors - means of opening/ materials/ style/glazing specifications/obscure glazing
- Tensile canopy specification
- Stone cladding
- Timber boardwalk timber specification, treatments dimensions
- Planting schemes
- Slate and ridge tiles specification
- Soffits and RWGs specifications
- Balustrading frame and glazing specifications
- Render specifications
- Colour scheme for all elements
- Public realm treatments
- Hoarding and signage

The development shall be carried out in accordance with the approved details.

Reason: To ensure that the elevations have an authentic character in the interests of the preservation of the setting of the Listed Building/s, as well as the preservation and enhancement of the character and appearance of the Porthcawl Conservation Area.

4. 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 future maintenance requirements, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to beneficial use commencing.

Reason: To ensure that effective drainage facilities are provided for the proposed development, to prevent hydraulic overloading of the public sewerage system and that flood risk is not increased.

5. No development shall take place, including any works of demolition/site clearance, until a Construction Traffic Method Statement has been submitted to and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to

throughout the construction period. The Statement shall provide for:

- i. The routing of HGV construction traffic to/from the site in order to avoid New Road and Porthcawl Town Centre.
- ii. The parking of vehicles of site operatives and visitors on site
- iii. Loading and unloading of plant and materials to avoid harbour operations
- iv. Storage of plant and materials used in constructing the development within the site
- v. wheel washing facilities
- vi. Measures to control the emission of dust and dirt during construction
- vii. The provision of temporary traffic and pedestrian management at the harbour access road and Esplanade footway.

Reason: In the interests of highway and pedestrian safety.

6. No development shall commence until a barrier and access management plan detailing how servicing vehicles and refuse vehicles will be effectively managed with the existing harbour operations to ensure the facilities are appropriately used at all times, has been submitted to and agreed in writing by the Local Planning Authority. The agreed barrier and access management plan shall be implemented in full prior to the development being brought into beneficial use and shall be adhered to thereafter in perpetuity.

Reason: In the interests of highway safety.

7. No development shall commence until a scheme for the provision of 1 commercial vehicle loading bay located in the Esplanade parking triangle has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the development being brought into beneficial use and thereafter retained in perpetuity.

Reason: In the interests of highway and pedestrian safety.

8. The developer will provide a retail delivery and servicing plan which is to be submitted to and agreed in writing by the Local Planning Authority no later than 6 months from the date of this Planning permission. All servicing and delivery vehicle movements to the site shall be made in accordance with the approved retail delivery and servicing plan once the development is brought into beneficial use and retained thereafter.

Reason: In the interests of highway safety.

9. The developer shall provide a signage scheme advising of the allowable vehicles into the harbour area which is to be submitted to and agreed in writing by the Local Planning Authority no later than 6 months from the date of this Planning permission. The approved signs shall be erected at the access, shall be fully implemented before the development is brought into beneficial use and shall thereafter be retained.

Reason: In the interests of highway safety.

10. The developer shall provide a scheme for the provision of 30 cycle parking stands and an integral cycle ramp on the stairs leading from/to the Esplanade which is to be submitted to and approved in writing by the Local Planning Authority no later than 6 months from the date of any consent granted. The stands and ramp shall be provided before the development is brought into beneficial use and retained in perpetuity.

Reason: In the interests of promoting sustainable means of travel to/from the site.

11. The site boundary fronting the Marina shall be set back and a 3 metre pedestrian and cycle shared path provided along the frontage, completed in materials as agreed in writing by the Local Planning Authority before the approved development is brought into beneficial use. The shared path shall thereafter be retained in perpetuity.

Reason: In the interests of Pedestrian and Highway safety.

12. Notwithstanding the requirements of Condition 10 above the developer will deliver the Transportation Implementation Strategy detailed in the submitted Transport Assessment by Lime Transport (section 6.1.2 refers) the details of which are to be submitted to and approved in writing by the Local Planning Authority no later than 6 months from the date of this Planning application consent. The measures in table 6.1 shall be implemented before the development is brought into beneficial use and retained thereafter in perpetuity.

Reason: In the interests of promoting a sustainable means of travel to / from the site.

13. No works shall commence on site until design details, duly certified by a professional Engineer, including full engineering details and structural calculations of the walkway/boulevard affecting the retaining wall abutting the highway have been submitted to and approved in writing by the Local Planning Authority. The retaining wall shall be rebuilt, where required, or constructed in accordance with the approved design and construction details prior to the beneficial use of the development commencing and shall thereafter maintained in perpetuity.

Reason: In the interests of highway and pedestrian safety.

14. The A3 units shall not be brought into beneficial use until details of the design, construction and maintenance of the extraction and odour abatement systems are submitted to and approved in writing by the Local Planning Authority. The details shall accord with the DEFRA Guidance on Control of Odour & Noise From Commercial Kitchen Exhaust Systems. The approved scheme shall be implemented prior to the beneficial use of the development commencing and all equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the approved details for as long as the use continues.

Reason: In the interests of residential amenity.

15. No development or site clearance shall commence until the Local Planning Authority has been informed in writing of the name of a professionally qualified Archaeologist who is to be present during the undertaking of any excavations in the development area so that a watching brief can be conducted. No work shall commence until the Local Planning Authority has confirmed in writing that the proposed Archaeologist is suitable. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the archaeological fieldwork being completed.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding heritage assets is preserved by record.

16. Before the beneficial use of the Maritime Centre Building commences, full details of the publicly accessible Changing Place facility hereby approved and directional signage that complies with BS 8300:2009 and guidance contained within the Changing Places Consortium's Practical Guide shall be submitted to and approved by the Local Planning Authority. The Changing Place facility and signs shall thereafter be installed in accordance with the approved plans and retained thereafter in perpetuity.

Reason: To comply with the requirements of paragraph 5.3.7 of Technical Advice Note 12: Design (2016).

17. No development shall commence until details of existing ground levels and proposed finished ground and floor levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

Reason: To ensure a satisfactory form of development.

18. Prior to the beneficial use of the Maritime Centre complex commencing, full details of the proposed means of illumination of the buildings, performance space and public realm shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development.

19. The development shall be implemented in accordance with the recommendations and conclusions contained within Section 6 of the Ecological Appraisal & Summary of BREEAM Ecology Credits Report. The proposed Landscape and Habitat Management Plan referred to in recommendations 6.4 and 6.5 of the report shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and shall be implemented in accordance with the approved details.

Reason: To satisfy the Local Planning Authority's "biodiversity and resilience of ecosystems duty" under Section 6 of the Environment (Wales) Act 2016.

20. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop and no further development shall take place until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

21. Any topsoil [natural or manufactured] or subsoil to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning



Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced.

22. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced.

23. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced.

\* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

Any scaffolding erected on or adjacent to the highway must be agreed with the Highway Maintenance Manager. The developer should contact the highway maintenance inspector for the area, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend. Telephone No. (01656) 642541.

Rainwater run-off shall not discharge into the highway surface-water drainage system. Failure to ensure this may result in action being taken under section 163 of the Highways Act 1980.

Adequate provision should be made to store all waste material produced and any receptacles to hold it e.g. wheelie bins, fully within the curtilage of the property. The applicant's attention is drawn to the fact that it is an offence under the Highways Act 1980 to obstruct the highway with such objects and that action will be considered to prevent any obstruction.

The Developer is reminded that consent under the Town and Country Planning Act 1990 conveys no approval under the Highways Act 1980 for works to be undertaken

affecting any part of the public highway including verges and footways and that before any such works are commenced the developer must:

- i) obtain the approval of Bridgend County Borough Council as Highway Authority to the details of any works to be undertaken affecting the public highway;
- ii) indemnify the County Borough Council against any and all claims arising from such works;
- iii) give not less than one calendar month's notice in writing of the date that the works are to be commenced to the Policy, Development and Transport Team Leader, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend. Telephone No. (01656) 642541.

The standard of illumination shall be such that no undue glare or distraction is occasioned to highway users.

The delivery parking area shall be defined by thermoplastic paint or a similar alternative.

The developer should make every effort to ensure surface water from any permanent surface drains onto adjacent porous surfaces, thereby reducing the demand on the drainage system. Alternatively, the developer may wish to explore the use of permeable materials for the access, parking and manoeuvring areas, although compacted chippings would not be considered acceptable. As a result of the above, impermeable surfacing such as concrete or tarmac extending across the full width of these areas should not be considered as a first option.

The applicant may need to apply to Dwr Cymru/Welsh Water (DCWW) for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption" – 7<sup>th</sup> Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)

The applicant is also advised that some public sewers and lateral drains may not be recorded on DCWW's maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist DCWW in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

**MARK SHEPHARD**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background papers**  
Cosy Corner Planning Development Brief (Jan 2016)

**REFERENCE:** P/18/518/FUL

**APPLICANT:** Anchormill Ltd c/o CLC, The Design Office, 19 Heol y Deri, Rhiwbina, CF14 6HA

**LOCATION:** Plot 65 Duffryn Oaks Drive, Pencoed CF35 6LZ

**PROPOSAL:** Amended dwelling house type

**RECEIVED:** 27 June 2018

**SITE INSPECTED:** 13 July 2018

## APPLICATION/SITE DESCRIPTION

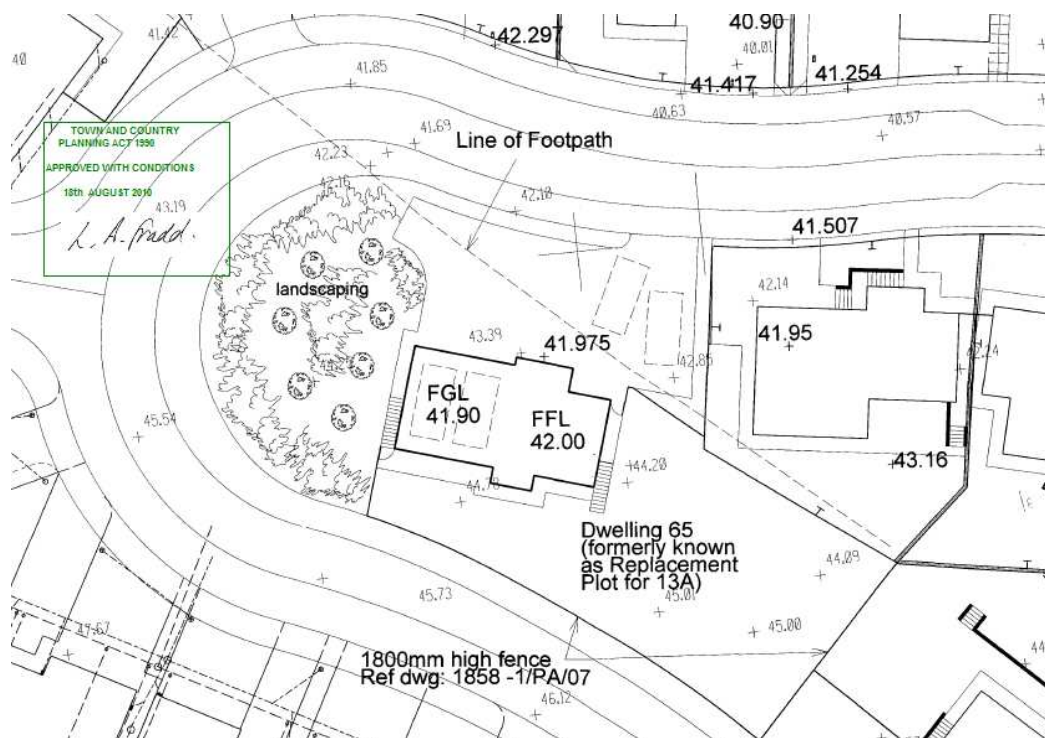
The application proposes the construction of a dwelling with an amended house type compared to the original approval under App. No. P/10/307/RES.

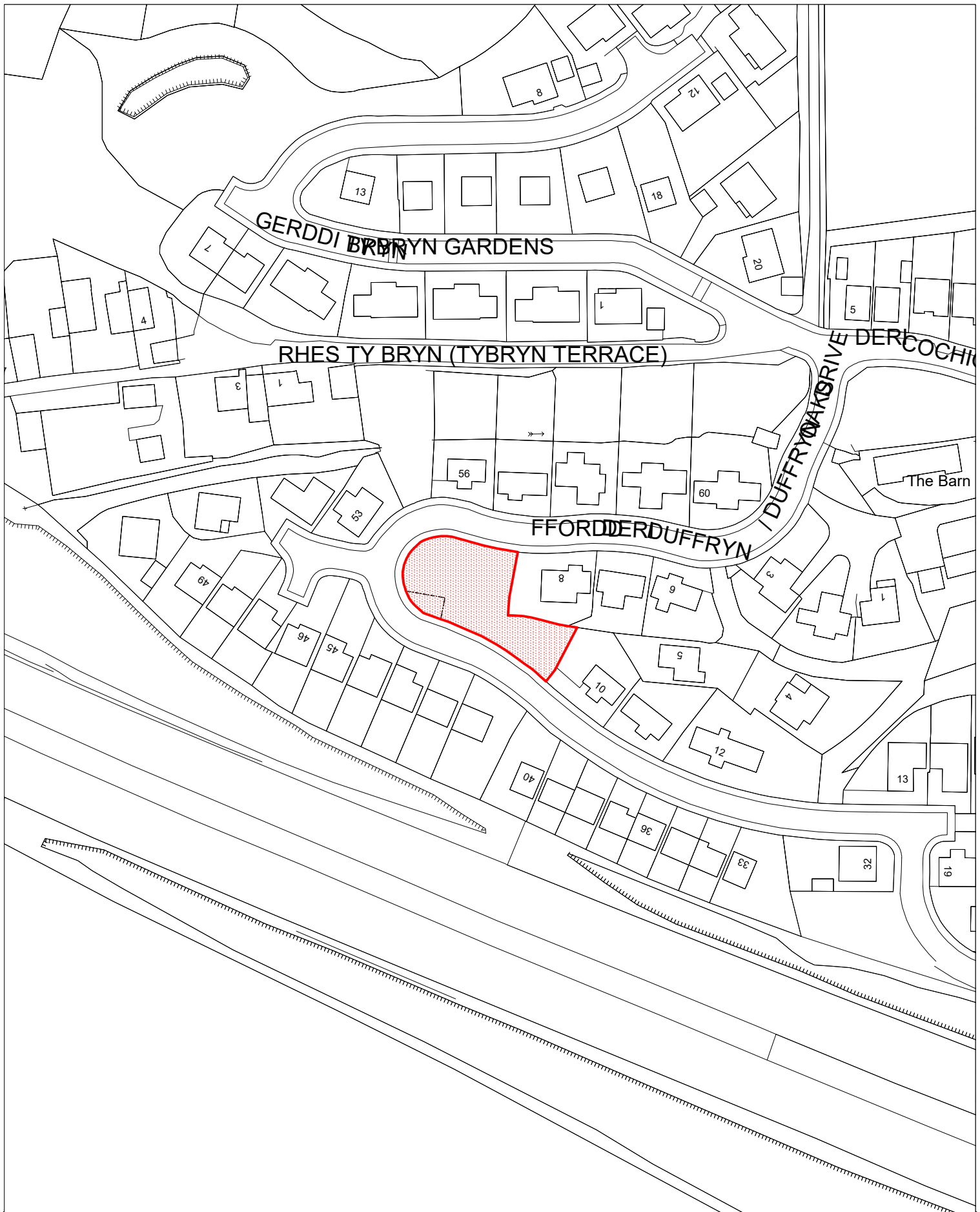
Reserved Matters approval (P/10/307/RES) was granted for one dwelling at the site following Outline consent P/09/435/OUT. The Reserved Matters approval was subject to conditions and App. No. P/18/69/RLX sought to remove conditions 1 and 2 through the submission of details and to vary the wording of conditions 8 and 9 of the Reserved Matters consent from “No development shall commence...” to “Prior to occupation...”

Work has commenced on site in the form of a drainage scheme and the recent S.73 consent (P/18/69/RLX) allows the development to be completed as approved under App. No. P/10/307/RES.

The site (Plot 65) has been the subject of numerous applications and appeals relating to the applicant’s attempts to develop it for two dwellings. It is also currently the subject of a live planning application for the construction of 1 No. detached 3 bed two storey dwelling (see planning history section below).

**Figure 1: Approved Scheme (P/10/307/RES)**





Page 36

**Scale 1:1,250**

**Date Issued:**  
15/11/2018

**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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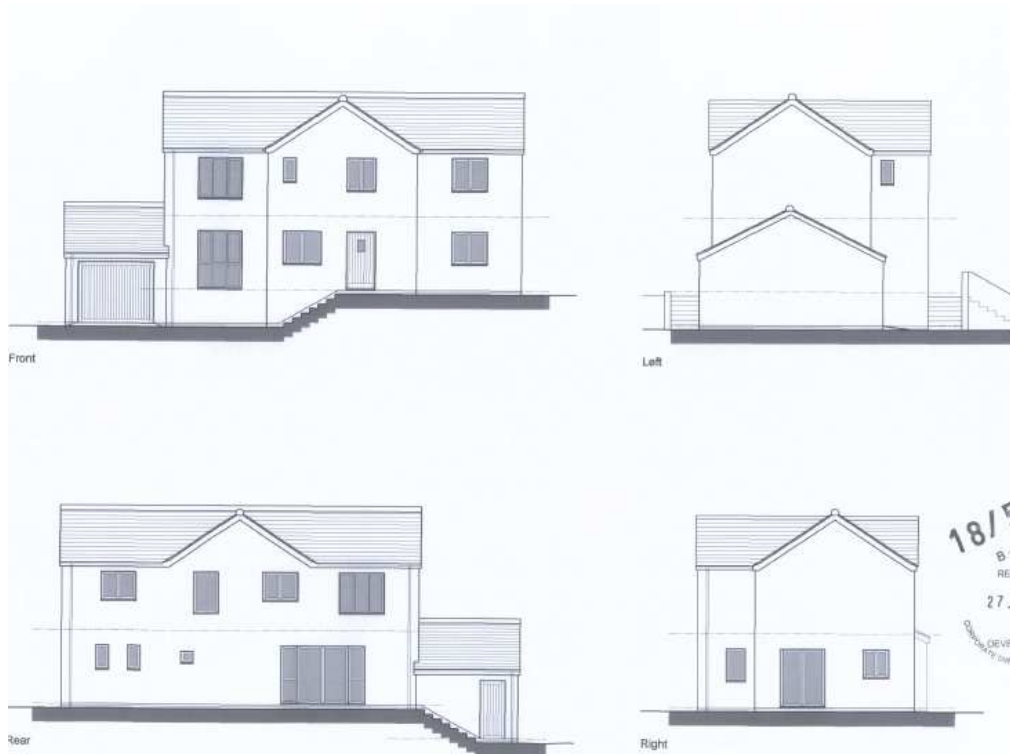
Cyngor Bwrdeistref Sirol  
Pen-y-bont-ar-Ogwr

**BRIDGEND**  
County Borough Council



**Figure 2: Proposed Scheme (P/18/518/FUL)**





In terms of its detail, the current submission is different to the earlier submission. The dwelling is now two storeys in height instead of a split level 2/3 storey dwelling and the garage has been relocated to the eastern end of the dwelling and is a single attached garage instead of an integral double garage. The footprint of the dwelling has been moved forward so that it is more in line with the remainder of the properties in this part of Duffryn Oaks Drive.

Three off-street parking spaces (as well as the single garage parking space) are provided at the front of the dwelling. It is proposed to enclose the site

The external finishes of the dwelling include coloured render walls, Marley Eternit Thrutche Blue/Black slate roof and black Upvc windows and doors.

Accommodation provided within the dwelling will comprise a central hallway, lounge, family room, cloakroom, utility room, kitchen and dining room at ground floor level and four bedrooms (one with en-suite) and a bathroom at first floor level.

The highway bounds the northern, western and southern boundaries of the site with the principal elevations facing northwards.

Land levels rise to the south and east and there are a number of mature trees and shrubs adjoining the northern site boundary. Departmental records confirm that the trees are protected by Ogwr Borough Council Tree Preservation No 3 Order, 1984. It was also noted that two converted storage container type structures, which were formerly used as the marketing suite for the surrounding residential development site, occupy the western section of the site. This area of the site is proposed to be soft landscaped as part of the scheme.

The application has been supported by a Tree Report and an Ecological Survey.

The sloping application site is located on the southern side of the highway within Duffryn Oaks Drive and adjacent to a hairpin bend. The site is shown on the following streetview images.

**Figure 3: Street View of the Plot and neighbouring properties (from the south)**



**Figure 3: Street View of the Plot and neighbouring properties (from the north)**



#### **RELEVANT HISTORY**

P/18/801/FUL - Construction of 1no. detached 3 bed two storey dwelling – yet to be determined

P/18/69/RLX - Removal of conditions 1 & 2 by the submission of details and vary the wording of conditions 8 & 9 to be prior to occupation, of consent P/10/307/RES – Conditional Consent – 9/4/18

P/18/526/FUL - Construction of 2no. detached 2 storey dwellings – Refused 31/8/18 – Appeal lodged on 5/10/18

P/17/760/FUL – 2 Dwellings – Refused – 16/11/17

P/10/307/RES - Reserved Matters for one dwelling - Conditional Consent - 18/08/10

P/09/435/OUT - Replacement for Plot 13A - Conditional Consent – 20/8/09

P/06/550/OUT – Erection of 19 dwellings – Conditional Consent – 16/6/06

P/03/667/RLX - Removal of Condition 14 of consent 02/1108 - Approved - 26/06/03

P/02/1108/FUL - 23 Dwellings - Conditional Consent - 15/04/03

## **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 31 July 2018.

## **CONSULTATION RESPONSES**

**The Head of Transportation and Development Section** – No objection subject to conditions.

**Welsh Water Developer Services** - No objection subject to conditions and advisory notes.

**Head of Street Scene (Land Drainage)** - No objection subject to conditions.

The Rights of Way Officer has confirmed that, following further checks, Footpath 5 Pencoed was diverted under the Highways Act 1980 on 30 July 2014 and confirmed on 13 January 2015. Therefore, the Rights of Way Section has no objections to the proposal.

Pencoed Town Council - It is noted objection has been received from neighbours and referred to BCBC therefore no further comment.

Councillor Julia Williams – Confirms that she has been contacted by a Planning Consultant acting on behalf of a local resident who is objecting to the scheme but she has been unable to comment or form an opinion on the application. However, she has indicated that she is prepared to meet local residents and requested clarification of the nature of the objections.

## **REPRESENTATIONS RECEIVED**

13 letters of objection have been received although two are from the same person and they are all from six different properties. In addition, 12 of the responses are identical as they are based on the Planning Consultant's written response on behalf of the occupiers of 57 Duffryn Oaks Drive together with an individual response from the occupier of 8 Duffryn Oaks Drive.

The grounds of objection can be summarised as follows:-

**Absence of detail** – It is considered that the scope of information submitted with the application is inadequate to enable proper assessment of the scheme. In particular the location plan does not provide sufficient information on levels and lacks sufficient topographical information or details of retaining structures, which in turn impacts on surface water drainage.



**Parking** – The submitted proposals will exacerbate safety concerns arising from on-street parking on a bend. It is essential that parking is provided on site. The garage and driveway are substandard so the site will only provide 2 parking spaces leading to more on-street parking.

**Landscaping** – The site is heavily landscaped with mature trees which contribute to the amenity of existing residents and the character and appearance of the area. It is considered that these trees are protected by a Tree Preservation Order. The application is not supported by a tree survey nor is there any explanation of which trees will be retained or lost. The application form states that there are no trees on site nor any that would contribute to the area's character.

**Biodiversity** – Bats and woodpeckers are regularly seen in the trees on the site. A Phase 1 Habitat Survey is required.

One of the objectors (the occupier of 8 Duffryn Oaks Drive) has also submitted an individual letter of objection which states:

*“The back of our house is south facing so we have no direct sunlight to the front at all. The only direct sunlight we have is later afternoon into early evening from the east to the back of our house. These houses would take that away completely. My chronic illness means I can spend a lot of time in bed and this would mean my view would be a brick wall and I would also be in shade as our French doors open up onto that land. Having no direct sunlight leaves me with extreme bone pain. I literally need the sunlight on my skin. Excess noise flares up my fibromyalgia making it so bad that not even morphine will control it. Just the thought of the disturbance from the machinery is making my anxiety worse. It is already a concern that the land has moved and broken through our boundary fence. Surely digging it will just make it more unstable.”*

A letter has also been submitted on behalf of the occupier of 57 Duffryn Oaks Drive by a Planning consultant objecting to the application. In summary:

- It is contended that the failure of the developer to discharge pre-commencement conditions attached to the approval of reserved matters in 2010 (P/10/307/RES refers) has resulted in the planning permission on the land having lapsed. The Authority appears to have accepted that the reserved matters consent was still live and had been implemented by virtue of the commencement of drainage works at the site.
- It is considered that, in accordance with the Whitley principle, material operations which are carried out in breach of a condition, which goes to the heart of the permission, cannot be treated as a lawful commencement of the development authorised by the permission. It is suggested that the Council should not accept that a lawful start has been made on site and, in effectively granting a new permission by allowing the variation of condition consent, there should have been a review of key issues such as ecology and loss of trees and landscaping.
- Our clients assert that they were not consulted on the application to vary conditions on the original permission, which effectively breathed new life into the consent. Indeed, it was only following works undertaken at the site recently that the local residents became aware of this application and decision. This is all the more surprising given that the Council had only recently refused planning permission for two dwellings at the site under reference P/17/760/FUL

- In terms of the fallback, the Planning consultant suggests that the approved scheme has been in existence for eight years without substantive implementation and, as the applicant is not willing or able to pursue the approved scheme, the Council is entitled to consider the approved scheme as having minimal weight as a fallback option.
- The Planning consultant also suggests that his clients were not notified of the previous applications to vary/remove conditions on the original consent (P18/69/RLX refers).

In respect of the specific details of the current application, the specific grounds of objection to the scheme are identical to those of the 11 letters of objection summarised above.

## **COMMENTS ON REPRESENTATIONS RECEIVED**

The following observations are provided in response to the objections raised:-

### **Absence of Detail**

Whilst the objectors have expressed concern regarding the adequacy of the site location, it is considered that the supporting plans and documents are sufficiently clear to enable identification of the site and its boundaries. Issues relating to levels and topography will be addressed in the following appraisal section of the report.

### **Parking**

Objectors consider that the submitted layout provides insufficient parking to serve the development on the basis that the internal dimensions of the garage are substandard. This assertion is incorrect as the garage has an internal width of 3m and an internal length of 6m, which complies with the Authority's parking standards and therefore constitutes a parking space. However, even if the garage is not used, the three on-site surface parking spaces are sufficient for the four bedroom property in line with the parking standards.

### **Landscaping and Biodiversity**

Local residents have highlighted that there are mature trees, which contribute to the amenity of existing residents and the character and appearance of the area. It has also been suggested that these trees are protected by a Preservation Order. During the processing of the earlier application in 2017, a review of the Tree Preservation Order records indicates that the area in the north western section of the site falls within Area A42 of the Schedule attached to Ogwr Borough Council Tree Preservation No 3 Order, 1984.

Given the planning history of the site, which indicates that much of the surrounding area has been cleared to facilitate the development that has occurred at Duffryn Oaks, it is considered doubtful that the trees presently on the site would be the same trees that were covered in 1984 by the Preservation Order. On this basis, it is questionable whether the trees are, in fact, protected by the Order.

Nevertheless, the proposed development will require the removal of a significant area presently covered with trees and vegetation and the submission has been accompanied by a tree survey and an ecological survey.

The Tree Survey highlights that the majority of the trees on site are classed as category C (low quality) or U (those in such a condition that they cannot realistically be retained as living trees). However, one group of Hazel, Hawthorn and Holly is classed as

category B (moderate quality) and the group, being sited at the easternmost point of the site, should not be affected the development. The plans also indicate that it is proposed to soft landscape the westernmost point of the site.

The Ecology Survey concludes that, due to the lack of any evidence of protected species on the site, the limited vegetation on this site and the localised nature of the development, it is unlikely that there will be any potential negative impacts on protected species or sites. However, the report recommends mitigation measures to reduce the potential impact of the development including clearance outside the bird nesting season, retention or replacement of mature trees within the site boundary, the provision of 2 bird boxes/bat boxes, new planting along the site boundaries and the use of hedgehog friendly fencing. It is considered that a condition can be attached to the recommendation seeking a detailed landscaping scheme for the site.

In response to the objections from 8 Duffryn Oaks Drive, it is considered that the objections mainly relate to the scheme for two dwellings on this site (P/18/526/FUL). However, the garden area to the east of the proposed dwelling is at a higher level than 8 Duffryn Oaks Drive and the future use of this area could have an impact on the privacy and residential amenities of the neighbouring property and conditions are attached to the recommendation to restrict the scope for development in this sloped area of garden. Any noise during the construction period is unavoidable and the single storey garage element of the scheme is at least 4.7m away from the shared boundary.

In response to the Planning agent's comments, the Authority has acknowledged that works for the installation of drainage for the previously consented development (P10/307/RES) were undertaken in 2012 albeit without discharging a number of pre-commencement conditions attached to the consent.

The pre-commencement conditions not discharged at that time related to materials, certification of any retaining structures and tree planting and the Council considers that these matters do not go to the heart of the permission and therefore the consent remained live.

On this basis, the Council allowed the variation of conditions attached to the 2010 Reserved Matters approval earlier this year in April, 2018. The decision notice, issued in 2018, reviewed all of the conditions attached to the original approval, not only those which the application sought to vary. As a technical submission dealing with mainly procedural matters relating to the acceptability of details to meet the requirements of conditions, public consultation was not considered necessary.

## **APPRAISAL**

The application is referred to the Development Control Committee so that members can consider the objections raised by local residents.

The main issues to consider in this application relate to the principle of allowing a single dwelling on this plot in an area of Pencoed where developments that generate a net increase in vehicular traffic movement to the west of the railway line will not be permitted, the impact of the proposed development on the character and appearance of the street scene and wider area and the potential impact on the neighbouring properties. Parking provision, landscaping and biodiversity are also material considerations in this instance.

The application site lies within the settlement boundary for Pencoed as designated by Policy PLA1 of the Bridgend Local Development Plan (LDP). In addition, the site forms

part of a larger site designated by Policy COM2(27) for residential development outside the strategic regeneration growth areas.

The allocation estimates the number of units to be provided as 35. A review of the Planning history of the area reveals that Planning permission was initially granted in 2003 (P/02/1108/FUL refers) for 23 dwellings which includes the current application site. Subsequently, in 2006 (P/06/550/OUT refers) consent for a further 19 units on land immediately to the south and east of the 2003 consent was granted.

This Outline consent for the 19 units was renewed in 2009 (P/09/345/OUT refers) and a separate Outline Planning permission (P/09/435/OUT refers) for a single replacement plot on the application site itself was also approved conditionally. Approval of the Reserved Matters for the single dwelling was issued the following year in 2010 (P/10/307/RES refers).

Although the number of units exceeded the estimate, Policy COM3 of the LDP permits residential developments within settlement boundaries on windfall and small scale sites ... or the re-use of vacant or under-utilised land where no other LDP policy protects the building or land for an existing or alternative use.

In addition, as the applicant has started on site and the Council allowed the removal/variation of conditions attached to the 2010 Reserved Matters approval earlier this year, there is a fall back option in place and the scheme as approved in 2010 could be re-started tomorrow. The fact that this proposal only relates to an amended design of a previously consented dwelling also means that the proposal accords with Policy PLA6 of the LDP as it will not result in a net increase of traffic to the west of the railway line.

However, Officers consider that the proposal is an improvement on the consented scheme due to its re-siting within the site and its reduction in scale and height.

It is therefore considered that, in principle, subject to satisfying the requirements of LDP Policy SP2 and other relevant policies within the plan, a single residential dwelling would be considered acceptable on this site.

It is considered that the proposed dwelling reflects the scale, design and materials of the residential estate. Whilst the application site occupies a prominent plot at the end of a row of detached properties and is surrounded on three sides by a highway, it is considered that the overall design and siting of the proposed dwelling within the plot is in keeping with the surrounding area

With regard to the impact of the development on the street scene, the property will be set back from the main road due to its large rear garden and the need to accommodate parking at the front of the property. However, it will follow the building line of neighbouring properties and will be set at a lower level than the consented dwelling which will reduce its prominence in the streetscene. The only concern relates to the proposed 1.5m high close boarded fence close to the southern boundary of the site. It is considered that a fence close to the back of the highway and pavement at this point would introduce an alien and overly prominent feature in this estate and a condition is attached to the recommendation to seek a revised scheme of enclosure.

Accordingly, subject to conditions seeking a revised positioning for the boundary fence, the proposed development is considered to be of a suitable design and scale that will not adversely impact upon the character and appearance of the street scene or wider

area and therefore accords with Policy SP2 of the Bridgend Local Development Plan 2013 and notes 11 and 12 of the Council's SPG02: Householder Development.

In terms of scale, although the proposed site plan indicates the finished floor levels of the proposed dwelling, there is no information demonstrating how these levels will relate to the existing properties adjoining the site. As indicated in the description of the development, the land in this area slopes from south to north and it is noted that the properties to the south (Nos 41-45 inclusive) are set at a significantly higher level than the application site. It is considered that these neighbours will not be adversely affected by the proposed new dwellings.

With regard to the properties to the north, these dwellings are set slightly below and across the level of the highway. Similarly, the dwelling abutting the eastern site boundary lies at a slightly lower level than the application site. On site and adjoining land levels will be sought through condition to fully address the potential impact of the scheme on that property. However, due to the separation distance between the buildings and the lack of windows in the east facing gable end of the dwelling, the proposal should not have a detrimental impact on the privacy or residential amenities of the adjoining occupier at 8 Duffryn Oaks Drive.

The Authority's Supplementary Planning Guidance 02 at paragraph 4.6.1 states that a sense of privacy within a house and a freedom from overlooking in at least a part of the garden are aspects of residential amenity. In this case, whilst the submitted proposals will not result in the immediate neighbour being overlooked from habitable room windows, there would be the potential for persons using the south eastern section of the garden to look into the rear private amenity space and windows in the rear elevation of this adjoining property due to the difference in land levels.

Whilst it is acknowledged that pedestrians walking along the pavement abutting the southern application site boundary are currently afforded views into the rear of 8 Duffryn Oaks, these will be transitory and at a greater distance from this property than those from the garden of the proposed dwelling.

Whilst it is not particularly suitable for use apart from as incidental garden space, the future occupier could introduce buildings or decking in this area to the detriment of the residential amenities of the occupiers of adjoining properties. Therefore, permitted development rights will be removed by condition to preserve existing privacy levels.

Therefore, subject to conditions, it is considered that the proposed dwelling will not have a significant adverse impact on neighbouring properties and therefore accords with Policy SP2 of the Bridgend Local Development Plan 2013 and the Council's SPG02: Householder Development.

The proposed development will result in an adequate amount of amenity space to serve the dwelling due to the large plot in which the dwelling sits.

Also, as the proposed development results in the creation of a garage, together with a relatively large driveway for three cars, it is considered that there is adequate off-street parking at the site and therefore the proposed development accords with Policies SP2 and PLA11 of the Bridgend Local Development Plan 2006-2021 and SPG17: Parking Standards.

The Council's Drainage Officer has requested a condition to be attached to any permission granted that requires further details regarding foul and surface drainage

layout and the agreement in principle with Welsh Water regarding any additional connections of foul and surface water sewers to the existing public system.

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 21 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 development and the site, and in view of the conclusions of the Tree and Ecology Surveys, it is considered that there will be no significant adverse residual impacts on biodiversity.

Therefore, if the mitigation measures as recommended in the Ecology report are implemented, 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 TAN5: Nature Conservation and Planning (2009) and relevant LDP policies.

Wellbeing of Future Generations (Wales) Act 2015

Section 3 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.

## **CONCLUSION**

This application is recommended for approval because the development complies with Council Policy and guidelines, will not generate a net increase in vehicular movements, is acceptable in design and residential terms and is in keeping with adjoining properties. In addition, Officers are satisfied that the trees and vegetation on the site do not sustain protected species and are not worthy of retention. Therefore, having taken the comments of local residents plus the fallback position into consideration, on balance, the scheme is an acceptable alternative to the consented design and is recommended for approval subject to conditions.

## **RECOMMENDATION**

(R02) That permission be GRANTED subject to the following condition(s):-

1. The development shall be carried out in accordance with the following approved plans:-

Site Location Plan – received 27<sup>th</sup> June, 2018

Site Layout Plan – received 27<sup>th</sup> June, 2018

Site Layout Plan (Drainage) – received 27<sup>th</sup> June, 2018

Proposed Floor Plans – received 27<sup>th</sup> June, 2018

Proposed Elevations – received 27<sup>th</sup> June, 2018

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

2. 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 future maintenance requirements, has been submitted to and approved in writing by the Local Planning Authority; the approved scheme must be implemented prior to beneficial use commencing.

Reason: To ensure that effective drainage facilities are provided for the proposed development, to prevent hydraulic overloading of the public sewerage system and that flood risk is not increased.

3. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the

environment.

4. 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 future maintenance requirements, has been submitted to and approved in writing by the Local Planning Authority; the approved scheme must be implemented prior to beneficial use commencing.

Reason: To ensure that effective drainage facilities are provided for the proposed development, to prevent hydraulic overloading of the public sewerage system and that flood risk is not increased.

5. The proposed forward vision splay shown on drawing T2368/PA/02 shall be provided before the development is brought into beneficial use and retained as such thereafter.

Reason: In the interests of highway safety.

6. No structure, erection or planting exceeding 0.6 metres in height above adjacent carriageway level shall be placed within the required vision splay areas at any time.

Reason: In the interests of highway safety.

7. The parking area shall be completed in permanent materials in accordance with the approved layout prior to the development being brought into beneficial use and retained for the purpose of parking in perpetuity.

Reason: In the interests of highway safety.

8. The driveway/parking hereby approved shall be at a gradient not steeper than 5% (1 in 20).

Reason: In the interests of highway safety.

9. No development shall commence on site until engineering details of any retaining wall abutting / affecting the highway, including calculations certified by a professional engineer, have been submitted to and approved in writing by the Local Planning Authority. The retaining walls shall be constructed in accordance with the approved details prior to the completion of the dwelling and shall be retained in perpetuity thereafter.

Reason: In the interests of highway safety.

10. No development shall commence until a scheme for permanently stopping up the existing vehicle access and reinstating the vehicular crossing as footway has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the development being brought into beneficial use.

Reason: In the interests of highway safety.

11. No development shall commence until details of existing ground levels and proposed finished ground and floor levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

Reason: To ensure a satisfactory form of development.



12. No development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

13. Notwithstanding the plans hereby approved and the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) (as amended) no development shall be carried out which comes within Parts 1 (Classes A, B, C, and F) and 2 (Class A) of Schedule 2 of this Order, without the prior permission of the Local Planning Authority.

Reason: To enable the Local Planning Authority future control over the scale of development as well as the installation of new windows or dormers or the extension of the property to the rear, in the interests of the residential amenities of adjacent properties and to protect the amenity space provided within the property.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) (as amended) no building, structure or enclosure required for a purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected, or placed within the curtilage as hereby extended without the prior written consent of the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the scale of development.

15. Notwithstanding the plans hereby approved, no development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a plan indicating alternative positions, design, materials and type of boundary treatment to be erected and a timetable for its implementation. Development shall be carried out in accordance with the agreed plan and timetable.

Reason: To ensure that the general amenities of the area are protected.

16. The development shall be implemented in accordance with the mitigation measures as referred to in the recommendations and conclusions contained within Extended Phase One Ecology Survey Report and the scheme of mitigation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To satisfy the Local Planning Authority's "biodiversity and resilience of ecosystems duty" under Section 6 of the Environment (Wales) Act 2016.

17. No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason: To ensure a satisfactory form of development.

18. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory form of development.

**\* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS**

The highway infrastructure within this site has not been adopted by the Highway Authority, and is not the subject of any agreement to adopt it. The applicant should liaise with the estate developer before creating, altering or reinstating any vehicular crossover or constructing any retaining walls which may affect the stability of footways or carriageway as these operations may ultimately affect the potential to adopt the Highway infrastructure.

Rainwater run-off shall not discharge into the highway surface-water drainage system. Failure to ensure this may result in action being taken under section 163 of the Highways Act 1980.

To satisfy the above drainage conditions, the applicant must:

- Provide a foul and surface water drainage layout identifying both sewers and their connection points to the DCWW sewers located in the highway;
- Provide an agreement in principle from DCWW with regards to the proposed foul and surface water connections to the existing public sewers.

The applicant may need to apply to Dwr Cymru/Welsh Water (DCWW) for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption" – 7<sup>th</sup> Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)

The applicant is also advised that some public sewers and lateral drains may not be recorded on DCWW's maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist DCWW in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

**MARK SHEPHARD**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background papers**

None.

**REFERENCE:** P/18/564/OUT

**APPLICANT:** Mr D Williams  
Broadlands House, Heol Blandy, Broadlands, Bridgend, CF32 0NS

**LOCATION:** Garden of Broadlands House, Heol Blandy, Broadlands CF32 0NS

**PROPOSAL:** Residential development for 3 new build dwellings

**RECEIVED:** 9 July 2018

**SITE INSPECTED:** 22 August 2018

## **APPLICATION/SITE DESCRIPTION**

The application seeks Outline planning permission with all matters reserved for future approval for residential development on land at Broadlands House, Cwrt Newydd, Broadlands, Bridgend.

The scheme proposes the erection of three, new build, detached dwellings with associated access from Cwrt Newydd.

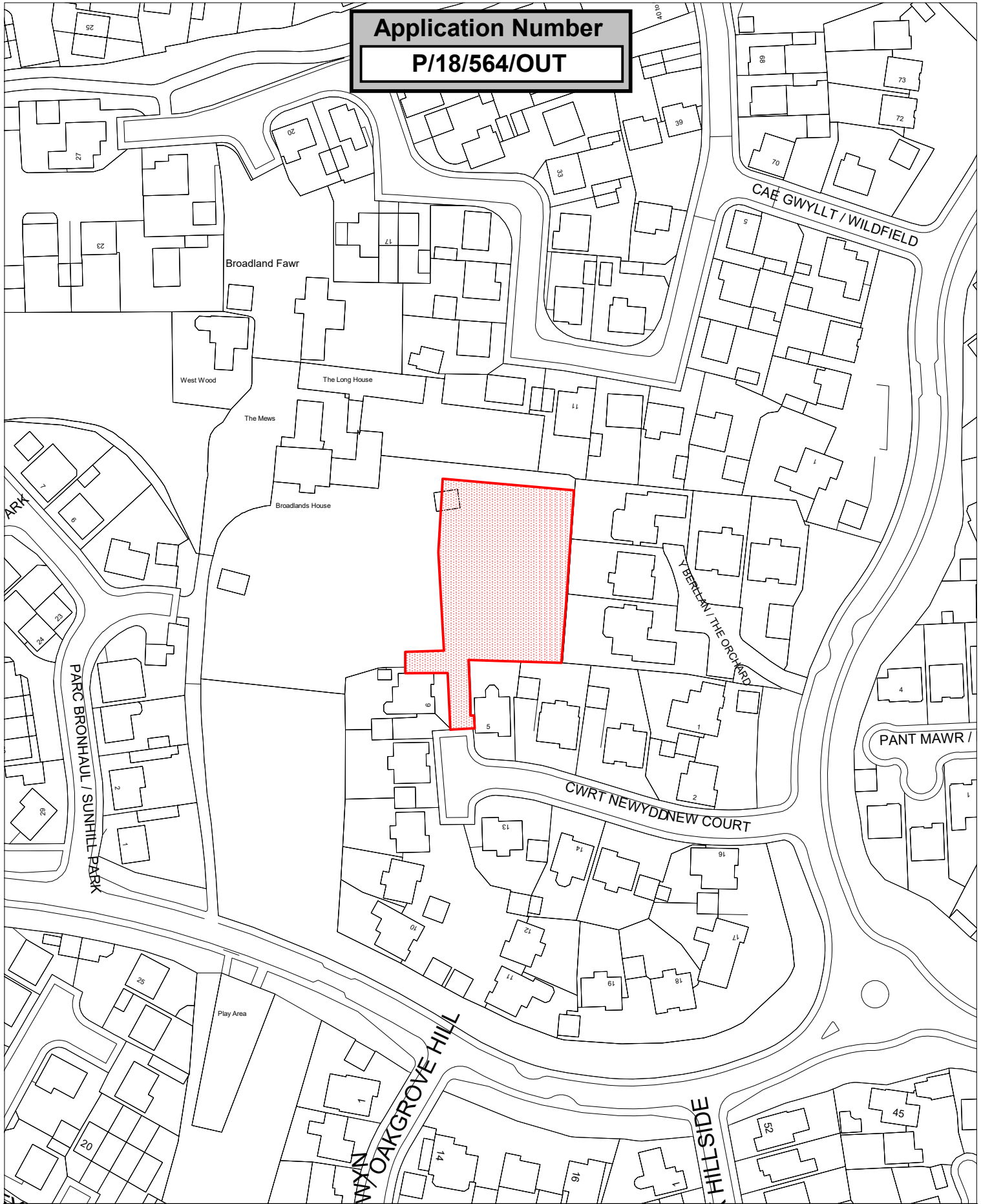
The application has been submitted in Outline with all matters reserved for future consideration (access, layout, landscaping, appearance and scale). An indicative layout plan and parameters of the development (maximum-minimum dimensions) accompanies the Planning application in accordance with the provisions of the Town and Country Planning (Development Management Procedure) Wales Order 2012 (as amended). The indicative plans and supporting information indicates the proposed dwellings would be sited broadly in a linear fashion along the eastern aspect of the existing garden space associated with Broadlands House (Grade II Listed Building).

The scale parameters of the proposed dwellings are two storey properties of a 9m height and 11m – 12m length by 10m – 12m depth. Three car parking spaces would be provided for each residential unit (a garage and two driveway spaces) and two visitor spaces would also be accommodated within the site. Rear and front garden areas would be created to serve the proposed new dwellings. As part of the proposal it is also detailed 4 car parking spaces would be retained for 6 Cwrt Newydd to the immediate north of this existing dwelling building.

The application site comprises a broadly rectangular parcel of land that covers an area of approximately 0.15 hectares. The site slopes gradually from the north west to the south east. It currently mainly comprises scrubland forming part of the garden amenity space of the adjoining Broadlands House. The site is vacant apart from a small summer house associated with the adjoining property located to the north west corner of the site. The site is bounded by existing residential development to the north, east and south (Broadlands Housing Estate). A tennis court serving Broadlands House is located directly towards the west of the application site. The application site is situated within the residential settlement boundary of Bridgend as defined by Policy PLA1 of the Local Development Plan (LDP) 2013.

**Application Number**

**P/18/564/OUT**



**Scale 1:1,250**

**Date Issued:  
15/11/2018**

**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 Siroi



**Figure 1: Proposed indicative site layout**



The Planning history of the site reveals permission was recently refused for the erection of a building to house supported living accommodation on the site (Planning applications P/16/423/FUL and P/17/698/OUT refer). Outline Planning permission was previously granted in January 2008, however, to erect two residential plots at the site (P/07/1031/OUT refers).

### **RELEVANT HISTORY**

P/17/698/OUT - Construction of up to 12 assisted living units (providing care for persons with learning disabilities) and associated works – Refused 01 February 2018.

P/16/423/FUL - 12 x 1 bedroom units & 2 x 2 bedroom units (14 total) for supported living - Refused 28 November 2016.

P/15/644/FUL – Erection of building to house 14 Supported Living Units – Withdrawn 22 February 2016.

P/07/1031/OUT – 2 Plots off Cwrt Newydd, Broadlands, Bridgend – Granted 18 January 2008.

### **NEGOTIATIONS**

The applicant was requested to submit an accurate red line boundary plan for the development site, including revised details for the access and a plan detailing off-street car parking provision for number 6 Cwrt Newydd. The applicant also submitted clarification/title deeds confirming ownership of the access route to the site.

### **PLANNING POLICY**

#### **Local Policies**

The Development Plan for the area comprises the Bridgend Local Development Plan (LDP) 2006 - 2021, which was formally adopted by the Council in September 2013, within which the following Policies are of relevance:

<b>Policy PLA1</b>	Settlement Hierarchy and Urban Management
<b>Policy PLA11</b>	Parking Standards
<b>Policy SP1</b>	Regeneration-Led Development
<b>Policy SP2</b>	Design and Sustainable Place Making
<b>Policy SP3</b>	Strategic Transport Planning Principles
<b>Policy SP4</b>	Conservation and Enhancement of the Natural Environment
<b>Policy SP5</b>	Conservation of the Built and Historic Environment
<b>Policy SP12</b>	Housing
<b>Policy COM3</b>	Residential Re-Use of a Building or Land
<b>Policy ENV6</b>	Nature Conservation
<b>Policy ENV7</b>	Natural Resource Protection and Public Health
<b>Policy ENV8</b>	Heritage Assets and Regeneration
<b>Policy ENV15</b>	Waste Management in New Development

### **Supplementary Planning Guidance**

- SPG 02** Householder Development
- SPG 08** Residential Development
- SPG 17** Parking Standards
- SPG 19** Biodiversity and Development

### **National Planning Policy and Guidance**

National planning guidance in the form of Planning Policy Wales (Edition 9, November 2016) (PPW) is of relevance to the determination of this application.

Chapter 9 of PPW is of relevance in terms of the advice it provides regarding new housing. Whilst the bulk of Chapter 9 is of relevance to housing proposals in general, the following is considered to be of specific reference to this proposal:

*9.3.2 Sensitive infilling of small gaps within small groups of houses, or minor extensions to groups...may be acceptable, though much will depend upon the character of the surroundings and the number of such groups in the area.*

*9.3.3 the cumulative effects of development or redevelopment.... should not be allowed to damage an area's character or amenity.*

### **Technical Advice Notes:**

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 5 – Nature, Conservation and Planning (2009)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 18 – Transport (2007)
- Technical Advice Note 24 – The Historic Environment (2017)

### **Wellbeing of Future Generations (Wales) Act 2015**

Section 3 of the Act 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.

## **PUBLICITY**

The application has been advertised on site and by means of press notice.

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 25 October 2018.

## **CONSULTATION RESPONSES**

*Welsh Water Developer Services* - No objection subject to the imposition of standard advisory notes/condition.

*Head of Street Scene (Waste & Recycling)* - Comments that private access roads can limit accessibility by the Council's waste contractor. This may result in residents having to deposit waste and recyclables for collection beside the nearest adopted footpath. The developer should therefore consider provision of a suitable collection point to avoid inconveniencing other residents (such a matter would be more appropriately considered at the Reserved Matters stage should Outline Planning permission be granted for the proposal).

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

*Head of Street Scene (Drainage)* - No objection subject to the imposition of conditions regarding the drainage of the development.

*Destination & Countryside Management* - Advise the application site contains mature vegetation including trees. This is not however considered a reason to warrant the refusal of the application although an advisory note is recommended should Planning permission be granted for the development in relation to nesting birds.

*Laleston Community Council* - Consulted 20 July 2018, no comments received on the application.

*Public Protection, Shared Regulatory Services* - No objection subject to standard advisory notes/conditions.

*Conservation & Design* - No objections raised against the Planning application.

## **REPRESENTATIONS RECEIVED**

Objections have been received from the occupiers of the following neighbouring properties:

- 3 Cwrt Newydd
- 4 Cwrt Newydd
- 5 Cwrt Newydd
- 7 Cwrt Newydd
- 8 Cwrt Newydd
- 12 Cwrt Newydd
- 13 Cwrt Newydd
- 15 Cwrt Newydd
- 19 Cwrt Newydd
- 1 Y Berllan
- 2 Y Berllan

The following is a summary of the objections/concerns received from local residents:

### 1. Plan Inaccuracy

The submitted plans do not accurately reflect the boundary lines between neighbouring properties in the area and the position of the access route is incorrect and misleading. For Outline approval to be granted, it should be accurate, clear and specific.

### 2. Highways

The submission does not include appropriate provision of adequate off street car parking for the existing property known as 6 Cwrt Newydd.

The access to the parking for 6 Cwrt Newydd appears too narrow to make it safe for use.

The driveway for no.6 is too narrow to become an access road, this was not the purpose of the original development and no.6 must retain parking facilities.

Parking provision is not satisfactory for the development and should be increased to 4 spaces for each house plus garage.

The proposal would result in the creation of a thorough-fare through to Broadlands House.

The parking provision for 6 Cwrt Newydd appears to fall outside the curtilage of this property and it should be ensured that any such arrangement should be permanent and give independence for no.6 whilst maintaining the integrity of no.6 as an individual property with full control of its required parking spaces.

Consideration should be given to the adequate provision of space within the site for parking, manoeuvring, loading and unloading, which from the amended site layout plan appear to be somewhat limited.

The proposed dwellings may not include ample parking, resulting in vehicles being parked on the existing Court to the detriment of safety.

Imposing a new development of 5 bedroom houses onto a small established cul-de-sac comprising of only 4 bedroom houses, accessed via a driveway constructed to service a single residence would be overwhelming and set a precedent for future inappropriate development within the Broadlands residential area.

The access to the site is not safe; its narrowness posing risks to existing and proposed residents and pedestrians using it.

Increased traffic flows and issues on the cul de sac, with likely further on street parking restricting the movement of large emergency vehicles.

### 3. Loss of Amenity

As the development backs on to garden areas it would dominate the outlook and privacy levels currently enjoyed in the area, and impact levels of daylight received.

### 4. Boundary Treatments

What are the intentions for the existing boundary treatments including the laurel hedge that exists to the eastern side of the development and abuts the boundary fence to the rear of Y Berllan although doesn't seem to feature in the application. Removing hedges/planting against the existing boundary fencing would undermine the fences which should be repaired/replaced by the developer.



#### 5. Overdevelopment.

The scheme could result in overdevelopment to the detriment of the neighbourhood.

#### 6. Archaeological interest of the site

The correspondence raised by Glamorgan-Gwent Archaeological Trust in December 2015 in response to application P/15/644/FUL is still relevant to this application.

#### 7. Property Value

Negative impact on existing property values.

#### 8. Planning History

Permission was previously granted for 2 dwellings on the site and we are now already witnessing an addition to the previously approved numbers. We could witness more applications for dwellings on the site and the development should be restricted to two houses as previously approved. Consent was previously restricted to two dwellings to protect the safety and free flow of traffic on the surrounding highway network and an additional large dwelling would likely compromise highway safety.

#### 9. No consultation with residents by the applicant

The applicant has failed to consult with local residents who will be directly impacted by the proposal.

#### 10. Design

Inappropriate design and use for residential area

#### 11. Drainage

Negative impact on drainage

### **COMMENTS ON REPRESENTATIONS RECEIVED**

#### 1. Plan Inaccuracy

The Outline Planning application is accompanied by appropriate information and indicative drawings as required by The Town and Country Planning (Development Management Procedure) Wales Order 2012 (as amended) to allow the application to be appropriately assessed and determined. The characteristics and relationship of the development proposal to existing neighbouring plots has also been assessed during the Officer site inspection and the applicant has submitted revised red line boundary plans during the processing of the application. A title deed plan to clarify the ownership of the application site and the proposed means of access has also been provided. The application is accompanied by a signed Ownership Certificate A - detailing the applicants are the sole owners of the land and it is considered the submitted information is appropriately clear to determine this Outline Planning application.

#### 2. Highways

The transportation and highway safety implications of the proposal have been fully considered by the Transportation Development Control Officer who raises no objections against the Planning application.

#### 3. Loss of Amenity

The indicative drawings submitted with the Outline proposal highlight that, in principle, the development of three dwellings could be appropriately accommodated on the site without seriously compromising the outlook, levels of privacy and levels of daylight received within neighbouring properties. The rear garden spaces of the proposed dwellings (that generally measure 10.5m in length) would satisfactorily offset the new buildings from adjoining plots that back onto the site with such a proposal having no serious impact on levels of residential amenity currently enjoyed in the locality.

#### 4. Boundary Treatments

The application is submitted in Outline at this stage and such matters as the landscaping and means of boundary treatment for the site would be appropriately controlled through condition at the Reserved Matters application stage should Outline Planning permission be granted in this instance. Damage and maintenance issues surrounding existing boundary fencing around the site are private matters that are not considered material to the determination of this application.

#### 5. Overdevelopment.

On the basis of the submitted information and indicative plans presented, the site is considered capable of accommodating three residential plots that are in-keeping with the general character of neighbouring plots. Appropriate parking facilities and amenity space would be provided for each plot, with a spacious curtilage also being retained for the existing host dwelling and, therefore, the scheme would not result in the overdevelopment of the site.

#### 6. Archaeological interest of the site

When commenting on the previous application on the site to erect assisted living units (P/17/698/OUT refers – comments raised October 2017), Glamorgan Gwent Archaeological Trust (GGAT) commented that:

*the site of the proposed development was included in an archaeological desk-based assessment of a much larger area by GGAT which noted several potential archaeological interests but none within the application area. Subsequently, several archaeological evaluations and watching briefs have occurred within the surrounding vicinity of the proposed application, which have produced negative results... it is unlikely that significant features would be disturbed during the proposed development that would require mitigation. As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application.*

#### 7. Property Value

Decreased property value as a result of the development is not a material Planning consideration.

#### 8. Planning History

Due regard has been given to the Planning history of the site although the current application should be judged on its own Planning merits as fully discussed in the Appraisal Section of this report with due regard to highway safety.

#### 9. No consultation with residents by the applicant

Given the scale and nature of the development proposal (that is not a major Planning application as prescribed by The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)) the applicant was under no requirement to consult with local residents prior to the submission of this application.

#### 10. Design

Whilst noting the application submission is Outline in nature and the final design of the dwellings would be considered through the submission of a Reserved Matters application should Outline permission be granted, it is considered that the dwellings could be appropriately designed to reflect the character and design of neighbouring residential units. Residential use of the existing garden curtilage is also considered compatible and in-keeping with the residential uses that surround the application site.

## 11. Drainage

Following consultation with the relevant drainage bodies, no objections have been raised against the application subject to the imposition of conditions should permission be granted for the development.

## **APPRAISAL**

The application is referred to the Development Control Committee to consider the objections raised by local residents.

The application seeks Outline consent for the erection of three detached dwellings within the front garden space of Broadlands House, Broadlands.

The key issues to consider in the determination of this application are the principle of the development, its impact on the character and appearance of the existing locality including the nearby Broadlands House (Listed Building), the impact on neighbouring properties, highway safety, land drainage and ecology.

The application site is located within the designated settlement boundary of Bridgend as defined by Policy PLA1 of the Bridgend Local Development Plan (LDP). Policy COM3 Residential Re-Use of a Building or Land supports the re-use of land within the urban area for small-scale residential development where no other LDP Policy protects the building or land for an existing or alternative use. There is no specific or restrictive LDP policy associated with the application site. Residential properties surround the site and the use of the existing garden space for residential purposes does represent a sustainable and compatible use of the plot. The Planning history of the site further reveals that residential development has previously been granted on the site (P/07/1031/OUT refers) and the proposed residential use of the site is therefore supported in principle.

Whilst noting the Outline nature of the application Policy SP2 of the BLDP establishes the criteria for acceptable design and sustainable place making. This is supported by guidelines set out in Design Guide 1: Dwellings and Domestic Scale Buildings and Supplementary Planning Guidance 2: Householder Development.

The new development in itself, given the somewhat screened and secluded nature of the site, whilst acknowledging the Outline nature of the proposal, is unlikely to give rise to any significant adverse visual impact. In line with the indicative drawings and scaled parameters submitted for the Outline proposal it is considered that residential buildings could be appropriately designed on the site that would not significantly harm the visual amenities of the existing locality.

Notwithstanding the above, the specific layout, design and architectural detailing of the proposed dwelling buildings would be subject to careful consideration at any subsequent Reserved Matters application should Outline Planning permission be granted, however, at this stage, the proposal in visual terms, is not likely to be so detrimental to the visual amenities of the area to warrant refusal of the application in this regard. It is also considered that the proposed site could accommodate three dwellings of the scale and dimensions indicated without leading to the overdevelopment of the site whilst also accommodating appropriate parking and amenity space for each dwelling. The proposed plots are comparable in scale to other neighbouring residential plots that have been developed in the area.

Section 66 of the Listed Buildings Act 1990 places a duty on Local Planning Authorities (LPAs) to have special regard to the setting of a Listed Building in the determination of a Planning application.

The development would be sited in close proximity to a Grade II Listed Building, Broadlands House, that is positioned towards the north west of the application site. Consequently it is important to consider the effect the proposed development may have on the Listed Building and its setting and, in this respect, Policy SP5 of the LDP is also relevant. This Policy states that development should conserve, preserve or enhance the built and historic environment of the County Borough and its setting. The submitted layout plans for the development indicate a minimum offset of approximately 30m could be achieved between the new residential buildings and the existing Listed Building, with the potential for landscaping at the site adding a further buffer between the plots. It is therefore considered Policy SP5 of the LDP will not be compromised by the proposal. The existing Listed Building also occupies a relatively secluded position that is not overly visible from public vantage points with the proposal not significantly disrupting any particular views or the setting of the Listed Building.

The Council's Conservation Officer has no objections to the proposal and in view of the above it is considered that there would not be any adverse impact on the Listed Building or its setting.

In terms of the impact on residential amenity, and whilst noting the Outline nature of the proposal, it is considered that the three detached dwellings would not have a significant adverse impact on the residential amenities of the existing neighbouring properties. With due regard to the submitted indicative drawing, the dwellings would be sited with an acceptable offset from the rear elevations and associated garden spaces of nearby properties. A distance of approximately 21m would be retained from the rear elevations of the new dwelling units and the existing rear elevations of properties along Y Berllan that abut the east of the application site. It is acknowledged that some of the proposed front windows within the new development would be afforded views over the front garden space and tennis court associated with Broadlands House, although this is a spacious curtilage that would also be separated from the proposed dwellings by the access road serving the new development. As such, Broadlands House would also not experience any significant loss of amenity or privacy as a result of the development proposal.

The scheme is unlikely to raise any adverse overlooking, overbearing or overshadowing concerns given the separation distances involved and the characteristics of the site. Furthermore, existing high boundary treatments add a further degree of screening to the development site. Careful regard would however need to be given to the detailed design and position of the habitable room windows within the dwellings at the Reserved Matters stage to ensure the privacy levels enjoyed by neighbouring properties are appropriately safeguarded. Overall, it is considered that, it would be possible to design a satisfactory arrangement for the dwellings so that they would comply with Council guidance in terms of amenity protection (SPG 02) and therefore, in principle, the proposed development could be compatible with neighbouring residential properties.

Given the size of the plot and the position and design of the access to the site it is unlikely that the intensified use of the site for residential purposes would give rise to a substantial or harmful increase in the general levels of noise and disturbance to neighbouring residents, particularly as a result of increased traffic movements.

The Council's Transportation Officer has assessed the submitted scheme and raises no objections against the proposal. It is noted that the application has been submitted in Outline with all matters reserved for future consideration. Therefore, the Highway Authority has considered the principle of constructing residential dwellings at this location as well as the proposed access point and has determined that the Outline proposal is acceptable. In addition it is considered that the traffic generated by 3 new dwellings can be accommodated on the local highway network.

It is acknowledged that the applicant has resubmitted the site layout, at the request of the Highway Authority, which now includes the replacement parking for 6 Cwrt Newydd. The inclusion of the off-street parking would ensure that the parking area for 6 Cwrt Newydd forms part of this application and is retained in perpetuity. It will also ensure that the parking area for number 6 is not used for any other purpose thereby preventing migration of cars to the surrounding streets to the detriment of highway safety. Overall and subject to the imposition of conditions to ensure the access drive is completed in permanent materials and the parking areas are also completed in permanent materials and retained in perpetuity, the Highway Authority raises no objection against the application.

On the basis of the comments received from the various drainage bodies in regard to the proposal, the scheme is considered acceptable subject to the use of standard drainage conditions.

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 21<sup>st</sup> 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 which comprises part of the residential curtilage of an existing property, it is considered that, overall, there will be no significant adverse residual impacts on biodiversity. Therefore, 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.

Policy SP14 of the LDP requires applicants to provide planning obligations or contributions if they are deemed necessary to offset any negative consequence of development. In terms of affordable housing the application falls below the threshold of Policy COM5 in relation to affordable housing. As a scheme for the provision of three dwellings, the proposal also does not trigger the need for an education contribution. The proposed

development does not include the provision of open space on site. Policy COM 11 of the LDP requires the provision of satisfactory standards of open space from all residential developments at 2.4 ha per 1,000 people. BCBC's Outdoor Sport and Childrens Play Space Audit (2017) indicates a deficit of equipped play space in the Bryntirion, Laleston & Merthyr Mawr ward and a deficit of outdoor sport provision in Bridgend. In order to comply with the Policy, a financial contribution will be sought towards children's play equipment and outdoor sport facilities, secured through a Section 106 Agreement. The equipped play contribution will equate to £470 per dwelling and the outdoor sport contribution will be £569 per dwelling. This equates to a total contribution of £3,117.

## **CONCLUSION**

Having regard to the above and in view of the Outline nature of the application, the proposal is recommended for approval because the development complies with Council policy and guidelines. It is considered that the scheme would not have an unacceptable impact on the visual amenities of the locality, including the setting of the nearby Listed Building, would not harm privacy or neighbours' amenities or highway safety and would not unduly compromise land drainage or ecology.

The issues raised by local residents have been taken into account during the determination of the application, however, it is considered that on balance they do not outweigh the other material considerations in favour of the development, with the Outline proposal representing an appropriate and compatible form of infill residential development within settlement limits and an established residential area.

## **RECOMMENDATION**

(A) The applicant enter into a Section 106 Agreement to:-

i) provide a financial contribution for the sum of £3,117 (index linked) towards the provision of children's play equipment and outdoor sport facilities.

(B) The Corporate Director Communities be given delegated powers to issue a decision notice granting Outline consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, subject to the standard Outline conditions and the following conditions:-

1. The development shall be carried out broadly in accordance with the following approved plans and documents:

Site location plan scale 1:1250 received 10 October 2018

Illustrative site layout plan scale 1:500 received 10 October 2018

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

2. No development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

3. No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected and a timetable for its implementation. Development

shall be carried out in accordance with the agreed plan and timetable.

Reason: To ensure that the general amenities of the area are protected.

4. No development shall take place until details of the proposed floor levels of the dwellings in relation to existing ground levels and the finished levels of the site have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development relates appropriately to the topography of the site and the surrounding area.

5. Notwithstanding the requirements of condition 1, 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 future maintenance requirements, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the beneficial use of any of the dwellings commencing.

Reason: To ensure that effective drainage facilities are provided for the development and that flood risk is not increased.

6. No development shall take place until full details of both hard and soft landscaping works have been submitted to and agreed in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include all proposed planting and landscaping such as schedule of plants/trees, species and number/densities, hard surfacing materials and implementation programme. Thereafter, all landscaping works shall be implemented in accordance with the approved details.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity and to promote nature conservation.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity and to promote nature conservation.

8. The access drive shall be completed in permanent materials in accordance with the approved details prior to any part of the development being brought into beneficial use and retained in perpetuity for the purpose of access to the site.

Reason: In the interests of highway and pedestrian safety.

9. The parking areas shall be completed in permanent materials in accordance with the approved layout prior to the respective dwelling being brought into beneficial use and retained for the purpose of parking in perpetuity.

Reason: In the interests of highway safety.

10. Vehicular access to the site shall be provided solely from Cwrt Newydd.

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

\* 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 privacy, highway safety or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.
- b. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
- c. The applicant may need to apply to Dwr Cymru/Welsh Water (DCWW) for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)
- d. The applicant is also advised that some public sewers and lateral drains may not be recorded on the maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist DCWW in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.
- e. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing within 2 days to the Public Protection Section, all associated works should stop and no further development should take place until a scheme to deal with the contamination found has been approved.
- f. Any topsoil [natural or manufactured] or subsoil to be imported, should be assessed for chemical or other potential contaminants and only chemical or other potential contaminants free material should be imported.
- g. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported should be assessed for chemical or other potential contaminants and only chemical or other potential contaminants free material should be imported.
- h. The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however, the responsibility for the safe development and secure occupancy of the site rests with the developer.
- i. The applicant should be made aware that the site has the potential to provide habitat for nesting birds. The applicant is therefore referred to SPG 19 Biodiversity and Development as they may encounter nesting birds. This document is available via the



planning pages of the Council's website.

**MARK SHEPHARD**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background papers**

None.

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## APPEALS

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

<b>CODE NO.</b>	A/18/3213353 (1841)
<b>APPLICATION NO.</b>	P/18/526/FUL
<b>APPELLANT</b>	ANCHORMILL LTD
<b>SUBJECT OF APPEAL</b>	CONSTRUCTION OF 2 DETACHED 2 STOREY DWELLINGS PLOT 65 DUFFRYN OAKS DRIVE, PENCOED
<b>PROCEDURE</b>	WRITTEN REPRESENTATIONS
<b>DECISION LEVEL</b>	DELEGATED OFFICER

The application was refused for the following reasons:

1. The proposed development, would generate a net increase in vehicular movement and would exacerbate congestion either side of the level-crossing and at the complex over-bridge junction between the eastern end of the relief road and Penybont Road in advance of the completion of the Penprysg Road Bridge Improvement (Relief Road Phase 2) to the detriment of the safety and free flow of traffic on the highway network contrary to Policy PLA6 of the Bridgend Local Development Plan.
2. Insufficient details of the trees and vegetation currently existing on the site have been submitted to enable the implications of the proposal on biodiversity and green infrastructure to be properly evaluated by the Local Planning Authority contrary to 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 Policies SP2 and ENV6 of the Bridgend Local Development Plan.
3. Insufficient details in respect of the land levels of the proposed dwellings in relation to the adjoining highways and surrounding residential development, garden levels and any retaining structures have been submitted to enable the implications of the proposal on the residential amenity of the adjoining property to the east of the application site and the visual amenities of the area to be properly evaluated by the Local Planning Authority contrary to Policy SP2 of the Bridgend Local Development Plan.

<b>CODE NO.</b>	D/18/3213525 (1842)
<b>APPLICATION NO.</b>	P/18/442/FUL
<b>APPELLANT</b>	MR L JONES
<b>SUBJECT OF APPEAL</b>	CONSTRUCT SINGLE STOREY REAR EXTENSION 20 BREDENBURY GARDENS, PORTHCAWL
<b>PROCEDURE</b>	WRITTEN REPRESENTATIONS
<b>DECISION LEVEL</b>	DELEGATED OFFICER

The application was refused for the following reason:

1. The proposed extension, by reason of its siting, scale and design, would have an unreasonably dominant and imposing impact on the neighbouring residential property, No. 21 Bredenbury Gardens, to the detriment of the residential amenities enjoyed by the occupiers of that property. The proposal is therefore contrary to Policy SP2 of the Bridgend Local Development Plan (2013) and the principles of Supplementary Planning Guidance 02: Householder Development (2008).

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<b>CODE NO.</b>	D/18/3214133 (1843)
<b>APPLICATION NO.</b>	P/18/379/FUL
<b>APPELLANT</b>	MR T JOHN
<b>SUBJECT OF APPEAL</b>	PROPOSED NEW LAMBING SHED LAND AT SOUTH SIDE OF PANT HIRWAUN, HEOL Y CYW
<b>PROCEDURE</b>	WRITTEN REPRESENTATIONS
<b>DECISION LEVEL</b>	DELEGATED OFFICER

The application was refused for the following reason:

1. The proposed lambing shed is not considered to be reasonably necessary for agricultural purposes as there is no significant established agricultural activity at the site. The applicant has not provided sufficient justification for a lambing shed of the size and scale proposed. As such, there is no agricultural justification for the proposed lambing shed, contrary to Policies ENV1 and SP2 of the Local Development Plan (2013), advice contained within Planning Policy Wales (Edition 9, November 2016), Technical Advice Note 6 Planning for Sustainable Rural Communities (2010) and Technical Advice Note 12 Design.

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<b>CODE NO.</b>	A/18/3215314 (1844)
<b>APPLICATION NO.</b>	P/18/652/RLX
<b>APPELLANT</b>	MISS L TERRY
<b>SUBJECT OF APPEAL</b>	VARIATION OF CONDITION 4 OF P/16/844/FUL & CONDITION 2 OF P/17/940/RLX REGARDING THE USE OF THE STEEL STAIRCASE TO FIRST FLOOR FLAT & REAR GARDEN 12 SUFFOLK PLACE PORTHCAWL
<b>PROCEDURE</b>	WRITTEN REPRESENTATIONS
<b>DECISION LEVEL</b>	DELEGATED OFFICER

The application was refused for the following reason:

1. The proposed condition and unnecessary use of the rear staircase, by reason of location and proposed use, will result in an unacceptable and un-neighbourly form of development which will have a significant adverse impact on the privacy and residential amenities of the neighbouring properties with particular reference to No.52, Philadelphia Road, contrary to Policy SP2 (12) of the Bridgend Local Development Plan (2013), the Council's Supplementary Planning Guidance SPG02: Householder Development and advice contained within Planning Policy Wales (Edition 9, November 2016).

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

<b>CODE NO.</b>	X/18/3202858 (1833)
<b>APPLICATION NO.</b>	P/17/932/LAE
<b>APPELLANT</b>	TYTHEGSTON GREEN VENTRUES LTD
<b>SUBJECT OF APPEAL</b>	CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OF LAND & BUILDINGS AS A GASIFICATION PLANT (USE CLASS B2) NEWTON DOWN INDUSTRIAL ESTATE, TYTHEGSTON COURT
<b>PROCEDURE</b>	INQUIRY
<b>DECISION LEVEL</b>	DELEGATED OFFICER
<b>DECISION</b>	THE APPEAL HAS BEEN WITHDRAWN BY THE APPELLANT.

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<b>CODE NO.</b>	D/18/3212252 (1839)
<b>APPLICATION NO.</b>	P/18/514/FUL
<b>APPELLANT</b>	MRS HAYLEY ELWARD
<b>SUBJECT OF APPEAL</b>	ERECT A 1.8M HIGH FENCE ON THE BOUNDARY WALL TO THE SIDE OF THE PROPERTY 43 TY GWYN DRIVE BRIDGEND
<b>PROCEDURE</b>	HOUSEHOLDER
<b>DECISION LEVEL</b>	DELEGATED OFFICER
<b>DECISION</b>	THE INSPECTOR APPOINTED BY THE WELSH MINISTERS TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL BE DISMISSED.

A copy of the appeal decision is attached as **APPENDIX A**

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**CODE NO.** A/18/3207624 (1836)  
**APPLICATION NO.** P/18/233/OUT  
**APPELLANT** MS J GREGORY  
**SUBJECT OF APPEAL** OUTLINE APPLICATION FOR A TWO STOREY DWELLING  
ATTACHED TO 15 ELM CRESCENT, BRYNTIRION  
**PROCEDURE** WRITTEN REPRESENTATIONS  
**DECISION LEVEL** DELEGATED OFFICER  
**DECISION** THE INSPECTOR APPOINTED BY THE WELSH MINISTERS  
TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL  
BE DISMISSED.

A copy of the appeal decision is attached as **APPENDIX B**

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**RECOMMENDATION**

That the report of the Corporate Director Communities be noted.

**MARK SHEPHARD**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

(see application reference number)

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**Penderfyniad ar yr Apêl**

Ymweliad â safle a wnaed ar 30/10/18

**gan P J Davies BSc (Hons) MA MRTPI**  
**Arolygydd a benodir gan Weinidogion Cymru**  
**Dyddiad: 08.11.2018**

**Appeal Decision**

Site visit made on 30/10/18

**by P J Davies BSc (Hons) MA MRTPI**  
**an Inspector appointed by the Welsh Ministers**  
**Date: 08.11.2018**

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**Appeal Ref: APP/F6915/D/18/3212252**

**Site address: 43 Ty Gwyn Drive, Brackla, Bridgend CF31 2QF**

**The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mrs Hayley Elward against the decision of Bridgend County Borough Council.
  - The application Ref P/18/514/FUL, dated 25 June 2018, was refused by notice dated 16 August 2018.
  - The development proposed is to erect a 1.8 metre fence on the boundary wall to the side of property.
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**Decision**

1. The appeal is dismissed.

**Main Issues**

2. These are the effect of the proposal on the character and appearance of the area, and highway safety.

**Reasons**

3. The appeal relates to the side garden of a dwelling in an established and dense residential area. In common with most other frontages in the locality, it is enclosed by a low wall and is generally open and undeveloped. These features are important characteristics that provide a sense of openness and visual relief to the otherwise built-up character of the area. In this case in particular, and because of the orientation of the host property, the side garden occupies a prominent location on a bend alongside the principal distributor road of the estate. It also lies close to a junction with a cul de sac.
  4. The fence would be largely comprised of close boarded timber panels of a suburban appearance not untypical of residential environments such as this. It would be installed professionally and I have no reason to doubt that it would be constructed to a high standard. However, it would extend for some distance alongside the pavement at a considerable height. Owing to this, the proposed enclosure would be a substantial feature, and having regard to its siting, it would introduce a visually dominant form of development that would be at odds with the established layout and
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pattern of the estate. It would most certainly detract from the area's open qualities and result in a demonstrably overbearing and intrusive development.

5. There are other examples of similar fences in the estate, nonetheless, these are in the minority and have not unduly changed or influenced the individual context of the appeal site to warrant the visual harm I have identified. I viewed the fence at No 80 but unlike the appeal proposal it does not directly adjoin the main estate road, but extends alongside the secondary cul de sac road. Even so, I observed it to be a prominent feature and, in my view, it is not a good example to follow.
6. Given its siting and height, the proposed fence would obscure visibility on one side for drivers emerging from the driveway. In particular the Council's vision splay standards would not be met. Whilst I accept that the direction of traffic flow means that visibility of oncoming traffic on the road would not be unduly compromised, there would be a risk to pedestrians using the footpath who might not see or hear vehicles emerging from the driveway. Likewise, a driver emerging from the drive, especially if reversing, would have insufficient warning of pedestrians. In these circumstances, and notwithstanding other examples of driveways pointed out to me, I consider that the proposal would result in unacceptable harm to pedestrian safety.
7. I conclude that the proposal would be harmful to the character and appearance of the area and highway safety interests, contrary to the objectives of Policy SP2 of the Bridgend Local Development Plan, and the Council's Supplementary Planning Guidance (SPG) 02 – Householder development.
8. In reaching my decision, I have taken account of the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WCFG Act.
9. For the above reasons, the appeal is dismissed.

*P J Davies*

**INSPECTOR**





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## Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 18/09/18

gan **Richard Duggan BSc (Hons)**  
**DipTP MRTPI**

**Arolygydd a benodir gan Weinidogion Cymru**  
**Dyddiad: 09/10/2018**

## Appeal Decision

Site visit made on 18/09/18

by **Richard Duggan BSc (Hons) DipTP**  
**MRTPI**

**an Inspector appointed by the Welsh Ministers**  
**Date: 09/10/2018**

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**Appeal Ref: APP/F6915/A/18/3207624**

**Site address: 15 Elm Crescent, Bryntirion, Bridgend CF31 4EA**

**The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Ms Jennifer Gregory against the decision of Bridgend County Borough Council.
  - The application Ref P/18/233/OUT, dated 16 March 2018, was refused by notice dated 22 June 2018.
  - The development proposed is described as 'end of terrace two storey dwelling attached to No. 15 Elm Crescent, Bryntirion'.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matters

2. The application was submitted in outline with all matters reserved for later determination. A plan has been submitted showing the general siting and layout of the dwelling on the site and this is annotated as 'Site Plan/Block Plan', and I have dealt with the appeal on this basis, treating this plan as indicative.
3. The indicative scale parameters provided with the application are taken from the Site Plan/Block Plan which shows a dwelling with a width of 5/5.5m and length of 6.5/7.0m metres and the roof and eaves height to link with the host dwelling.

### Main Issue

4. The main issue is the effect of the development on the character and appearance of the street scene.

### Reasons

5. The site lies within the settlement boundary defined by Policy PLA1 of the adopted Bridgend County Borough Council Local Development Plan (LDP), 2013. The LDP supports the principle of development in such areas subject to compliance with other criteria based policies. Policy SP2 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 by having a design of the highest quality possible, whilst respecting and enhancing local character and distinctiveness and landscape character (criterion 2); and being of an appropriate scale, size and prominence (criterion 3).
6. The appeal property occupies a corner plot within a residential area containing mainly semi-detached and terraced dwellings which display uniformity in terms of architectural style and spacing. The separation distances and spaces between and to the side of properties are relatively constant and set a regular pattern of built development which creates a strong uniform layout to the estate. The houses found in the area are characterised by being set back from the road with an established building line and have generally been little altered, thus creating a regular and coherent street scene. The appeal property contributes to that regularity and coherence.
  7. The appeal proposal seeks to erect a new two-storey dwelling on land forming part of the side garden of No 15 Elm Crescent. By building across the open corner plot the development would fill the gap that currently separates the appeal property and the carriageway and would erode the openness that is a key attribute of the character of this part of the street. Although the dwelling would be modest in scale, it would reduce the sense of space that exists between No 15 Elm Crescent and the highway and would disrupt the uniform qualities of this block of terraced houses, to the detriment of the character and appearance of the street.
  8. Whilst I acknowledge that the submitted plans are indicative only they indicate a slightly narrower building that would be in contrast with the host dwelling and the other properties in the terrace. Even should an alternative design be considered, the narrow width and configuration of the plot would result in any dwelling being situated in very close proximity to the side boundary and would appear squeezed into the space available. I consider that it would be a discordant and contrived feature in the street scene.
  9. The indicative plans also show parking spaces/driveways to be provided to the front of the proposed dwelling and 15 Elm Crescent. The frontage of both dwellings would be dominated by the parking spaces/driveways. I find this would be an incongruous layout that would be in contrast with the majority of other properties in the locality that have front gardens and forecourts enclosed predominantly by walling and hedgerows, and which provide an important sense of space around the dwellings and a visual break between the street and houses.
  10. I am conscious that developing this site within the urban area would reduce pressures to develop on greenfield sites, and that the site is located within a sustainable location close to local amenities with good access to public transport to enable access to employment, shopping, recreation and other facilities further afield. The Appellant has also drawn my attention to a larger scale development on the site of a former social club opposite the appeal site. Nonetheless, these factors do not outweigh my concerns relating the scale of the proposed development.
  11. Having regard to the above, I conclude that the development would have a harmful impact on the character and appearance of the street scene. It would, therefore, conflict with Policy SP2 of the LDP.
  12. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its

contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

13. Based on the foregoing and having considered all matters raised, I conclude that the appeal should be dismissed.

*Richard Duggan*

INSPECTOR

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## BRIGEND COUNTY BOROUGH COUNCIL

### REPORT TO DEVELOPMENT CONTROL COMMITTEE

22 November 2018

#### REPORT OF THE CORPORATE DIRECTOR COMMUNITIES

#### ANNUAL PERFORMANCE REPORT 2017-2018

##### 1. Purpose of the Report

- 1.1 The 2018 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 01 April 2017 to 31 March 2018.
- 1.2 The BCBC APR document is attached as **Appendix 1**.

##### 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 2017-18 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 933 in 2017 to 987 in 2018.
  - The same average determination time for all applications as the last two years (60 days) which is still below the Welsh average of 77 days.
  - An increase in the percentage of applications determined within the required timescales from 81% in 2017 to 88% in 2018 (although 90% of householder applications were determined within the required timescale compared to 96% in 2017).
  - The number of major applications determined has fallen from 37 in 2017 to 20 over the last year.
  - The determination time for major applications increased from an average of 171 days in 2017 to an average of 221 in 2018 although this is still below the Welsh average of 250 days.
  - 35% of the 20 major applications were determined within the required timescale compared to the Welsh average of 69%.
  - The number of appeals received decreased from 26 in 2017 to 22 in 2017 which equates to 2.2 appeals for every 100 applications.
  - The appeal success rate has also decreased from 73% to 55% although there are a number of extenuating circumstances for this and the all Wales average is only slightly higher at 62.6%.
  - During 2017-18 we had no applications for costs against us upheld.

- In terms of enforcement performance, BCBC has investigated 82% of the cases within 84 days compared to 85% in 2017 but this is still better than the all Wales average of 80.6%.
- BCBC has taken an average of 32 days to take positive enforcement action against an average of 82 days last year and an all Wales average of 184.6 days.
- Continuous and up to date Development Plan coverage.
- A 4 year supply of housing land as at 2017/2018 compared to a 5.1 year supply in 2016/2017 (Members will note that this figure has recently been revised to 3.4 years following the publication of the 2018 Joint Housing Land Availability Study).

3.5 In terms of 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 decreased to 62% with a Welsh average of 62%. In 2018 it decreased further to 50% (against a Welsh average of 60%) and the reduced satisfaction levels can be attributed to a number of factors such as a low response rate (14%).

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

#### **4. Equality Impact Assessment**

4.1 The report raises no issues that impact on equality.

#### **5. Wellbeing of Future Generations (Wales) Act 2015**

4.1 The Planning service operates in accordance with the 7 Wellbeing goals and the 5 ways of working as identified in the Act.

4.2 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.

#### **6. Next Steps**

5.1 The Local Planning Authority's APR for 2017/2018 has been formally submitted to the Welsh Government.

#### **7. Recommendation**

7.1 That Members note the content of this report and the LPA's Annual Performance Report for 2017/2018.

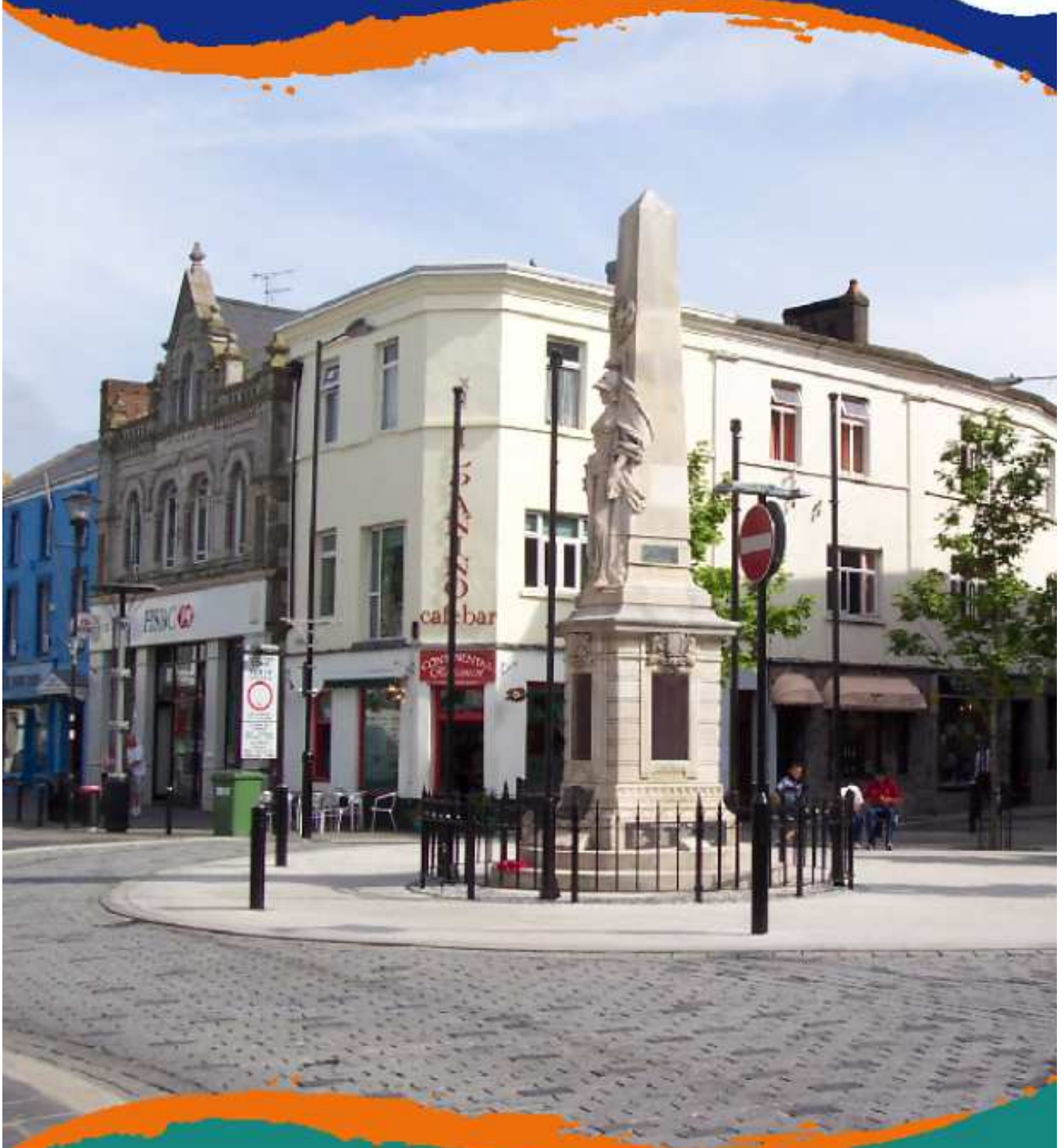
**Mark Shephard**  
**Corporate Director Communities**

**Contact Officer:** Jonathan Parsons - Group Manager Development

**Telephone Number:** 01656 643153 e-mail: [jonathan.parsons@bridgend.gov.uk](mailto:jonathan.parsons@bridgend.gov.uk)

**Background Papers**  
 BCBC APR for 2017/2018

# Annual Performance Report 2018



**Local Planning Authority**  
Bridgend County Borough Council

## **Contents**

- 1. Preface.....Page 3**
- 2. Context.....Page 4**
- 3. The Planning Service.....Page 13**
- 4. Bridgend’s Local Story.....Page 20**
- 5. What Service Users Think.....Page 32**
- 6. Our Performance 2017-18.....Page 34**



## 1. PREFACE

*"I am pleased to introduce the 2018 Annual Performance Report for Bridgend County Borough Council's Planning Service. It is my privilege to serve as the Cabinet Member for Communities where Planning has a key role in my portfolio. Effective land use planning lies at the very heart of delivering economic, social and environmental prosperity throughout the County Borough. Bridgend has always been at the forefront of providing an innovative and responsive planning service in order to achieve this.*

*The effective delivery of this key service, particularly in light of fundamental legislative change and a need to make a positive contribution towards regional working and collaboration has been challenging. However, I hope this report will highlight the achievements gained over the last year as well as looking to the future as we continue the journey towards a new era of local, regional and national planning in Wales."*



**Councillor Richard Young, Cabinet Member for Communities**

## **2. CONTEXT**

Bridgend County Borough Council is one of the smallest but most diverse Authorities in Wales covering an area of approximately 28,500 hectares. It is characterised by a coastline onto the Bristol Channel and a mix of urban and rural communities within the Llynfi, Garw and Ogmore Valleys at the heart of South Wales.

The County Borough is a Unitary Authority and is bordered by Neath Port Talbot County Borough to the west, Rhondda Cynon Taf County Borough to the east and by the Vale of Glamorgan Council to the south. The main administrative centre, Bridgend, lies approximately 18 miles to the west of Cardiff and 20 miles to the east of Swansea. The largest town is Bridgend (pop: 39,773) followed by Maesteg (pop: 20,700) and the seaside resort of Porthcawl (pop: 19,238). The town of Pencoed (pop: 9,200) has a gateway position at the eastern extreme of the County Borough.

Bridgend County Borough forms part of the Cardiff Capital Region (CCR) and as an authority is committed to the CCR City Deal.

The County Borough is home to the Ford Bridgend Engine Plant, a manufacturing facility of Ford of Europe, the Sony UK Technology Centre, a division of Sony Europe Limited, which is the manufacturing and customer service centre for Sony in the UK, The UK Headquarters for Rockwool and the World renowned Royal Porthcawl Golf Club. The Bridgend sub-area is the home of the Princess of Wales Hospital, a district general hospital within the Abertawe Bro Morgannwg NHS Trust, however from April 2019 Bridgend will move into the Cwm Taf University Health Board Health, which will realign the boundary in line with the CCR.

### **Planning background**

The Bridgend County Borough Council Local Development Plan (LDP) was adopted on 18th September 2013 and will guide development in the County Borough up to 2021. The LDP replaced the Bridgend County Borough Council Unitary Development Plan which was adopted in May 2005 and covered the period up to 2016. Bridgend CBC has consistently had an adopted Development Plan in place to guide development. The plan is currently under review with a challenging timetable to ensure the replacement plan is in place by the end of 2021. Given the success of the current plan in delivering sites particularly on brownfield land, it is likely that the new plan will involve a more challenging strategy going forward. Delivering a new plan is now a Council priority up until 2021. Bridgend is also committed to developing the CCR Strategic Development Plan (SDP) and has been instrumental in taking this key collaborative initiative forward.

Bridgend maintains a robust development control/management team which also includes the Building Control function. The County Borough has a number of operational quarries, however, due to a loss of internal minerals expertise the monitoring of these sites have been out-sourced to Carmarthenshire County Council.

## Place and fit within the Single Integrated Partnership Plan/Corporate Plan

Bridgend County Together (April 2013 – March 2018) is the overarching single integrated partnership plan for the county and is prepared by the Local Service Board (LSB) made up of senior representatives across a range of organisations working in Bridgend County. The Vision set out in the plan by the LSB is:-

Bridgend County is a healthy, prosperous and safe county where people can reach their full potential.

The 4 priority areas that make up the Vision are: -

- People in Bridgend are healthier
- People in Bridgend are engaged and empowered to achieve their full potential.
- People in Bridgend benefit from a stronger and more prosperous economy.
- Bridgend County is a great place to live, work and visit.

The plan sits above the Corporate Plan for the Council and sets out the Local Service Board's priorities up to 2018 and has been developed through a Comprehensive Strategic Needs Assessment and public consultation. The plan was formally agreed by the LSB on 30th April 2013.

The priorities and actions of the single integrated partnership plan has implications for the corporate plans of the Council and the LSB member organisations.

The plan is a long term plan and changes over its lifetime and there is a requirement to formally review and report annually on its progress to the public, Welsh Government, elected members and LSB member organisations.

As a result of the Wellbeing of Future Generations Act there is now a statutory requirement in Wales to publish a new type of partnership plan – the Local Wellbeing Plan.

In response to this requirement Bridgend's Local Service Board (LSB) has become the Public Service Board (PSB). This new partnership organisation has undertaken an Assessment of Local Wellbeing which has recently been published. This will be followed by the Wellbeing Plan which is required to be in place by April 2018.

Bridgend's Corporate Plan (2016-2020) Working Together to Improve Lives which sits under the single integrated partnership plan has 3 key priorities. These are:-

1. *Supporting a successful economy*  
Taking steps to make the County Borough a good place to do business and ensuring that our schools are focused on raising the skills, qualifications and ambitions of all young people in the county.
2. *Helping people to be more self-reliant*  
Taking early steps to reduce or prevent people from becoming vulnerable or dependent on the Council and its services.

### 3. *Smarter use of resources*

Ensuring that all resources (financial, physical, human and technological) are used as effectively and as efficiently as possible and supporting the development of resources throughout the community that can help deliver our aims.

The Planning function has an important role in implementing the Corporate Plan and the wellbeing goals set out in the Wellbeing of Future Generations Act. The challenge facing the service is to align with the new wider and corporate aims.

The Bridgend Local Development Plan was developed in the context of a Strategic Environmental Assessment incorporating a Sustainability Appraisal, and as such it broadly aligns with the Wellbeing goals of the Wellbeing of Future Generations Act.

The Vision of the Bridgend Local Development Plan is:-

By 2021, Bridgend County Borough will be transformed to become a sustainable, safe, healthy and inclusive network of communities comprising strong, interdependent and connected settlements with improved quality of life and opportunities for all people living, working, visiting and relaxing in the area.

The catalysts for this transformation will be: a successful regional employment, commercial and service centre in Bridgend; a vibrant waterfront and tourist destination in Porthcawl; a revitalised Maesteg; and thriving Valley communities.

The LDP Vision will be delivered through four strategic LDP objectives which seek to address the national, regional and local issues facing the County Borough. These four strategic objectives are at the centre of the LDP and form the basis for its policy development. They are:

1. To produce high quality sustainable Places where people want to live.
2. To protect and enhance the Environment.
3. To spread prosperity and opportunity through Regeneration.
4. To create safe, healthy and inclusive Communities.

The Bridgend LDP review and the new plan will be developed to express in land-use terms the priorities of the forthcoming Local Wellbeing Plan for Bridgend and the Welfare of Future Generations Act. It will also be the subject of SEA and SA.

### **Existing and previous major influences on land use (e.g. heavy industrial, agricultural, energy, transport)**

Bridgend owes its origin to its strategic location at the lowest bridging point on the River Ogmore, where east to west and north to south traditional trade routes met.

It was originally a small market town serving the western agricultural community of the Vale of Glamorgan which grew when the coal mining industry flourished to the north. The local road and railway network was developed to provide access to communities from the rest of South East Wales, taking advantage of Bridgend's strategic location. With further planned post-War urban

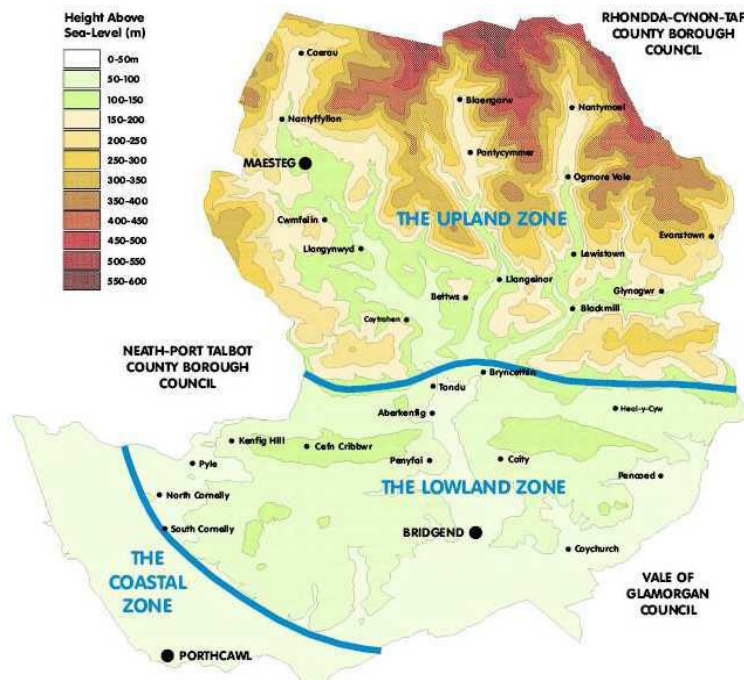
growth based on local manufacturing, it became the administrative centre for the area. From the late 1970s to date it has grown once more in response to commuter housing pressures generated from its proximity to Cardiff and general economic growth westwards along the M4 Motorway corridor.

The wider settlement structure of the County Borough still reflects its agricultural and industrial heritage. The coal mining industry fostered the growth of Maesteg in the upper Llynfi Valley and many smaller towns and villages, such as Blaengarw, Pontycymer, Nantymoel, Ogmores Vale and Evanstown in the Garw and Ogmores Valleys and Pyle, Kenfig Hill, Cefn Cribwr, Tondu, Aberkenfig, Ynysawdre, Sarn, Bryncethin, Brynmenyn, Heol-y-Cyw and Pencoed in the more southerly coalfield fringe.

Porthcawl grew initially as a small port with rail links to the valleys and the coal mining industry. Later, in the inter-War period, it prospered as a popular coastal tourist resort. During the post-World War II period it expanded significantly, along with the village of North Cornelly and the town of Pyle, to provide housing for workers in the growing iron and steel industry in nearby Port Talbot.

**Historic/landscape setting of the area, including AONBs, conservation areas etc.**

The County Borough extends from the Afon Cynffig in the west to the Afon Ewenni Fach in the east, taking in the Llynfi, Garw and Ogmores valleys from their sources in the north to the Bristol Channel in the south. From north to south the area can be broken down into zones which reflect the area’s physical character, i.e. its upland, lowland, and coastal zones.



*The Upland Zone*

This zone is characteristic of the wider South Wales Coalfield which is dominated by the pennant sandstone plateau, its moor land and hill pastures. It is cut through by a number of rivers running

generally south or south westwards to form a series of deep valleys. The ridges between these valleys rise steeply to heights exceeding 550m in the northern part of the County Borough.

### *The Lowland Zone*

This zone is characterised by a series of east-west ridges generally not exceeding about 130m in height south of the Coalfield Plateau. Its undulating terrain, of generally higher quality agricultural land, forms a swathe through the central and south eastern parts of the County Borough.

### *The Coastal Zone*

This zone constitutes a generally flat plain which extends from 3.0 km to 1.5 km inland from the Bristol Channel where it meets the higher lowland zone. It includes the sand dune systems of Kenfig Burrows, in the west, and Merthyr Mawr Warren, in the south, and terminates in the south east at the River Ogmore estuary, which is the County Borough boundary.

Landscape assessments identified nationally and regionally important landscapes in the County Borough. These include the western part of the nationally important Glamorgan Heritage Coast, one of the most scenically beautiful stretches of undeveloped coast in England and Wales.

Also, Merthyr Mawr, Kenfig and Margam Burrows and Margam Mountain are recognised by Cadw/CCW/ICOMOS as being of 'Outstanding' and 'Special Historic Interest' in their Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales.

The 'Strategic Coalfield Plateau and its Associated Valley Sides' are designated as a sub-regionally important Special Landscape Area. Several 'Landscape Conservation Areas' are also designated as being of local significance.

Agricultural land makes an important contribution to the County Borough's landscape, even though only 44% of the area (excluding Common Land) was in agricultural production in 2004. This is much less than the 80% average figure for Wales. Some 90% (over 10,000ha) is grassland, mainly used for sheep farming, whereas about 4% (506ha) is used for arable crops, mainly barley.

There are 3,033 Ha of registered common land in the County Borough which represents 12% of its area.

The County Borough has a wide range of biodiversity and nature conservation interests including:

- Three sites of International/European nature conservation importance at Kenfig Burrows and Merthyr Mawr Warren coastal dune systems, Cefn Cribbwr grasslands and Blackmill woodlands, each of which is a designated 'Special Area of Conservation' (SAC);
- Twelve nationally designated 'Sites of Special Scientific Interest' (SSSIs), including Kenfig SSSI and Merthyr Mawr SSSI which form the Kenfig SAC and which are also 'National Nature Reserves' (NNRs);
- Three existing, and four proposed, Local Nature Reserves (LNRs) and one Regionally Important Geological or Geomorphological Site (RIGS);

- Over 160 non-statutory 'Sites of Nature Conservation Importance' (SINCs); and
- A wide range of species due to the area's geographical variation and a considerable range of habitats. Especially its internationally important sand dune systems, which include European and UK protected and rare flora and fauna.

The statutory sites cover 1,215ha, or 4.8% of the area, 974ha of which comprises the Kenfig SAC. The County Borough also has a rich Built Heritage and Historic Environment including:

62 Scheduled Ancient Monuments of national importance and a considerable and varied archaeological resource including known archaeological monuments which are not currently scheduled but which are, nonetheless, included in the County Sites and Monuments Record maintained by the Glamorgan-Gwent Archaeological Trust;

361 Listed Buildings of Special Architectural or Historic Interest;

15 designated Conservation Areas; and

6 Historic Parks and Gardens, in addition to those Historic Landscapes noted above, which are also included in the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales prepared by Cadw/CCW/ICOMOS.

The proposed extension to Porthcawl Conservation Area was reported to Planning Committee on 15th May 2016 and the extension was agreed by Members and subsequently designated.

In addition, the proposed designation of Preswylfa Court as a Conservation Area was presented to Planning Committee in 2017 following an initial conservation area appraisal and an imminent threat to the character of the area and the setting of the listed buildings in the area. Consultations have been held with residents and owners and a proposal for designation and introduction of Article 4 controls were introduced in 2018.

A draft Archaeology SPG and a draft Local Character Design Guide (SPG) are in preparation, both of which will be presented to Members with a corresponding statutory consultation process to be held in 2018.

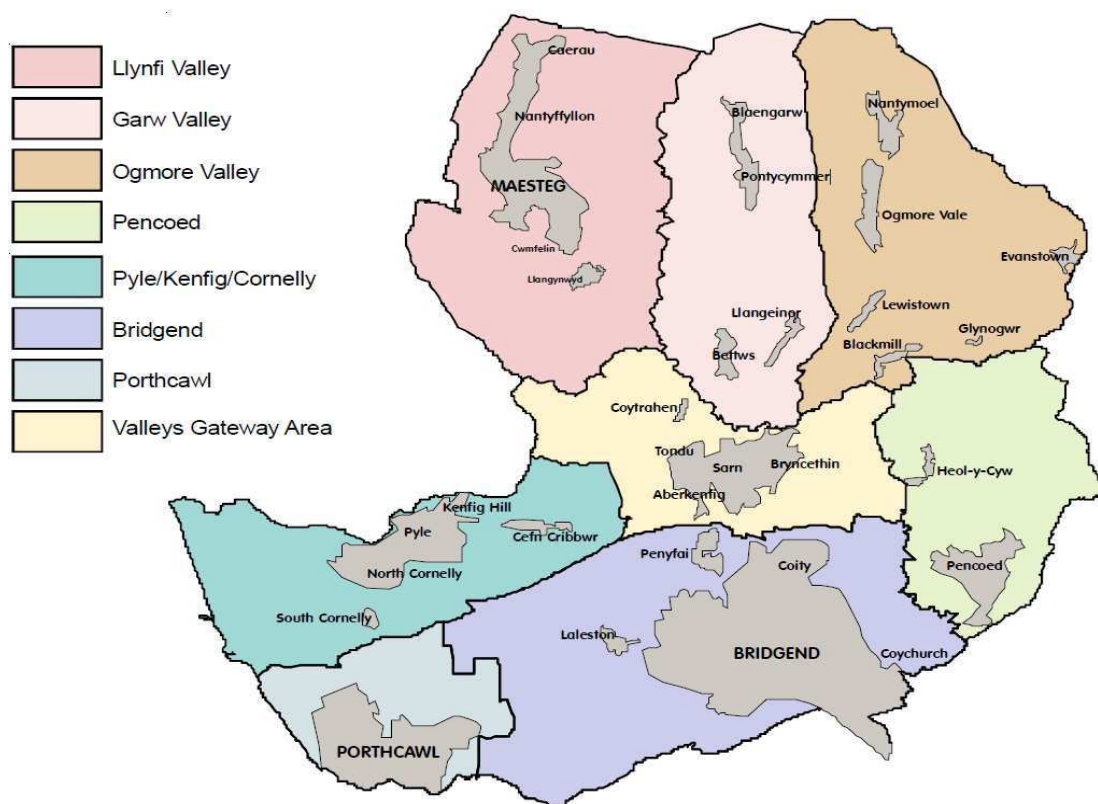
### **Urban rural mix and major settlements**

The County Borough is divided into eight sub-areas which are defined by the geography of the area, the transport network, existing settlements and the linkages between them.

The identified sub areas are:-

- Bridgend (the main administrative centre)
- The Llynfi Valley (including the main settlement of Maesteg)
- Porthcawl
- The Garw Valley
- The Ogmores Valley

- Pencoed
- The Valleys Gateway
- Pyle/Kenfig/Cornelly Area



Bridgend is a major employment centre serving the whole of the County Borough and the wider sub-region, largely because of its strategic location immediately south of the M4. There are a number of well-established large-scale industrial estates at Bridgend, Waterton and Brackla. In terms of the development of further additional employment sites 3 priority projects for funding under the Convergence Programme are identified at Brocastle, Island Farm and Waterton.

Bridgend acts as a sub-regional hub for retailing, representing the most significant retail centre between Swansea and Cardiff. The town is undergoing substantial physical regeneration with improvements to the public realm and to the fabric of the buildings, through various regeneration initiatives. Planning officers commissioned an updated flood risk assessment for the Town Centre and mitigation plan. Early indications seem quite positive and this document could be instrumental in planning future development in the town centre.

Maesteg and Porthcawl/Pyle are identified as ‘hub settlements’ in addition to Bridgend which is designated as a cross-border settlement.

In terms of their development, the hub settlements have a similar role to their counterparts in South East Wales. Their success will benefit the surrounding smaller settlements, rural and valley communities by offering increased access to employment and amenities whilst stimulating employment, housing and retail development.



The area's coastline is recognised as a key asset in creating a thriving retail, leisure and business environment. A Waterfront Masterplan has been developed to bring together existing proposals and identify new opportunities that cover development based on land and water to create a vibrant waterfront.

### **Population change and influence on LDP/forthcoming revisions**

Bridgend County Borough is one of the smaller Unitary Authorities in Wales. However, it is the 10th largest in terms of its total population.

The population of the County Borough has, in general, grown continuously over the past 40 years, although it has not been uniform, as the level of growth recorded in the 1960s exceeded any subsequent growth rates.

The 2016 Mid-Year estimate of population indicates that there are just over 143,000 residents in the County Borough. The latest 2014 based Welsh Government population projections predict that this will reach 148,263 by 2039, the rate of population growth in the County Borough is slowing and projections show a decrease in the birth rate in the coming years. The same projections show that the 0 -15 and 16 -64 age groups will decrease by 2039 but the 65+ age group will increase.

The LDP's population projection for the County Borough for 2021 is 144,643. This compares to the latest 2014 based Welsh Government projection of 144,093. The variance is therefore only 550 which is not significant.



**Population Projection for Bridgend County Borough**

The LDP plan period covers the years 2006 to 2021 and the Plan sets out to provide a housing requirement of 9,690 homes. However, 1537 units were built between 2006 and 2009 which equates to 3 years of the plan period leaving a residual requirement of 8,153 over the remaining 12 years.

In terms of housing provision, the LDP's (Cambridge Econometrics) 2021 household projection was 66,402 households for Bridgend. The latest Welsh Government Household Projection predicts that there will be 63,000 by 2021.

As such, by 2021 there is a substantial variance built into the LDP household and dwelling projection of 3402 additional households that the LDP is theoretically catering for in terms of accommodating its LDP housing requirement.

In terms of housing delivery between 1st April 2016 and 31st March 2017, 406 new dwellings were completed on large and small sites.

### **3. PLANNING SERVICE**

#### **Overview**

Bridgend's Planning Service sits within the Communities Directorate and forms part of the Development and Regeneration service area. Planning functions are grouped under the Development section and covers Development & Building Control, Development Planning and Technical Support. The Group Manager Development is the Lead Planning Officer and reports to the Head of Development & Regeneration who, in turn, reports to the Corporate Director Communities and the Chief Executive Officer. The Planning Service is able to draw considerable support from other service areas within the Directorate including highways, land drainage, ecology and building conservation.

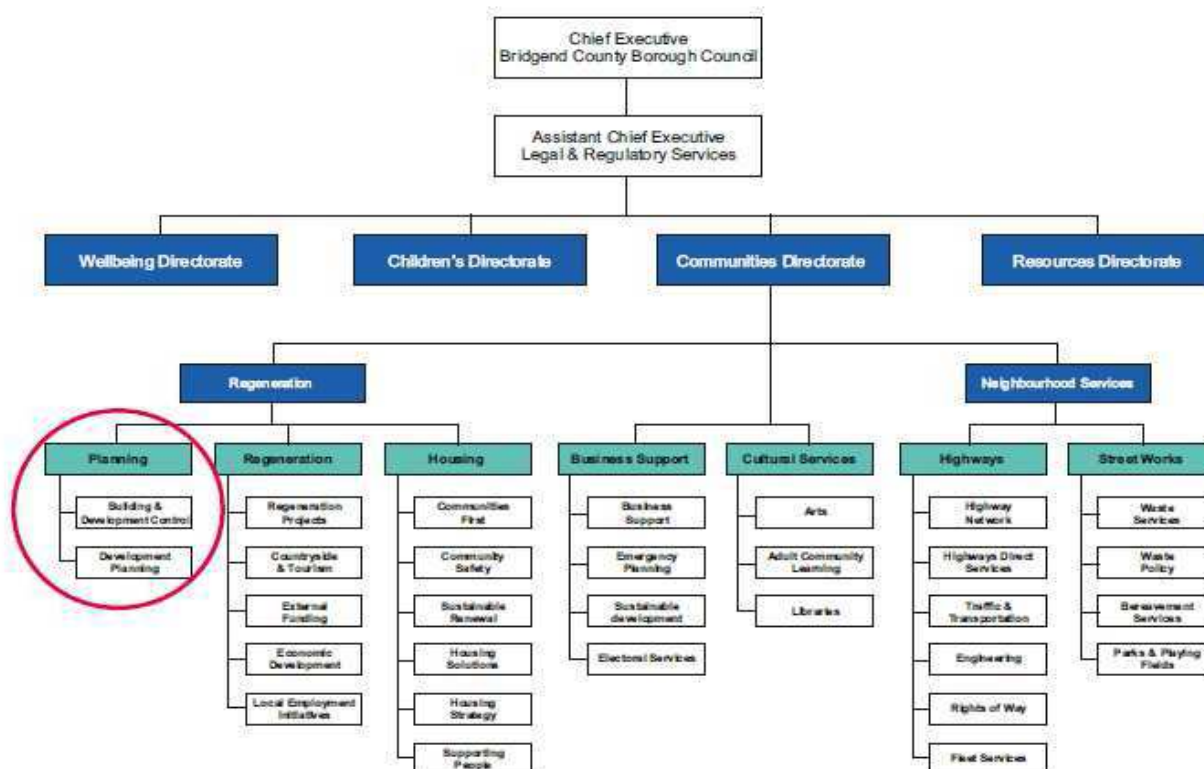
The Council has recently undertaken a review of the grading of its senior management. Consequently, the Communities Directorate has also undergone a management restructure resulting in the potential loss of a head of service position. As a result it is proposed that the planning function reports direct the Corporate Director Communities as well as taking management responsibility for some strategic transportation functions including active travel. The re-structure has not yet been finalised and the implications of the widened role of the Planning Service has not yet been fully realised but it is broadly considered that the resilience of the section will be strengthened. It is also encouraging that the Development Section will be renamed Planning and Development Services.

Bridgend was one of the first authorities in Wales to introduce public speaking at Planning Committee in 2005 as well as forming a smaller more specialist Development Control Committee in 2008, which coincided with the adoption of comprehensive delegated powers. A paid preliminary enquiry service became operational in 2011 and a digital document management system has been in operation since 2006, with the back scanning of historical files secured through a Planning Improvement Fund (PIF) grant.

Bridgend has a long standing association with planning excellence. There has been continuous and consistent Development Plan coverage and top quartile performance in speed of determining planning applications.

The Development & Building Control and Development Planning Sections are respectively headed by 2 managers who between them have responsibility for 11 professional planners, 1 enforcement officer, 4 professional building control officers and associated Technicians (who cover finance, administration, GIS, graphic design, data capture and planning appeals). Planning also has responsibility for the Council wide digital mapping service. As well as providing critical technical and administrative support, Technicians also undertake preliminary enquiries, householder planning applications and plan vetting.

## BCBC Structure Chart



The Development section underwent a major re-structure in 2013/14 and a number of posts were lost through retirement and voluntary redundancy. The Building Control and Development Control Sections were amalgamated and the Technical Support Team was incorporated in the Development Planning Section. A subsequent cost-saving re-structure in 2015 resulted in further staff reductions facilitated through a combination of early retirement and voluntary redundancy.

The 2017 APR outlined the urgent need to consider the structure of the Development Planning Team in order to provide the necessary resilience to take forward the review of the LDP. A mini re-structure of the Development Planning Team commenced in late 2017 but unfortunately, was put on hold in early 2018. This followed an instruction from Welsh Government for certain LPAs to seriously consider undertaking joint local development plans, in Bridgend’s case this involved a joint plan with RCT and Caerphilly. Unfortunately, this course of action effectively blocked any further work on individual delivery agreements until a formal response was made, a process, which itself required considerable officer resource. During this time it was not considered either financially or operationally expedient to progress with investment in the restructure of the planning service in light of potential joint working arrangements with other LPAs. As a consequence of delaying the re-structure until after the fiscal year end, a significant ‘underspend’ in the planning budget generated from a planning fee income surplus initially ear-marked for use in improving the planning service, was lost to medium term financial savings to address severe deficits in other service areas.

Bridgend was finally allowed to progress with its LDP later in 2018 and work on the restructure recommenced coinciding with the retirement of the Development Planning Manager. This has resulted in internal promotion of staff into key management roles and a realignment of the skills

base within the team in order to provide the necessary resilience to progress work on the LDP. Two additional posts have been created and it is envisaged that the new structure will be fully populated by the end of 2018.

It is considered that the untimely intervention of Welsh Government at a key stage prior to the formal progression of the LDP review has cost the LPA at least six months of time and a significant financial resource to other corporate priorities. Nevertheless, the service is now back on track and is confident that the new plan can be delivered in line the delivery agreement despite the challenging timescale imposed by Welsh Government.

Going forward, it is likely that the LPA will need to re-structure its service area in order to further improve resilience. This will involve a programme of upskilling existing staff into more technical planning roles and amending job descriptions to allow more agile interaction between different disciplines. Corresponding technological advances and investment in ICT is also expected to reduce dependency on traditional business support roles.

Also the opportunity of regional working brought about by City Deal and the need for a Strategic Development Plan (SDP), will require considerable individual input. Bridgend has and continues to explore potential collaborative working initiatives and sharing resources with other authorities within the region. This includes the challenge set by Welsh Government to examine the resilience of heritage and other specialist planning related services across Wales.

### **Building Control**

In terms of Building Control, it is acknowledged that this important fee earning and statutory service is under pressure to ensure a degree of resilience at a time when the average age of the team is circa 55+. The section has also had to take on additional duties in the wake of the introduction of shared regulatory service with Cardiff and the Vale of Glamorgan, whereby some functions were not transferred across such as implementing safety at sports grounds and public event legislation. It is apparent that most Welsh Unitary Authorities are finding it difficult to recruit qualified and experienced BC Officers in the face of growing competition from Approved Inspectors and this may be influencing the resilience of teams. The significant fee earning potential for a building control service is important to offset the other non-fee-earning work such as dangerous structures. If competition is lost to approved inspectors due to a lack of capacity to take on work then it will result in a loss of fee income and inevitability lead to budget pressures on other service areas In light of this Bridgend is also considering the possibility of a shared service for building control and is considering this potential with neighbouring authorities.

Since the last APR, two modern apprentices have been appointed one in a trainee Building Control Surveyor role and the other in a business support capacity.

### **Links with other Departments**

The Planning Service has a vital role as a contributor to a number of key cross-directorate projects, including grant funded regeneration and land reclamation projects in Bridgend (VVP and TRIP) and Maesteg as well as the ongoing Porthcawl Regeneration Strategy in terms of bringing forward master plans and development briefs. Other inputs include potential tourism related and Visit

Wales projects. The planning services provides considerable input into a number of key Council projects including the Rhiw redevelopment comprising a mixed use residential / commercial development and replacement multi-storey car park in Bridgend Town Centre and the historic Jennings Building refurbishment in Porthcawl.

There is also a major officer input to the Schools Modernisation Programme and the land disposal agenda, many of which include key development sites in the Local Development Plan (LDP). A development team approach is adopted for these projects with the Planning Service providing professional support and guidance in the form of development briefs, planning statements and pre-application advice.

The Development Planning Section also works jointly with the Council’s Housing Section in the preparation of the Housing Strategy, Local Housing Market Assessments and Gypsy and Traveller Accommodation Assessments.

The planning service also acts as a driver in promoting other regeneration schemes and developments by providing expert advice on development matters. Recent examples of this include work on a masterplan for the first phase of the Porthcawl regeneration and updating flood risk assessments and investigation potential mitigation measures for Bridgend Town Centre.

The continued input into these projects may be affected by staffing and other resource issues, although it is recognised that planning advice is a key factor in successful development. This must also be balanced against the need to deliver sites in accordance with the aims of the LDP and in the wider corporate interest.

## Budget

The Planning Service operational budget, i.e. what it costs the Council to fund, has continued to reduce to around £300k in 2017-2018.

Planning fee income is retained and forms part of the overall budget. Fee income has not met projected targets for 2017/18 (£426,638 against a projected target of £618,340) which, has not resulted in any significant investment in the resilience of the service or helped bolster the impacts of further corporate cuts. As reported above a significant planning fee surplus from the previous year was lost to MTFs savings. However, a prudent move to set up a LDP reserve fund in 2013 has and enabled the LPA to allocate some funds towards the LDP Review process.

	<b>Bridgend Planning Fee income 2012-2018 (£)</b>					
	<b>2012- 2013</b>	<b>2013- 2014</b>	<b>2014- 2015</b>	<b>2015- 2016</b>	<b>2016- 2017</b>	<b>2017- 2018</b>
<b>Projected</b>	683,350	640,775	495,780	495,780	570,780	618,340
<b>Actual</b>	510,162	414,456	596,245	522,234	688,979	426,638

	<b>Bridgend Preliminary Enquiry Fee income 2012-2018 (£)</b>					
	<b>2012- 2013</b>	<b>2013- 2014</b>	<b>2014- 2015</b>	<b>2015- 2016</b>	<b>2016- 2017</b>	<b>2017- 2018</b>
<b>Projected</b>	15,000	20,000	20,000	20,000	20,000	20,000
<b>Actual</b>	18,775	15,030	23,061	17,240	26,216	29,985

As stated in previous APRs, preliminary enquiry fee income fell in 2015-2016 although the income achieved in 2014-2015 was exceptional and largely a result of a high number of LDP allocated sites and renewable energy schemes coming forward.

The pre-application process has been the subject of a review and, together with a statutory pre-app service that came into force from 16th March 2016, an updated charging regime for pre-application advice has been in place since June 2016. Fees have increased by approximately £3.5k to £29,985 for the period 2017-2018 from a figure of £26,216 in the previous year.

The LDP was adopted in 2013 and is currently under review. There also remains considerable work in the ongoing review and adoption of supplementary planning guidance (SPG) such as Affordable Housing, Retail Frontages and Open Space and the production of Development Briefs such as Porthcawl Harbourside Regeneration Area. This has been identified as a particular work pressure and alternative methods of delivering the service may need to be considered.

The impact of further financial constraints will be influenced by the corporate spending plans for the period up to 2021. The Welsh Government settlement figure for Bridgend for 2019/20 is not encouraging and there is considerable pressure on the Communities Directorate to seek further funding cuts to its service areas including Planning. Despite the changes made to date, the Council still has to make a further £35 million saving by 2023, which is currently 13.5% of the Council's net budget. Whilst it is not anticipated that there will be any further reductions in the planning service in the short term as with any other Council service, much will depend upon future corporate spending priorities.

All service areas have already experienced severe cuts, which has had a profound effect on their deliverability. There is a fear that unless an alternative way of funding can be found that some key service areas may disappear altogether.

In view of the reduction in planning fee income over the last 5 years, a realignment of the planning budget and projected income going forward will be required. With no prospect of any national fee increase within the immediate future, this could place greater pressure on already stretched resource. The LPA supports the principal of full cost recovery to make services more financially self-sufficient and would welcome any commitment on behalf of Welsh Government in taking this forward. Unfortunately, without any change in the fee structure or national funding even statutory local government functions (including planning) could potentially fail in the near future.

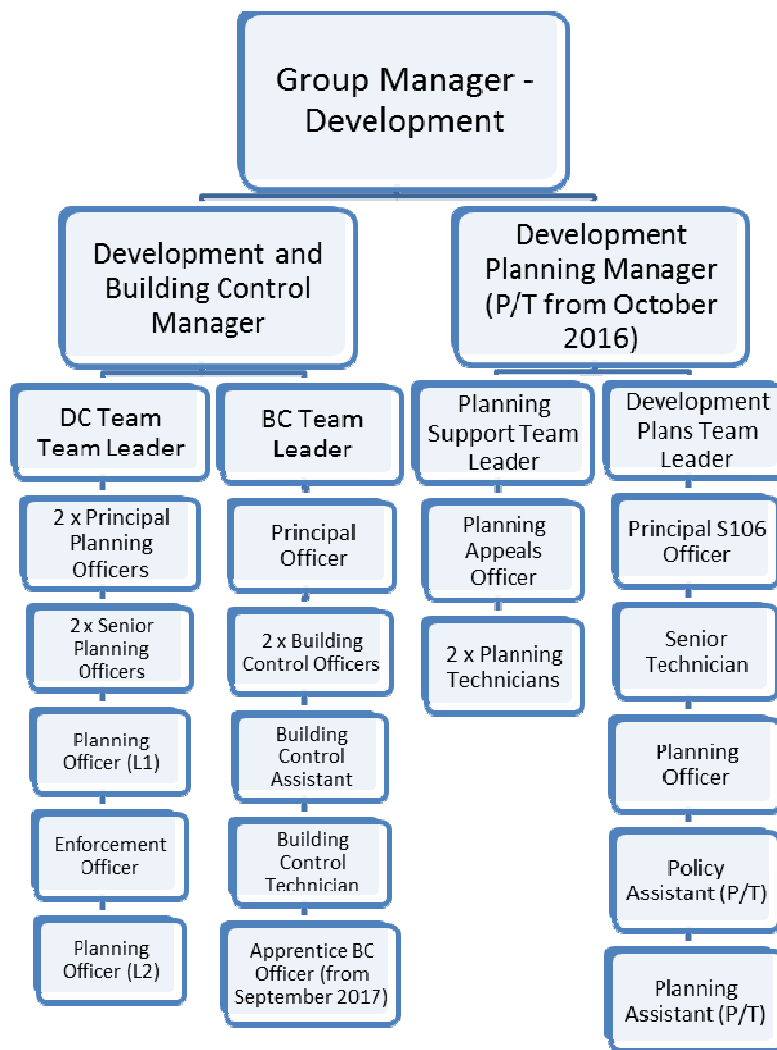
### **Staffing**

The Service is proud of the commitment and professionalism of its officers, which is considered as an important asset. The LPA takes advantage of many free training sessions and conferences and

Officers attend and contribute to DC Committee Member Development/Training sessions prior to every DC Committee meeting.

The Development Section comprises 28 members of staff including the Group Manager, which is around half the size of the section in 2010. There has been a corresponding loss of experience and specialist knowledge particularly with regard to development planning, minerals, urban design, GIS and trees. The current staffing structure chart is illustrated below:

### Staffing Structure 2017-2018



Historically, Bridgend has encouraged advancement/promotion amongst its planning staff and many of its Senior Officers started out in more junior positions. The Council has implemented a comprehensive job evaluation scheme, which has replaced the national local government pay and grading structure.

This has resulted in an overhaul of job descriptions and person specifications with more senior professional planners having to take on more managerial responsibility, which in turn detracts from their main planning function. However, on the more positive side, staff are mentored and actively supported to undertake and experience more diverse tasks.



This is also borne out of necessity as the reduction in overall staffing levels has resulted in some officers having to take on additional duties and responsibilities. Nevertheless the aim remains to develop a well-trained, knowledgeable staff base, capable of multiple tasks and able to operate in an agile capacity. It is also imperative to move towards a different model of service provision and a review is continuously being undertaken as to the level of service that can realistically be provided now and in the future and what impact there will be on staffing structures.

Like many other LPAs, the Planning Service will continue to look outside for assistance on more specialist types of applications such as mineral schemes and renewable energy projects including quarry monitoring where the services of Carmarthenshire Minerals and Waste team are utilised.

In terms of succession planning, the age demographic of the section suggests that more members of staff will retire up to 2020 although, given the financial situation currently faced by the Council, it is difficult to accurately predict the size and nature of the service in the coming years and to effectively plan for change or to train officers accordingly.

#### 4. BRIDGEND'S LOCAL STORY

Bridgend has a long standing association with Planning excellence. There has been continuous and consistent Development Plan coverage and top quartile performance in speed of determining planning applications. As referred to in previous APRs, Bridgend was one of the first authorities in Wales to introduce public speaking at their Planning Committees in 2005 as well as forming a smaller more specialist Development Control Committee in 2008. A charged for preliminary enquiry service became operational in 2011, which was updated in June 2016.

Planning applications may be submitted electronically and are available to view on line as are all planning documents and reports. The vast majority of communication is now carried out electronically.

##### Performance

Performance as measured against the Welsh Government's (WG) development control performance indicators was maintained at a consistently high level during the financial year 2017-2018. For example, the four quarterly returns for the LPA's 8 week performance produced an average of 88% across the year as follows:

Q1 (Apr-June 2017)	–	90% (83% in the same period last year)
Q2 (July-Sept 2017)	–	90% (82%)
Q3 (Oct-Dec 2017)	–	87% (78%)
Q4 (Jan-Mar 2018)	–	85% (81%)

The BCBC Local Development Plan was adopted on 18th September 2013. The fourth Annual Monitoring Report has been issued to Welsh Government and is available online shortly here: <https://www.bridgend.gov.uk/residents/planning-and-building-control/development-planning/existing-bridgend-local-plan-2013/annual-monitoring-report-for-the-bridgend-local-development-plan-ldp-2006-2021/>

##### Workload

As was the case in 2016/2017, during 2017/18 Development Control Officers each held an average caseload of approximately 40 planning applications at any one time. In addition to the standard application caseload, Officers also processed a range of preliminary enquiries as part of the formal and charged for pre-application advice service. The team has been relatively stable over this period in comparison to the previous year when the LPA recruited replacement Principal Planning, Senior Planning and Planning Officers within the development control /management function.

A number of Officers in the Development Planning team had reduced their working hours in 2017/2018 and this allowed for the recruitment of an additional Development Planning Officer. This officer has been active in bringing forward new or updated SPG as well as providing observations to DC officers. Whilst this essential additional post has provided some relief and support to other staff members, workloads in the policy team remains high and there will be continuing pressure in the coming months, particularly from regional work commitments and the

review of the LDP. The recent restructure of the development planning team should improve its resilience in the short/medium term.

### Decision Making

Bridgend has a comprehensive scheme of delegation, which results in around 93% of all applications being determined by Officers. The Development Control Committee comprises 18 elected members and has delegated powers to determine all planning applications other than those which depart from the development plan. Following the Council Elections in May 2017, around 75% of the DC Committee membership changed and a hastily arranged but comprehensive Member Training/Induction process was undertaken to allow the new Members to partake in the next DC Committee meeting on 25<sup>th</sup> May, 2017.

Site visits are carried out the day before the committee meeting – Officers select the sites to be visited by identifying the most contentious applications and the ones which are most likely to be of concern or interest to Members. This reduces the number of deferrals at committee where members call for a site visit. Site visits may be in the form of a ‘Panel’ site visit which is made up of the Chair, Vice Chair and a third member or a ‘Full Committee’ site visit, where all committee members attend.

The Committee Protocol dictates that, where members are minded to go against the Officer’s recommendation, the application is automatically deferred to the next meeting. This ‘cooling off’ period allows for refusal reasons (or planning conditions) to be drafted and for the applicant to consider amendments or provide additional information that may overcome the concerns.

Members very rarely vote against an officer recommendation (0 decisions against Officer recommendation in 2017/2018) and this is attributable in part to the continuous Member training programme and providing comprehensive and relevant planning advice within the Committee report and at the meeting itself.

The standardisation of Planning Committee Protocols and a National Scheme of Delegation will be brought forward as part of the Wales Planning Act, the full consequences of which are not yet known. It is, however, hoped that any national requirement will at least match the schemes already in operation in Bridgend. Any attempt to restrict the flexibility of the Authority to determine planning applications will have a detrimental impact on performance and the ability to bring forward development.

In 2017-2018, the committee continued to meet on a 6 weekly cycle resulting in, occasionally, longer agendas and increased determination times. However, the scope to agree time extensions with the applicant has limited this impact. In September 2017, the meetings moved from an afternoon slot (2pm) to a morning slot (10am). However this has proved to be unpopular with Members and Officers alike and it is expected that the meetings will revert back to an afternoon slot in 2018 with scope to experiment holding the site visits, pre-agenda meeting with the Chair and Vice Chair and Member Training, as well as the meeting, on the same day.

Webcasting of Council meetings including the Development Control Committee commenced in early 2016. Whilst there was some initial concern over webcasting it has not presented any

significant technical issues and has proved popular with interested parties such as local residents, developers and agents, who now no longer need to make the journey to the Council Chamber to observe meetings. The Development Control Committee enjoys the highest 'watched' figures for the authority. However, due to the costs associated with hosting, not all meetings are currently webcast and going forward this service is likely to be reserved for meetings where there is likely to be a higher than normal level of public interest.

### Member Training and Development

As well as the initial new Member Induction Training by Trevor Roberts Associates in May 2017, Bridgend has also advanced with its Development Control Committee Member Development programme with training sessions on relevant subjects in 2017/2018.

Sessions included "Development Control Committee Code of Conduct" and "LDP Review Process" workshops, presentations from the Highways section regarding "Active Travel Plans" and "Traffic Regulations/Orders," training on "Planning Enforcement" and "Advertisement Control," a presentation from the Conservation and Design Team and Glamorgan Gwent Archaeological Trust on the "Review of Historic Environment Records in Wales Guidance," and a presentation from Vaughan Lewis of Steve Ambler Tree Services on "Trees and Development." As can be seen from the above list, occasionally we invite outside speakers and specialists to present to Members.

The LPA also provides an "End of Year Performance Report" to DC Committee Members which covers matters such as Section 106 Monies secured over the year, Appeals Statistics and Performance, Enforcement Statistics and Performance (including Prosecutions), Building Control statistics, the results of a Customer Satisfaction Survey by the Welsh Data Unit, statistics from the Development Management Quarterly Survey returns to the Welsh Government and the Performance Framework as well as data from our handling of Complaints to the LPA.

For 2018-2019, following specific requests from the DC Committee Members, it is planned that Members will receive presentations/training on "Community Transport", "S106 Legal Agreements – Basics and Limitations," "Houses in Multiple Occupation," "Section 215 Notices and Procedures," "Sustainable Drainage Systems and SuDS Approving Bodies – The New System" and "Education Contributions and Surplus Spaces in 21<sup>st</sup> Century School."

Roisin Willmott, Director, RTPI Cymru addressed the Committee to present the "Value of Planning Study" and the wider remit of the RTPI to Members.

A visit to Cenin Renewables Ltd. At Stormy Down, allowed members to view modern renewable energy sources such as wind turbines, solar panels, anaerobic digestion and battery power banks.

Member training usually consists of an hour long session immediately prior to a committee meeting and all Members of the Council, not just Members of the DC Committee, are able to attend.

As mentioned above, following the local government elections in 2017, the Development Control Committee received an influx of new members. It was considered opportune and expedient to carry out basic planning committee member development training and this was delivered by an

external consultant over the course of day with ongoing follow up sessions for individual and new or replacement members as required.

The training followed the WLGA 'syllabus' and is essential for new committee members as well as providing important refresher training for more experienced members.

DC Committee Members in Bridgend continue to play an active role in the development and formulation of supplementary planning guidance (SPG). To date there has been member involvement with the review of the householder development guide and a new Open Space SPG. It is considered that actively involving elected members in formulating procedures and policy promotes a greater understanding of planning and allows them to 'take ownership' of the service they represent. Going forward it is intended that the Council will update SPG17: Parking Guidelines.

### Use of Information Technology

A new Planning Application back office IT system was procured and implemented during Summer/Autumn 2016. The new system covers both development control and building control functions and internal funding has been secured to procure additional development planning databases from the same software supplier. In tandem with this, the use of technology to improve service delivery will be explored as well as greater use of online services in accord with Corporate Priorities. The current Council website, including the Planning pages, will be updated and modernised in April 2018.

The planning service holds the largest amount of public documents of all Council functions on the website. This includes the LDP and all background documents as well as SPGs, development briefs and design guides. These documents are graphic intensive and highly technical. There is concern that the cost of translating these documents in order to comply with the requirements of the Welsh Language Commissioner will be significant and may, as a consequence, lead to a reduction in materials being made available online.

Similarly with regard to new SPG and LDP documents, the cost of translation will need to be factored into any preparation costs and this could be quite significant but out of proportion to the likely public benefit as there are very few recorded hits on translated versions of published documents online. The decision to remove essential SPG and development plan documents from the public website will be a retrograde step and will require careful consideration and the cost of translation must be balanced against the risk of a fine imposed by the Welsh Language Commissioner and the wider public benefit.

### Operational and financial constraints

Following the disposal of building assets, the Council is committed, through its transformation agenda, to adopting an agile working environment. The continued rationalisation of office space will eventually result in the need to desk share on a 3:2 ratio and operate a formal "working from home" regime. This could have a negative impact on performance if the necessary IT support is not available or properly managed as planning work can be highly technical in nature and requires access to specialist software such as the back office IT system, digital mapping and archives.

Managers are actively investigating how the service will be operated in conjunction with colleagues in other sections. The full impact of the Council's corporate accommodation agenda on the work of the Planning Service is yet to be fully realised although it is expected that new models of working will need to be adopted and this will be reported in the next APR.

Although the planning service does not have a specific Service Improvement Plan, the Council has a Corporate Improvement Plan and a Medium Term Financial Strategy. The Corporate Plan sets out the vision of the Authority, the outcomes wished to achieve, improvement priorities and defines the commitments for the coming year to achieve those priorities. The commitments in the Corporate Plan are delivered through specific actions and measures that are detailed in each directorate/service business plan and performance plans for individual members of staff. This ensures improvement priorities are embedded into delivery at every level of the organisation.

The latest Communities budget was prepared against a background of further significant cuts in funding for public services, with the Directorate facing a nett cash reduction over the previous year's budget the settlement from Welsh Government is not looking promising and further cuts are anticipated. Consequently, the planning fee surplus built up for the previous year was lost to other savings in order to protect front line services. Planning fee income was down in 2018 and the section is facing a significant overspend not helped by having to fund a re-structure of the Development Planning Team to implement the LDP Review Process. Further financial challenges are expected.

It is clear that in order to protect vital planning services both in Bridgend and nationally, a move towards full cost recovery is required and any income will need to be ring fenced to the service areas. Despite planning being a key statutory function there is no guarantee of immunity from wider authority cuts.

Despite having one of the smallest planning teams in Wales, Bridgend has been one of the top performing planning authorities providing an excellent "value for money" service to its customers. Whilst the number of planning staff has reduced by almost half in recent times the number of planning applications (1002) has remained relatively consistent with the previous year (1029).

For the period 2017-2018, 55% of appeals were dismissed (the Wales Average is 63%). There were 27 appeal decisions (5 were withdrawn), of the 22 remaining decisions, 12 were dismissed, 9 were allowed and one Enforcement Appeal was upheld.

There has been a change in customer satisfaction. In 2016/2017, 62% of survey respondents thought that Bridgend gave good planning advice against a Welsh average of 62%. This year (2017/2018) that figure has decreased to 55% with a Welsh average of 60%. This is likely to be the result of a reduced number of respondents to the survey but also the fact that Bridgend's planning service had already lost its public facing information function when a corporate customer service centre was established in 2009.

The use of an automated message directing members of the public calling the general number to the website for more information or to email their query, was introduced and has proven to be more manageable. Notwithstanding some early issues, the system has settled down and technical

staff are receiving far fewer unsolicited phone calls. Call Centre staff were provided with a guidance note to be able to inform members of the public where to find relevant advice on the website and this initiative has proved to be successful in the main. Applicants continue to have access to case officer's direct lines and urgent calls can still be directed via the call centre.

Notwithstanding previous good performance in Bridgend, there are serious concerns over maintaining a comprehensive, efficient service and improving performance in light of the wider public sector and local government budget cuts as evidenced in the relatively recent reduction in staffing levels (particularly in the admin/technical support team). There is also increasing concern regarding receiving timely responses from statutory consultees such as the Highway Authority and NRW etc.

Individual workloads have increased and there are continuing pressures in adapting to new secondary legislation as a result of the Planning (Wales) Act 2015, the changes to Development Management procedures and the continual need to provide statistics on the performance of the LPA, the amount of time expended on responding to WG Consultations (e.g. the Draft Planning Policy Wales (Edition 10) and the Law Commission's consultation on the Codification of Planning Law in Wales) and the reliance on timely statutory consultee responses.

The formalisation of discharge of conditions and non-material amendment procedures and the need to update and issue live decision notices has also created additional administrative burdens in an environment with limited resources. Similarly, the new PAC procedures has led to increased correspondence and interest from the public prior to the submission of a planning application, this in turn has required officers to respond to the queries, deflecting them from more essential work.

Due to having only one Enforcement Officer in the Section, the scope for the LPA to investigate proactive methods of monitoring development and permissions is severely restricted, which inevitably leads to a greater number of unauthorised developments and complaints to investigate and resolve.

This usually involves intensive monitoring of sites, often during unsocial hours, the collation of evidence and court appearances. It is becoming increasingly apparent that there is difficulty in managing the expectations of the public and elected officials where breaches of consent or conditions occur. The planning service is expected to be able to act quickly or to immediately intervene to stop operations, whereas the reality is that the enforcement process can be slow, heavily evidence based, open to challenge and does not always result in significant penalties. This tends to garner a public perception that the authority is ineffective and this places greater pressure on the service to deliver results.

Following a number concerns raised by MPs, AMs and Members regarding the effectiveness of the planning enforcement system in controlling major polluting activities that raise significant amenity issues, Members requested that Officers compile a list of potential improvements to the system and produce a report with a view to sending a letter to the Welsh Assembly Cabinet Secretary for Energy, Planning and Rural Affairs and Bridgend based Assembly Members requesting that a surcharge be applied to retrospective planning applications.

In December 2017, Officers reported a paper titled "Suggested Changes to the Planning Enforcement System in Wales" to the DC Committee which outlined the proposal to apply a

surcharge to retrospective applications along with other suggested changes to the Enforcement system. The report provided an outline of the current enforcement system and suggested a number of changes and improvements to the current system of planning enforcement grouped under the following headings:-

- Principle of enforcement action – criminal and proportionate?
- Fiscal measures
- Role of Welsh Government
- Enforcement Appeals
- Relationship between Planning and other Environmental Agencies
- Advertisement Controls
- Other areas for improvement

Members approved the report and a letter was sent to the Cabinet Secretary (copied to Bridgend AMs) as a discussion document. A meeting between Officers and key Members and the Cabinet Secretary, Ogmere AM and an official from the Welsh Government Planning Division took place in summer, 2018 and it was agreed that further investigation is necessary at a national level involving the regulatory agencies. A meeting, arranged by Welsh Government is due to be held in autumn 2018

In 2016 the planning service updated its paid pre-application service first introduced in 2011 to coincide with the implementation of the Welsh Government national statutory scheme. For the first time a charge is now levied for householder enquiries and the scale of charges was amended to reflect the WG scheme. Under the new scheme, Bridgend offers a free scoping meeting for major development, where a potential developer can present their scheme to officers. No formal opinion is offered at this stage, but a developer will be provided with a quote for a detailed pre-application response tailored to suit the proposal with full costings and timescales.

The developer may either choose to take up the Council service or instead use the statutory scheme. So far the response from developers has continued to be positive. The service will continue to be promoted and has been reviewed in 2018. Although the principle of the scheme appears to be sound additional categories of development and permitted development enquiries are now included to further tailor the advice and offer a more focused service.

#### RTPI Cymru - Value of Planning Toolkit

Following the technical launch of the Value of Planning Toolkit RTPI Cymru provided the toolkit for Bridgend.



The toolkit enables LPAs to demonstrate the value their planning services provide to the Authority area and its communities year on year as well as providing evidence to support investment in the planning and related services.

In this case the value of planning to Bridgend in 2016/17 was calculated to be £89.5 million, which is considered to be a substantial uplift. The tool kit allows the authority to review this figure annually and it is intended to make this a regular feature of subsequent APRs.

A breakdown of the calculation is provided in the diagram below-

# Value of Planning in Bridgend 2016/17

## Planning service key data



19 FTE jobs in planning service



933 applications handled



£0.6m collected in fees

### LDP Land Safeguarded



0 ha Special Landscape Area  
0 ha Green Wedge  
0 ha Local Nature Reserve



0 ha open space  
0 ha minerals



**Residential**  
280 ha



**Retail & leisure**  
2 ha



**Commercial**  
108 ha



**Waste**  
0 ha

### LDP Value

**£2.4m uplift value**

(based on land allocated for whole plan period)

Value adding policies ✓ 89%

### Applications

28 major  
653 minor  
252 other

■ Statutory ■ Discretionary

0 DCOs dealt with  
0 DNS dealt with  
26 LBC applications granted  
24 refusals appealed  
0 judicial reviews

### Decisions

✓ 715 approvals (77%)  
x 89 refusals (10)  
0 subject to pre-app

#### Refusals

■ Delegated ■ Committee

#### Approvals

■ Delegated ■ Committee

### Permissions



**Residential**  
1,028 units  
£32.0m uplift value  
15% affordable



**Retail & leisure**  
2,942 m<sup>2</sup>  
£0.2m uplift value



**Tourism**  
0 bedspaces  
0 self catering units

### Permissions

■ Consistent with local plan  
■ Departures from local plan



**Commercial**  
3,685 m<sup>2</sup>  
£0.0m uplift value



**Renewables & other**  
3 MW  
0 tonnes waste  
0 tonnes minerals  
0 ha remediation  
4 ha formal open space

### Contributions

#### Section 106 income

£1.7m  
Breakdown



#### CIL income



£0 total value

### Completions



**Residential**  
406 units  
23% affordable  
£51.7m uplift value  
£0.5m council tax p.a



**Retail & leisure**  
1,475 m<sup>2</sup>  
£0.7m uplift value  
42 gross FTE jobs  
£0.1m business rates p.a



**Tourism**  
0 bedspaces  
0 self catering units



**Commercial**  
2,120 m<sup>2</sup>  
£2.3m uplift value  
48 gross FTE jobs  
£0.1m business rates p.a



**Renewables**  
30 MW  
£150,000 community benefit



**Tourism**  
0 bedspaces  
0 FTE jobs  
0 self catering units

### Enforcement

309 enforcement complaints  
18 planning contraventions  
1 enforcement notices  
3 breach of condition notices  
0 stop notices  
1 section 125 notices



### Wider indicators



£9,000 spend on consultancy fees



18 internal consultees

0 Energy statements  
0 EqIAs  
1 Environmental statements



£20,000 health benefits of affordable housing provision p.a



£130,000 recreational benefits from open space created p.a

13 Travel plans  
0 HIAs  
10 Transport assessments

In 2016/17 the total value of planning was

**£89.5m**

SOURCE: Planning function outputs (LPA survey), Land and property value data (JLL estimates), business rates valuations (Valuation Office Agency), employment densities (English Homes & Communities Agency), Council tax rates (StatsWales), Health benefits from Affordable Housing (Department for Communities and Local Government Appraisal Guide, based on various studies outlined in a appraisal databook), Community benefit from renewables (Renewables UK Cymru). Some of the calculations require high level assumptions to convert between units/m<sup>2</sup>/ha. Where possible, benchmarks have been employed otherwise reasonable assumptions have been used. Business rate, council tax and gross FTE job estimates based on assumption of 100% occupancy and do not factor in any displacement. Numbers of applications and decisions are unlikely to match up as these can take place in different financial years for any given application. 'Value adding policies' refers to the proportion of policies the team has identified as adding 'intangible value' that are included in local plans. Approvals and refusals do not sum to 100% due to applications carry across years. The total value of planning only incorporates some of the metrics presented in the dashboard.



ARUP



## Regional Working and Collaboration

The prospect of large scale local government reorganisation would appear to have been withdrawn by Welsh Government although there is an expectation of more structured collaboration between authorities in delivering their functions, particularly at a strategic level.

In terms of planning, it is clear that Welsh Government views collaboration initiatives as the answer to address diminishing resources within LPAs. In late 2017, the Cabinet Secretary urged some LPAs to give serious consideration to producing Joint Local Development Plans (JLDPs). The suggestion was considered by the relevant LPAs and unanimously rejected for operational and geographical reasons. No further proposals or suggestions have been put forward by Welsh Government and perhaps there is an opportunity for practitioners to take the initiative. Bridgend has been in discussion both with its neighbouring authorities and regionally to look at how collaboration or shared services could work.

In particular a collaborative Building Control service, to overcome resilience issues and to address an ageing workforce, was explored between Bridgend and other neighbouring Authorities during 2017/2018. Examples of successful collaborative services currently operating in England provided some incentive to explore this option, however, it is clear that the formal merging of individual services comes at a price in terms of transferring staff and negotiating terms and conditions and ensuring continuity of back office, legal and human resource services.

The process could take a number of years and would require the diversion of a number of key staff from operational duties. The engagement of an outside consultant to oversee the merger would result in a considerable cost to the component authorities and would severely impact the benefits resulting from any merger. Therefore, the matter has been put on hold and Bridgend has secured a Building Control Apprentice to develop resilience from within.

With regard to development control/management, it is considered that service levels have reduced to the extent that a collaborative approach may not be able to deliver any tangible improvements in delivery or resilience. In real terms, planning teams are already working to capacity and management structures have already been stripped out. This, coupled with the somewhat localised nature of the function, would suggest that, other than dealing with some peaks and troughs, the prospect of merged DC/DM teams are unlikely to deliver any real service improvements. Nevertheless, Bridgend will continue to seek out collaborative initiatives both formal and informal with a view to maintaining continuity of service. One such collaboration could involve seeking specialist Urban Design advice from Swansea CC.

In terms of development planning, Bridgend is committed, along with other partner authorities to working on Cardiff Capital Region City Deal projects including the Housing theme group whilst continuing to work regionally through active participation with regional associations i.e. SEWSPG, Pathfinder and POSW/POS-SE.

Bridgend is committed to investigating and contributing to collaborative initiatives and has had proactive discussions with neighbouring LPAs regarding the preparation of a shared LDP evidence base and joint methodologies. There is also the opportunity to investigate the possibility of a joint LDP examination. The joint regional work on the CCR SDP has provided an indication of willingness

amongst the CCR LPAs to embrace a spirit of collaboration on strategic planning matters and regardless of the outcomes of the SDP, there is scope to carry this work forward either as individual authorities or as collective strategic planning unit.

Bridgend is also represented on the Llanilid Project Board, which is a joint initiative led by Rhondda Cynon Taf Council and comprising public and private sector organisations. The Llanilid Strategic Opportunity Area is based around a restored former opencast site and is located in a strategically important site at the convergence point of three LPA areas close to the M4 motorway. The site has the potential to deliver a major mixed use development including up to 500 new dwellings, leisure and business uses and a new junction on the M4. The overall objective of the Board is to steer the strategic delivery of the 'Llanilid on the M4' area with maximum economic regeneration impact as its fundamental principle. Its main function is to maximise the investment potential of this regionally important site and to take responsibility for its strategic direction. The Strategic Board represents the high-level interests of Rhondda Cynon Taf County Borough Council, Welsh Government, Bridgend County Borough Council, Vale of Glamorgan Council and major landowners/developers. One of the principle area of work is to develop a masterplan of how the site could be developed and any essential infrastructure requirements.

In terms of more specialist planning related service areas such as heritage, and conservation and ecology, these important areas are also viewed as being vulnerable and further work on potential collaboration is currently being undertaken on a regional and national basis.

As mentioned above, Bridgend has initiated a national discussion on potential improvements to the planning enforcement process by producing a paper entitled 'Suggested Changes to the Planning Enforcement System in Wales'. The paper was prepared following consultation with the regional enforcement groups and POSW and has gained some political support. It is hoped that a meeting with the Cabinet Secretary will result in a proposal for a national working group/task force comprising planners and other enforcement agents to develop the ideas further.

Bridgend has also collaborated with other LPAs on an informal or quid pro quo basis by providing cover, independent advice and responses to complaints, attendance on interview panels and as a critical friend.

The aspiration with the collaboration agenda is to share resources, skills and expertise, whilst providing essential statutory services with decreasing financial resources. Welsh Government's active support will be crucial in developing any future projects.

#### Areas of innovation

- Bridgend's Planning Service has overhauled its customer interface with a greater emphasis on internet based services. This has been driven by a reduced public facing staff but also to meet a growing demand for online communication and resources. While this process was carried out in advance of new Corporate ICT policies and improved website introduced in 2018, the policy has allowed staff to focus on core planning functions and encouraged uses of the service to be more independent when engaging with the planning system. Nevertheless it is recognised that some members of the community may not be able to

readily access online services and arrangements are in place to ensure that all users are represented. Similarly, applicants are still able to have a direct dialogue with case officers.

- The smart use of ICT has allowed Building Control officers to work semi-independently through the use of connected 'tablet' devices, resulting in timesaving and more agility.
- The use of a 'dashcam' device has resulted in significantly reduced officer time in carrying out survey and monitoring work. Images from the camera are analysed following the site visit. This has proved particularly useful when carrying out the annual retail survey without the need to visit each premises.
- The Planning Service has recently reviewed it's successful paid pre-application service to include more categories and further refine the process to ensure smarter use of resources and a more focussed and bespoke service. This has also provided a small additional income stream, that it is hoped can be re-invested into the service.

The priorities for the planning service in the coming year will be:-

- To carry out a full review of the Local Development Plan in accordance with the approved delivery agreement.
- To continue to investigate the rationalisation and streamlining of the services provided to the public as a result of restructuring and ongoing budget constraints.
- To investigate and carry forward upskilling initiatives of planning and building control staff to provide resilience within the teams.
- To effectively incorporate a new service area and promote the new Planning and Development Services Team.
- To continue to investigate alternative means of service delivery including the greater use of technology and collaborative working.
- To continue to contribute effectively to regional working.
- To continue to review, update and implement Supplementary Planning Guidance.
- To promote and review the non-statutory paid pre-application advice service.
- To meet the challenge of adapting to an agile working environment.
- To meet challenges imposed by other legislation, such as the implementation of Schedule 3 of the Flood and Water Management Act 2010 in Jan 2018, that may have an impact on service delivery.

## 5. WHAT SERVICE USERS THINK

In 2017-18 we conducted a customer satisfaction survey aimed at assessing the views of people that had received a planning application decision during the year.

The survey was sent to 425 people, 14% of whom submitted a whole or partial response. The majority of responses (42%) were from members of the public. 3% of respondents had their most recent planning application refused.

We asked respondents whether they agreed or disagreed with a series of statements about the planning service. They were given the following answer options:

- Strongly agree;
- Tend to agree;
- Neither agree nor disagree;
- Tend to disagree; and
- Strongly disagree.

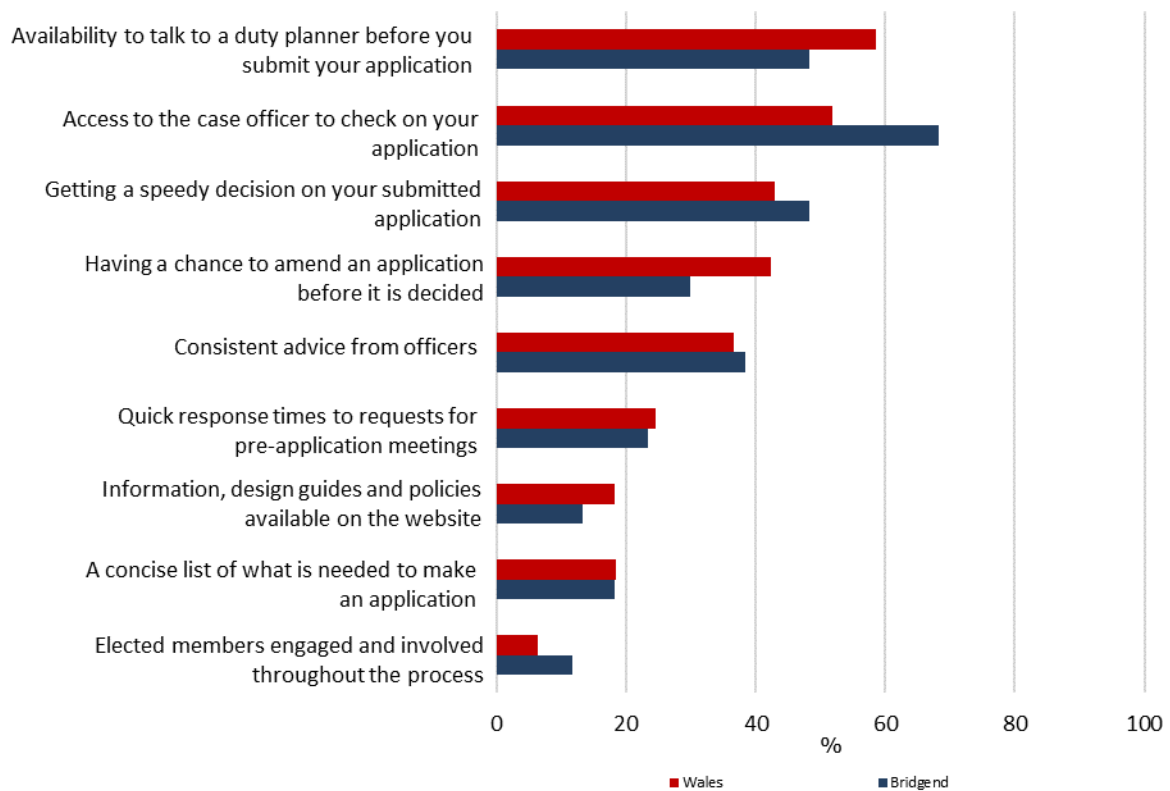
Table 1 shows the percentage of respondents that selected either 'tend to agree' or 'strongly agree' for each statement for both our planning authority and Wales.

**Table 1: Percentage of respondents who agreed with each statement, 2017-18**

<b>Respondents who agreed that:</b>	<b>Bridgend LPA %</b>	<b>Wales %</b>
The LPA applies its planning rules fairly and consistently	60	55
The LPA gave good advice to help them make a successful application	55	60
The LPA gives help throughout, including with conditions	60	52
The LPA responded promptly when they had questions	61	62
They were listened to about their application	59	60
They were kept informed about their application	53	52
They were satisfied overall with how the LPA handled their application	63	63

We also asked respondents to select three planning service characteristics from a list that they thought would most help them achieve successful developments. Figure 1 shows the percentage of respondents that chose each characteristic as one of their three selections. For us, 'having access to the case officer to check on applications' was the most popular choice.

**Figure 1: Characteristics of a good planning service, 2017-18**



Comments received include:

- “Very helpful consistent approach by officers.”
- “They seem a good Planning Authority. No problems or complaints.”
- "Very satisfied, but there is always room for improvement.”

## 6. OUR PERFORMANCE 2017-18

This section details our performance in 2017-18. It considers both the Planning Performance Framework indicators and other available data to help paint a comprehensive picture of performance. Where appropriate we make comparisons between our performance and the all Wales picture.

Performance is analysed across the five key aspects of planning service delivery as set out in the Planning Performance Framework:

- Plan making;
- Efficiency;
- Quality;
- Engagement; and
- Enforcement.

### Plan making

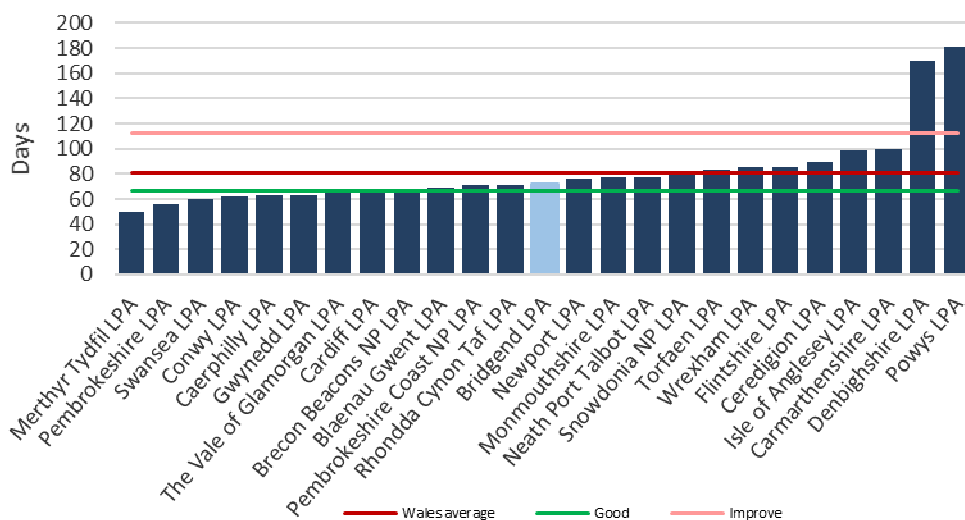
As at 31 March 2018, we were one of 22 LPAs that had a current development plan in place. We are required to submit an Annual Monitoring Report in October 2018. This document has been prepared.

During the APR period we had 4 years of housing land supply identified, making us one of 18 Welsh LPAs without the required 5 years supply.

### Efficiency

In 2017-18 we determined 987 planning applications, each taking, on average, 72 days (10 weeks) to determine. This compares to an average of 81 days (12 weeks) across Wales. Figure 2 shows the average time taken by each LPA to determine an application during the year.

**Figure 2: Average time taken (days) to determine applications, 2017-18**

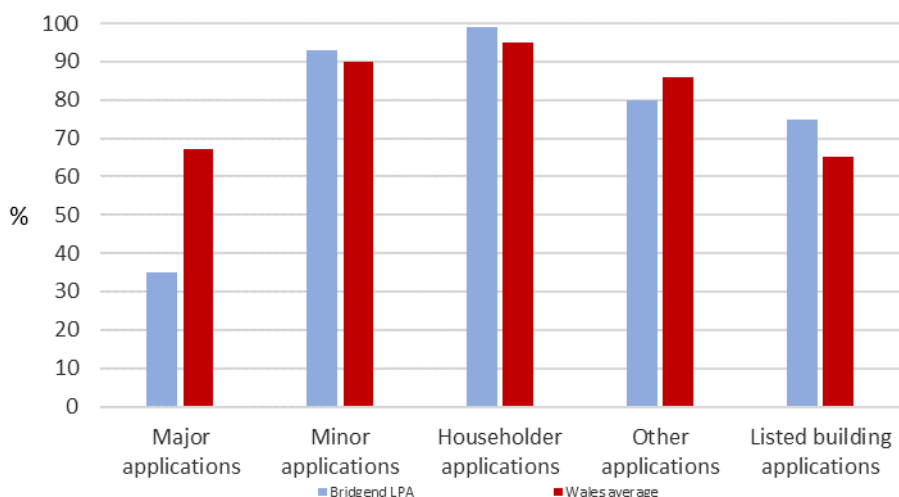




88% of all planning applications were determined within the required timescales. This compared to 89% across Wales and we were one of 22 LPAs that had reached the 80% target.

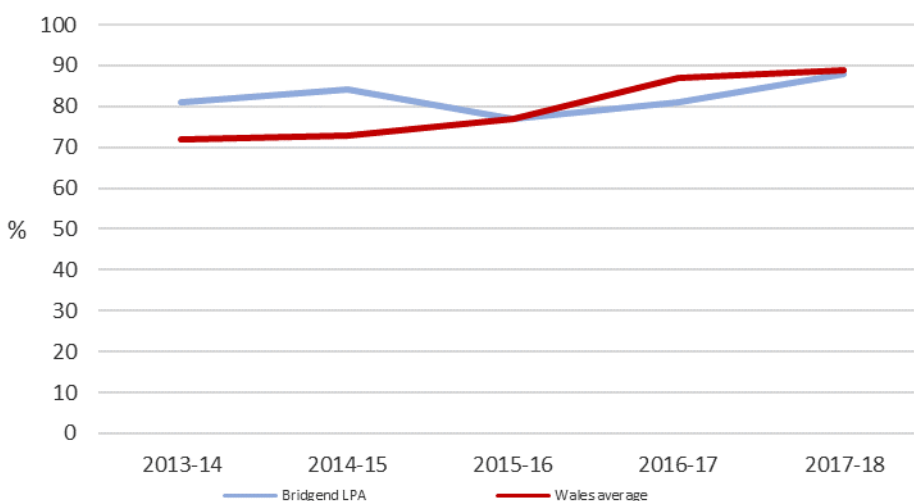
Figure 3 shows the percentage of planning applications determined within the required timescales across the main types of application for our LPA and Wales. It shows that we determined 99% of householder applications within the required timescales. We also determined 75% of Listed Building Consent applications within the required timescales.

**Figure 3: Percentage of planning applications determined within the required timescales, by type, 2017-18**



Between 2016-17 and 2017-18, as Figure 4 shows, the percentage of planning applications we determined within the required timescales increased from 81%. Wales also saw an increase this year.

**Figure 4: Percentage of planning applications determined within the required timescales**



Over the same period:

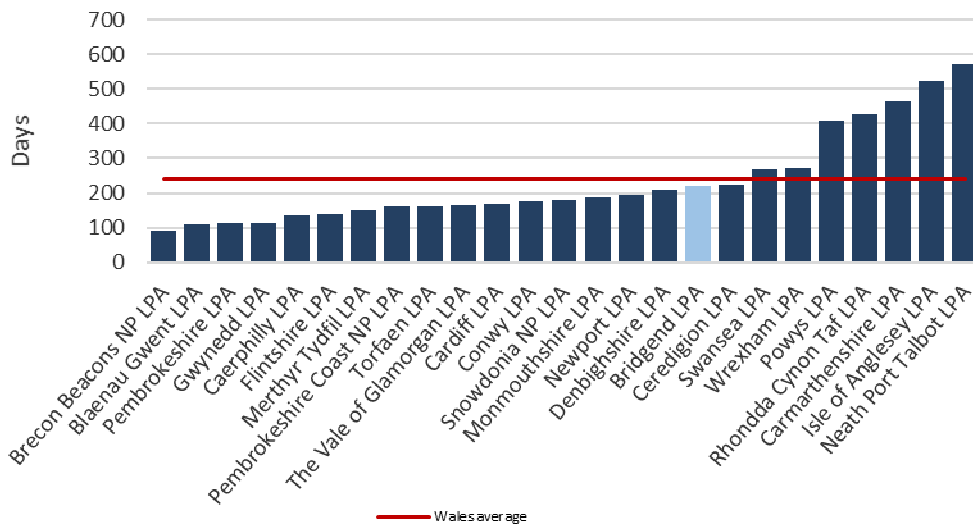
- The number of applications we received decreased;
- The number of applications we determined increased; and

- The number of applications we approved increased.

### Major applications

We determined 20 major planning applications in 2017-18, 5% (1 application) of which were subject to an EIA. Each application (including those subject to an EIA) took, on average, 221 days (32 weeks) to determine. As Figure 5 shows, this was shorter than the Wales average of 240 days (34 weeks).

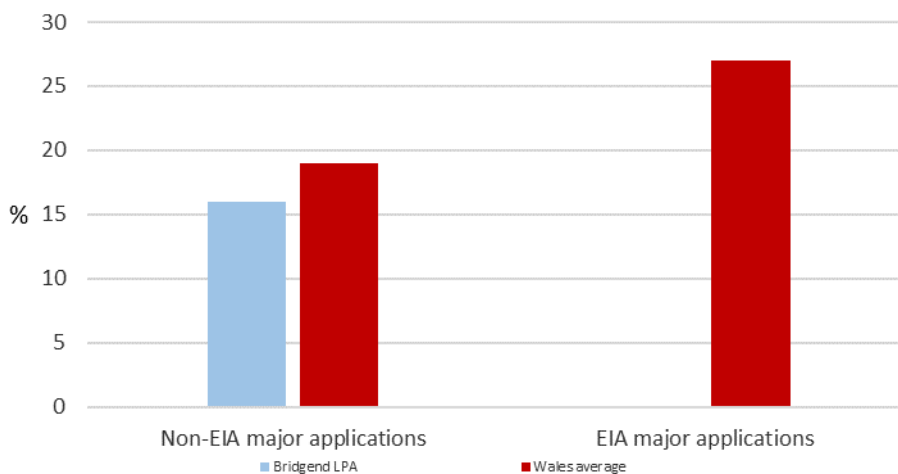
**Figure 5: Average time (days) taken to determine a major application, 2017-18**



35% of these major applications were determined within the required timescales, compared to 69% across Wales.

Figure 6 shows the percentage of major applications determined within the required timescales by the type of major application. 16% of our ‘standard’ major applications i.e. those not requiring an EIA, were determined within the required timescales during the year.

**Figure 6: Percentage of Major applications determined within the required timescales during the year, by type, 2017-18**

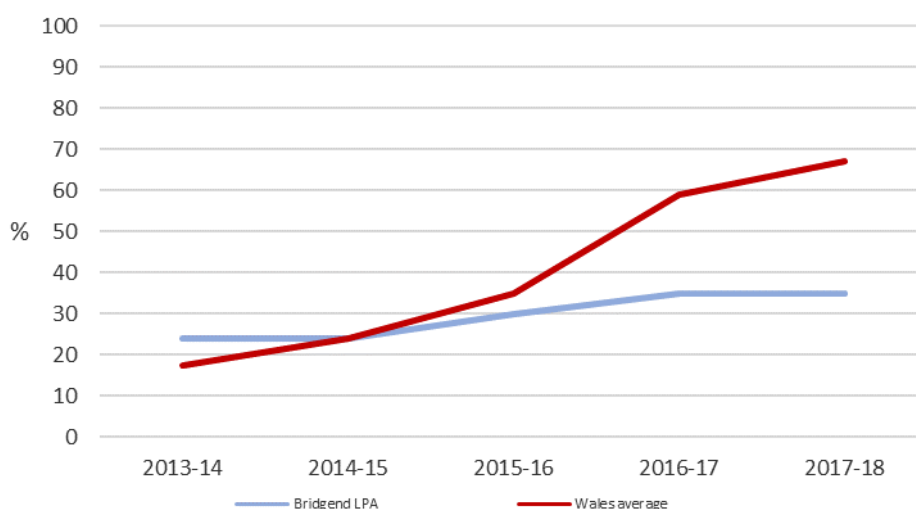


In addition, we determined 4 major applications that were subject to a PPA in the required timescales during the year.

Since 2016-17 the percentage of major applications determined within the required timescales had stayed the same at 35%. In contrast, the number of major applications determined decreased while the number of applications subject to an EIA determined during the year increased.

Figure 7 shows the trend in the percentage of major planning applications determined within the required timescales in recent years and how this compares to Wales.

**Figure 7: Percentage of major planning applications determined within the required timescales**



Over the same period:

- The percentage of minor applications determined within the required timescales increased from 86% to 93%;
- The percentage of householder applications determined within the required timescales increased from 96% to 99%; and
- The percentage of other applications determined within required timescales increased from 75% to 80%.

## Quality

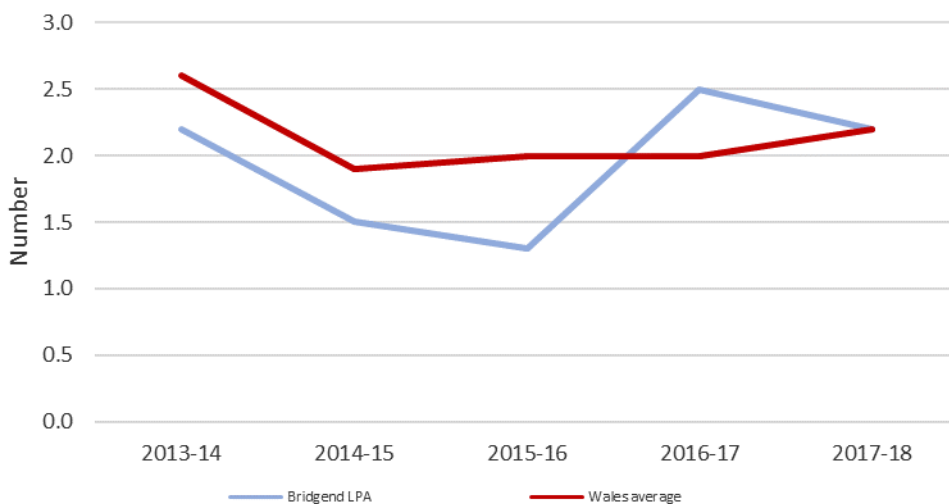
In 2017-18, our Planning Committee made 24 planning application decisions during the year, which equated to 2% of all planning applications determined. Across Wales 7% of all planning application decisions were made by planning committee.

0% of these member-made decisions went against officer advice. This compared to 9% of member-made decisions across Wales. This equated to 0% of all planning application decisions going against officer advice; 0.6% across Wales.

In 2017-18 we received 22 appeals against our planning decisions, which equated to 2.2 appeals for every 100 applications received. Across Wales 2.2 appeals were received for every 100 applications.

Figure 8 shows how the volume of appeals received has changed since 2016-17 and how this compares to Wales.

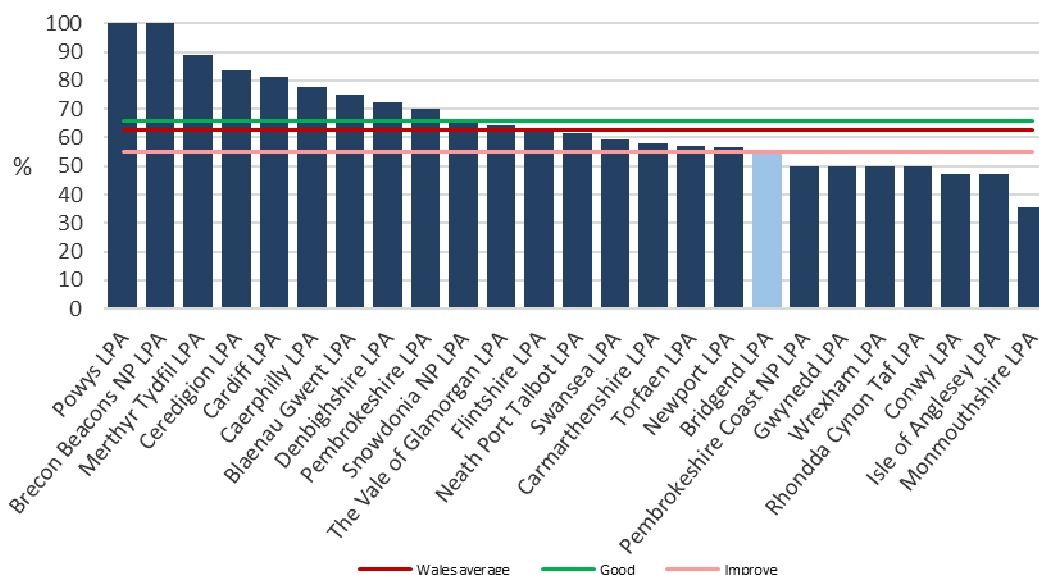
**Figure 8: Number of appeals received per 100 planning applications**



Over the same period the percentage of planning applications approved stayed the same at 77%.

Of the 20 appeals that were decided during the year, 55% were dismissed. As Figure 9 shows, this was lower than the percentage of appeals dismissed across Wales as a whole and was below the 55% threshold.

**Figure 9: Percentage of appeals dismissed, 2017-18**



During 2017-18 we had no applications for costs at a section 78 appeal upheld.

## Engagement

We are:

- one of 24 LPAs that allowed members of the public to address the Planning Committee; and
- one of 21 LPAs that had an online register of planning applications.

As Table 2 shows, 55% of respondents to our 2017-18 customer survey agreed that the LPA gave good advice to help them make a successful application.

**Table 2: Feedback from our 2017-18 customer survey**

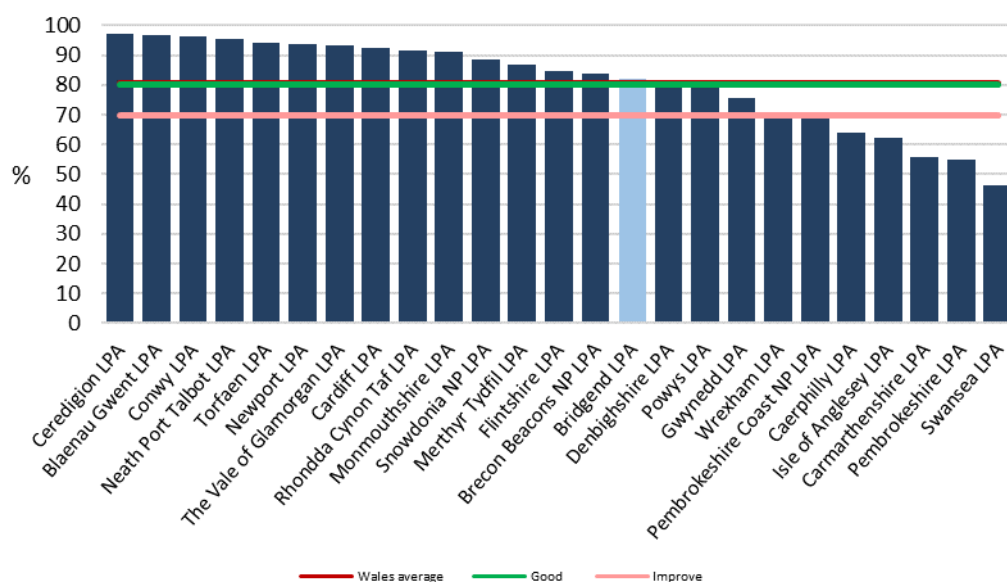
Respondents who agreed that:	Bridgend LPA %	Wales %
The LPA gave good advice to help them make a successful application	55	60
They were listened to about their application	59	60

## Enforcement

In 2017-18 we investigated 277 enforcement cases, which equated to 1.9 per 1,000 population. This compared to 2 enforcement cases investigated per 1,000 population across Wales.

We investigated 82% of these enforcement cases within 84 days. Across Wales 81% were investigated within 84 days. Figure 10 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

**Figure 10: Percentage of enforcement cases investigated within 84 days, 2017-18**



The average time taken to pursue positive enforcement action was 32 days.

## ANNEX A - PERFORMANCE FRAMEWORK

## OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE	Bridgend LPA LAST YEAR	Bridgend LPA THIS YEAR
<b>Plan making</b>						
Is there a current Development Plan in place that is within the plan period?	Yes		No	Yes	Yes	Yes
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	67	N/A	N/A
Annual Monitoring Reports produced following LDP adoption	Yes		No	Yes	Yes	Yes
The local planning authority's current housing land supply in years	>5		<5	7 of 25	5.1	4
<b>Efficiency</b>						
Percentage of "major" applications determined within time periods required	>60	50-59.9	<50	67.4	35	35
Average time taken to determine "major" applications in days	Not set	Not set	Not set	240.1	171	221
Percentage of all applications determined within time periods required	>80	70-79.9	<70	88.5	81	88
Average time taken to determine all applications in days	<67	67-111	112+	80.7	60	72
Percentage of Listed Building Consent applications determined within time periods required	Not set	Not set	Not set	65.4	-	75
<b>Quality</b>						
Percentage of Member made decisions against officer advice	<5	5-9	9+	8.6	0	0
Percentage of appeals dismissed	>66	55-65.9	<55	62.6	73	55
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2+	0	0	0
<b>Engagement</b>						
Does the local planning authority allow members of the public to	Yes		No	Yes	Yes	Yes

MEASURE	GOOD	FAIR	IMPROVE
address the Planning Committee?			
Does the local planning authority have an officer on duty to provide advice to members of the public?	Yes		No
Does the local planning authority's web site have an online register of planning applications, which members of the public can access, track their progress (and view their content)?	Yes	Partial	No
<b>Enforcement</b>			
Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	>80	70-79.9	<70
Average time taken to take positive enforcement action	Not set	Not set	Not set

WALES AVERAGE	Bridgend LPA LAST YEAR	Bridgend LPA THIS YEAR
Yes	No	No
Yes	Yes	Yes
80.6	85	82
184.6	82	32

**SECTION 1 – PLAN MAKING**

Indicator	<b>01. Is there a current Development Plan in place that is within the plan period?</b>	
“Good”	“Fair”	“Improvement needed”
A development plan (LDP or UDP) is in place and within the plan period	N/A	No development plan is in place (including where the plan has expired)

Authority’s performance	Yes
The Bridgend Local Development Plan was adopted on 18 September 2013. The LDP will be reviewed in line with the Delivery Agreement from 2018 onwards.	

Indicator	<b>02. LDP preparation deviation from the dates specified in the original Delivery Agreement, in months</b>	
“Good”	“Fair”	“Improvement needed”
The LDP is being progressed within 12 months of the dates specified in the original Delivery Agreement	The LDP is being progressed within between 12 and 18 months of the dates specified in the original Delivery Agreement	The LDP is being progressed more than 18 months later than the dates specified in the original Delivery Agreement

Authority’s performance	N/A



<b>Indicator</b>	<b>03. Annual Monitoring Reports produced following LDP adoption</b>	
<b>"Good"</b>		<b>"Improvement needed"</b>
An AMR is due, and has been prepared		An AMR is due, and has not been prepared

<b>Authority's performance</b>	Yes
The fourth AMR is in the process of being prepared and reported to the DC Committee before being submitted to the WG.	

<b>Indicator</b>	<b>04. The local planning authority's current housing land supply in years</b>	
<b>"Good"</b>		<b>"Improvement needed"</b>
The authority has a housing land supply of more than 5 years		The authority has a housing land supply of less than 5 years

<b>Authority's performance</b>	4
Whilst the LPA has a Housing Land Supply of less than 5 years, there is sufficient supply for the remainder of the Plan Period (up to 2021).	

**SECTION 2 - EFFICIENCY**

Indicator	05. Percentage of "major" applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
More than 60% of applications are determined within the statutory time period	Between 50% and 60% of applications are determined within the statutory time period	Less than 50% of applications are determined within the statutory time period

Authority's performance	35
This is consistent with the previous year.	

Indicator	06. Average time taken to determine "major" applications in days	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	221
Whilst this is higher than last year (171 days) it is still below the Wales average of 240 days.	

Indicator	07. Percentage of all applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
More than 80% of applications are determined within the statutory time period	Between 70% and 80% of applications are determined within the statutory time period	Less than 70% of applications are determined within the statutory time period

Authority's performance	88
This is an improvement on last year's performance (81%) although it is marginally below the Wales average (89%).	

Indicator	08. Average time taken to determine all applications in days	
"Good"	"Fair"	"Improvement needed"
Less than 67 days	Between 67 and 111 days	112 days or more

Authority's performance	72
Whilst this is longer than last year (60) it is still below the Wales average (81).	

<b>Indicator</b>	<b>08a. Percentage of Listed Building Consent applications determined within time periods required</b>	
<b>"Good"</b>	<b>"Fair"</b>	<b>"Improvement needed"</b>
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

<b>Authority's performance</b>	75

**SECTION 3 - QUALITY**

Indicator	09. Percentage of Member made decisions against officer advice	
“Good”	“Fair”	“Improvement needed”
Less than 5% of decisions	Between 5% and 9% of decisions	9% or more of decisions

Authority’s performance	0
<p>This continues to illustrate that the LPA’s recommendations are sound and Members benefit from the regular training sessions provided.</p>	

Indicator	10. Percentage of appeals dismissed	
“Good”	“Fair”	“Improvement needed”
More than 66% (two thirds) of planning decisions are successfully defended at appeal	Between 55% and 66% of planning decisions are successfully defended at appeal	Less than 55% of planning decisions are successfully defended at appeal

Authority’s performance	55
<p>This is considerably lower than last year (73%) and is below the Wales average. The relatively low number of appeals lodged in this period and the continuing trend for PINS to allow more appeals (particularly for new dwellings) will skew the results. However, the LPA will review its decision making processes in the coming year.</p>	

<b>Indicator</b>	<b>11. Applications for costs at Section 78 appeal upheld in the reporting period</b>	
<b>“Good”</b>	<b>“Fair”</b>	<b>“Improvement needed”</b>
The authority has not had costs awarded against it at appeal	The authority has had costs awarded against it in one appeal case	The authority has had costs awarded against it in two or more appeal cases

<b>Authority’s performance</b>	0

**SECTION 4 – ENGAGEMENT**

Indicator	12. Does the local planning authority allow members of the public to address the Planning Committee?	
<b>“Good”</b>		<b>“Improvement needed”</b>
Members of the public are able to address the Planning Committee		Members of the public are not able to address the Planning Committee

Authority’s performance	Yes
<p>BCBC were one of the first LPAs in Wales to introduce public speaking at Development Control Committee meetings (2005).</p>	

Indicator	13. Does the local planning authority have an officer on duty to provide advice to members of the public?	
<b>“Good”</b>		<b>“Improvement needed”</b>
Members of the public can seek advice from a duty planning officer		There is no duty planning officer available

Authority’s performance	No
<p>Due to limited resources and staffing levels, there is no scope to offer this service. However, the LPA invites emailed queries and these are responded to in a timely fashion.</p> <p>Planning Service Public Enquiry desk was incorporated into the Corporate Customer Services Centre in 2010 along with the budget for a full time member of staff. Members of the Public visiting the offices are seen by a Customer Service Representative who is trained to provide general planning advice. The Customer Service Centre operates normal officer hours. Queries relating to specific applications or projects will require prior arrangement with the relevant case officer or applicants/agents/neighbours can contact the Officer directly by phone. General queries are dealt with via email and the Customer Service Centre has been provided with an information sheet directing callers to relevant parts of the website. The future provision of a ‘duty officer’ is not likely to be possible given reductions in staff and financial resources, the preference to deal</p>	

with queries via email and the fact that we now have an established charged for pre-application advice system.

Indicator	14. Does the local planning authority's web site have an online register of planning applications, which members of the public can access track their progress (and view their content)?	
"Good"	"Fair"	"Improvement needed"
All documents are available online	Only the planning application details are available online, and access to other documents must be sought directly	No planning application information is published online

Authority's performance	Yes



**SECTION 5 – ENFORCEMENT**

<b>Indicator</b>	<b>15. Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days</b>	
<b>“Good”</b>	<b>“Fair”</b>	<b>“Improvement needed”</b>
More than 80% of enforcement cases are investigated in 84 days	Between 70% and 80% of enforcement cases are investigated in 84 days	Less than 70% of enforcement cases are investigated in 84 days

<b>Authority’s performance</b>	82

<b>Indicator</b>	<b>16. Average time taken to take positive enforcement action</b>	
<b>“Good”</b>	<b>“Fair”</b>	<b>“Improvement needed”</b>
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

<b>Authority’s performance</b>	32

## SECTION 6 – SUSTAINABLE DEVELOPMENT INDICATORS

The purpose of the Sustainable Development Indicators is to measure the contribution the planning system makes to sustainable development in Wales.

The Sustainable Development Indicators will be used to measure the progress against national planning sustainability objectives, set out in Planning Policy Wales, and can be used to demonstrate to our stakeholders the role and scope of the planning system in delivering wider objectives. The information will also be useful to local planning authorities to understand more about the outcomes of the planning system and help inform future decisions.

<b>Authority's returns</b>	
Full returns	

<b>Indicator</b>	<b>SD1. The floorspace (square metres) granted and refused planning permission for new economic development on allocated employment sites during the year.</b>
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<b>Granted (square metres)</b>	
<b>Authority's data</b>	86,310

<b>Refused (square metres)</b>	
<b>Authority's data</b>	72

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<b>Indicator</b>	<b>SD2. Planning permission granted for renewable and low carbon energy development during the year.</b>
------------------	--

<b>Granted permission (number of applications)</b>	
<b>Authority's data</b>	2

<b>Granted permission (MW energy generation)</b>	
<b>Authority's data</b>	1

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<b>Indicator</b>	<b>SD3. The number of dwellings granted planning permission during the year.</b>
------------------	--

<b>Market housing (number of units)</b>	
<b>Authority's data</b>	489

<b>Affordable housing (number of units)</b>	
<b>Authority's data</b>	67

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<b>Indicator</b>	<b>SD4. Planning permission granted and refused for development in C1 and C2 floodplain areas during the year.</b>
------------------	--

<b>Number of residential units (and also hectares of non-residential units) which were GRANTED permission</b>	
<b>Authority's data</b>	8

<b>Number of residential units (and also hectares of non-residential units) which were REFUSED permission on flood risk grounds</b>	
<b>Authority's data</b>	1

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<b>Indicator</b>	<b>SD5. The area of land (Ha) granted planning permission for new development on previously developed land and greenfield land during the year.</b>
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<b>Previously developed land (hectares)</b>	
<b>Authority's data</b>	16

<b>Greenfield land (hectares)</b>	
<b>Authority's data</b>	5

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<b>Indicator</b>	<b>SD6. The area of public open space (ha) that would be lost and gained as a result of development granted planning permission during the quarter.</b>
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<b>Open space lost (hectares)</b>	
<b>Authority's data</b>	0

<b>Open space gained (hectares)</b>	
<b>Authority's data</b>	3

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<b>Indicator</b>	<b>SD7. The total financial contributions (£) agreed from new development granted planning permission during the quarter for the provision of community infrastructure.</b>
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<b>Gained via Section 106 agreements (£)</b>	
<b>Authority's data</b>	3,288,734

<b>Gained via Community Infrastructure Levy (£)</b>	
<b>Authority's data</b>	0

BCBC do not operate a CIL charging regime.

## BRIGDEND COUNTY BOROUGH COUNCIL

### REPORT TO DEVELOPMENT CONTROL COMMITTEE

22 NOVEMBER 2018

#### INFORMATION REPORT OF THE CORPORATE DIRECTOR COMMUNITIES

#### 2018 ANNUAL MONITORING REPORT (AMR) FOR THE BRIGDEND 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 2018 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 AMR.
- 3.2 The 2018 AMR is required to be submitted to the Welsh Government prior to the 31 October 2018 and this target was met with it being submitted on 30 October 2018.
- 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 LDP'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:
- 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' for submission to the Welsh Government. This is the fourth AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 01 April 2017 to 31 March 2018. It is required to be submitted to Welsh Government by the end of October 2018 (the AMR was submitted to Welsh Government on 30 October 2018).

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 fourth 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 2018 JHLAS indicates that 390 new homes were completed during the monitoring period 01 April 2017 to 31 March 2018;
- The 2018 JHLAS indicates that the Council has a housing land supply, assessed against the housing requirement of the Bridgend LDP, of 3.4 years;
- To date 1213 affordable dwellings have been delivered;
- During the monitoring period 01 April 2017 to 31 March 2018 2.58 hectares of vacant employment land was developed;
- Within Bridgend Town Centre of the 377 commercial properties surveyed 66 were vacant – representing a vacancy rate of 17.51 %;
- 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 5.39%;
- 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 and the Renewable Energy technology continues to be actively promoted in Bridgend with 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 announced in August 2017 as the third prize winner in the NEA and British Gas Energy Impact Awards 2017-18. During the Monitoring Period 01 April 2017 to 31 March 2018 1.0 mw of renewable additional electricity capacity was permitted. The generating capacity from large-scale wind turbines (within and immediately adjacent to the refined SSA) is 59mw. As such the County Borough is making a significant contribution to national renewable energy targets.

- 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 This is the fourth AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 01 April 2017 to 31 March 2018 and is required to be submitted to Welsh Government by 31 October 2018. 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.
- 4.7 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. The Local Planning Authority are progressing 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 Council's 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.

### **5. Effect upon Policy Framework & Procedure Rules**

- 5.1 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.

### **6. Equality Impact Assessment**

- 6.1 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.

### **7. Financial Implications**

- 7.1 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.

7.2 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. An overview of the financial implications will be set out in the 'LDP Review Report' covering report and a future Delivery Agreement associated with any Replacement Plan will be presented to the Development Control Committee/LDP Steering Group and Full Council.

**8. Recommendations**

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

**Mark Shephard**  
**Corporate Director Communities**  
**22 November 2018**

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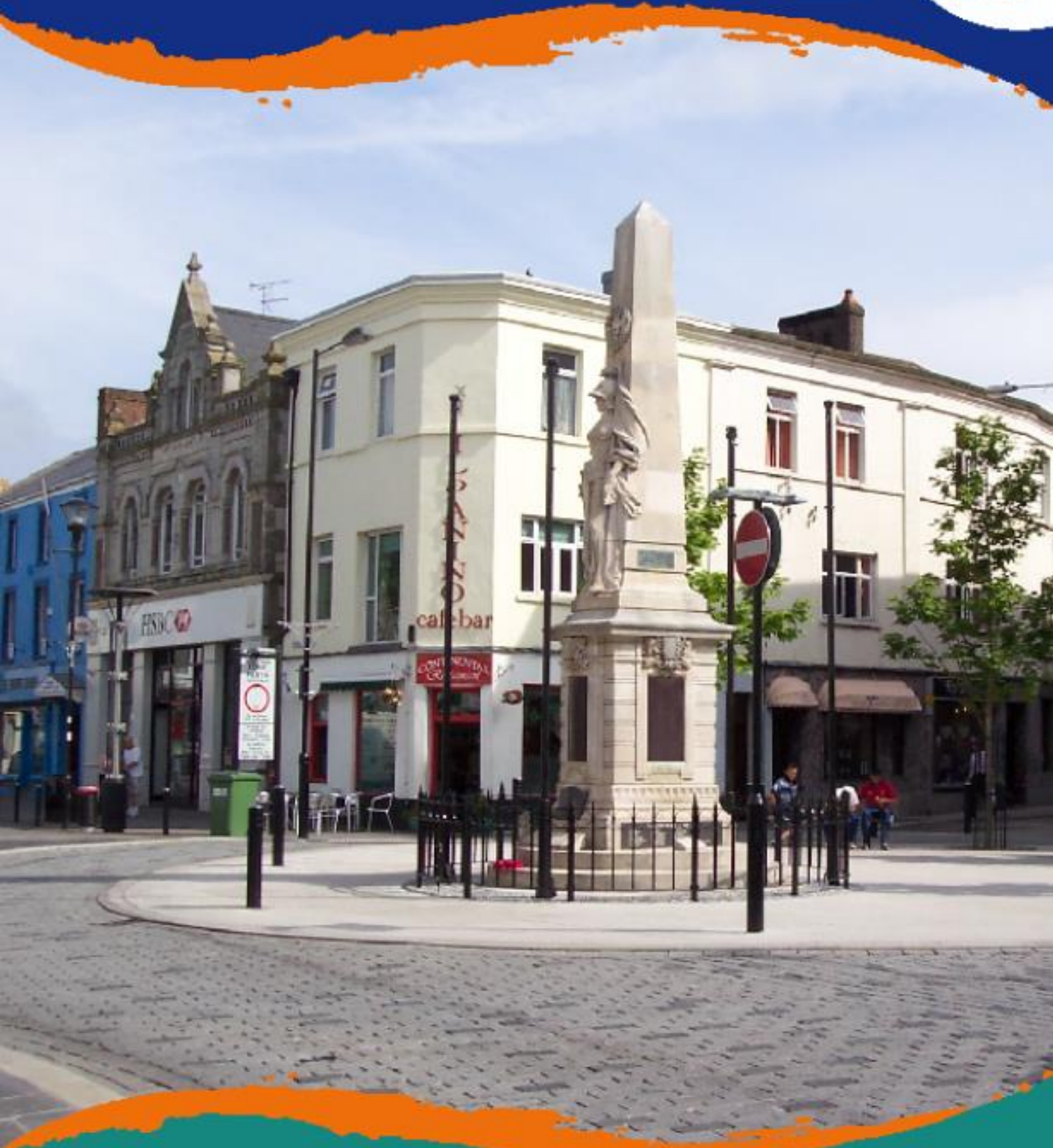
**Background documents**

None.

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# Annual Monitoring Report 2017-2018

Local Development Plan (2006 – 2021)



**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 fourth AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2017 to 31st March 2018 and is required to be submitted to Welsh Government by the 31<sup>st</sup> October 2018.
- 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.
- 1.3 Notwithstanding the outcome of this fourth monitoring report and whether a partial or full review of the plan is needed based on its findings, given that it has been 4 years since the LDP was adopted, the Council has formally commended a full review of the Plan.
- 1.4 In this respect, this report will form part of the ongoing evidence base that will underpin the new Replacement Plan and will supplement the information contained in the LDP Review Report, submitted to Welsh Government in June 2018.
- 1.5 It will also assess whether the existing LDP remains fit for purpose up until its end date of 2021.

### The Requirement for Monitoring

- 1.6 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.
- 1.7 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.

1.8 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.

1.9 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

1.10 The structure of the AMR is as follows:

- Chapter 2: Executive Summary (page 8)** - provides a succinct written summary of the key monitoring findings;
- Chapter 3: Monitoring Framework (page 8)** – 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 (page 10)** – 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 (page 20)** – provides an analysis of the effectiveness of the LDP policy framework in delivering the plans targets;
- Chapter 6: Sustainability Appraisal Monitoring (page 66)** – analyses the impact the LDP is having on the social, economic and environmental well-being of Bridgend and;
- Chapter 7: Conclusions and Recommendations (page 72)** – 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 fourth AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2017 to 31st March 2018 and is required to be submitted to Welsh Government by 31<sup>st</sup> October 2018.

### **Background**

2.2 The Council formally adopted the Bridgend County Borough Local Development Plan (LDP) on the 18<sup>th</sup> 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 as stated above, 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.

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 changes in the regional context. The AMR will consider whether the development strategy that underpins the LDP remains valid. It will also assess whether or not the 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) with the publication and consultation on a preferred option. The NDF will replace the Wales Spatial Plan, and will set out the 20 year spatial framework for land use in Wales, providing a context for the provision of new infrastructure/growth and the national and regional level.
- 2.7 National planning policy is contained in Planning Policy Wales (PPW) (Edition 9) published in 2016.
- 2.8 During this monitoring period Welsh Government have published a further draft PPW (Edition 10) for consultation purposes. The consultation ended on 18<sup>th</sup> May 2018.

### External Conditions

#### National Context

- 2.9 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. PWC project UK growth to remain modest at around 1.3% in 2018 and 1.6% in 2019. This is due to continued subdued real consumer spending growth and the drag on business investment from ongoing economic and political uncertainty relating to the outcome of the Brexit negotiations.

The stronger global economy, and the competitive value of the pound, have boosted UK exports and inbound tourism, offering some support for overall UK GDP growth that should continue through 2018. However, the Eurozone economy has slowed recently and any further escalation of international trade tensions could dampen global growth in 2019 and beyond.

## **The Local Development Context & Economic Conditions**

- 2.10 Land Registry Statistics in relation to house building and prices in Bridgend during 2017-2018 shows that the average house sale prices for 2018 in Bridgend is £149,212 compared to £144,412 for the previous year, an increase of 3.3%. The 2018 Land Registry data indicates house sale prices in Bridgend are below the national Wales sales price of £156,886.
- 2.11 In the County Borough of Bridgend between April 2017 & March 2018 there were 64,800 'economically active people' representing 75.3% of the population in Bridgend that is either employment or actively seeking work. This is less than the proportion for Wales and Great Britain, and represents a reduction from the 2016-2017 position of 64,900.
- 2.12 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, there are also positive signs with planning permission granted for a development of up 71,441sq.m of B1, B2 and B8 employment floorspace at land in Brocastle, Waterton. Other proposals relate to planning permissions granted for:-
- Expansion of Pin-It Pasty, Abergarw Trading Estate
  - Expansion of Brickability, Bridgend Industrial Estate
  - New B1 Offices at Waterton Park
  - New manufacturing unit at Crendon Timber, Abergarw Trading Estate.

## **Strategic Environmental Assessment/Sustainability Appraisal Monitoring**

- 2.13 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.
- 2.14 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**

- 2.15 An overview of the LDP Monitoring Data for the 4<sup>th</sup> 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 2018 JHLAS indicates that 390 new homes were completed during the monitoring period 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018;

- The 2018 JHLAS indicates that the Council has a housing land supply, assessed against the housing requirement of the Bridgend LDP of 3.4 years;
- To date 1213 affordable dwellings have been delivered;
- During the monitoring period 01 April 2017 to 31 March 2018 2.58 hectares of vacant employment land was developed;
- Within Bridgend Town Centre of the 377 commercial properties surveyed 66 were vacant – representing a vacancy rate of 17.51 %;
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- 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 and the Renewable Energy technology continues to be actively promoted in Bridgend with 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 announced in August 2017 as the third prize winner in the NEA and British Gas Energy Impact Awards 2017-18. During the Monitoring Period 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018 1.0 mw of renewable additional electricity capacity was permitted. The generating capacity from large-scale wind turbines (within and immediately adjacent to the refined SSA) is 59 MW. As such the County Borough is making a significant contribution to national renewable energy targets.

2.16 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:

<b>Continue Monitoring</b>
Where indicators are suggesting that LDP policies are being implemented effectively and there is no cause for a review.
<b>Officer / Member Training Required</b>
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.
<b>Supplementary Planning Guidance (SPG) / Development Briefs Required</b>
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.
<b>Policy Research</b>
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.
<b>Policy Review</b>
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.
<b>Plan / Strategy Review</b>
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.

## Review of the Plan

- 3.8 Notwithstanding the outcome and findings of this fourth AMR for the monitoring period 2017 to 2018, the Council has formally commenced a statutory review of its LDP.
- 3.9 The LDP Delivery Agreement and Review Report was submitted to Welsh Government on 21<sup>st</sup> June 2018 and a letter from Welsh Government dated 25<sup>th</sup> June 2018 confirmed that the Council could proceed with the preparation of a Replacement LDP in accordance with the timetable set out in its Delivery Agreement.
- 3.10 In accordance with the requirements of Welsh Government the overall timetable for the preparation of the replacement plan is set within a time-frame of 3½ years from

its formal commencement, with adoption of the Replacement LDP programmed in 2021.

### **Local Development Plan Wales (2005)**

- 3.11 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.*
- 3.12 *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 any future strategy within the Replacement LDP.
- 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.
- 4.5 It is acknowledged that there are a significant number of statutes utilised to determine planning applications in Wales. The legislative framework for development is very complex. In response to this the Law Commission began a consultation in November 2017 on the Planning Law in Wales, with the intention to consolidate various Acts into one consistent piece of legislation. The result of this exercise will contribute to a Planning Bill that will replace all or part of more than 25 Acts. The consultation expired in March 2018 and the intention is to create a new legal framework for Planning in Wales by 2020.

### **National Planning Policy National Development Framework (NDF)**

- 4.6 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 at the national and regional level. It will concentrate on development and land use issues of national significance which the planning system is able to influence and deliver. During this monitoring period the Welsh Government have published and consulted on issues, options and a preferred option associated with the Plan. Future progress on the NDF and any subsequent implications for the LDP will be reported in future AMRs. The Council will also need to take account of any emerging NDF proposals in the preparation of the Replacement LDP.



## **National Planning Policy Amendments**

### **Draft Planning Policy Wales (Edition 10)**

- 4.7 Planning Policy Wales (PPW) (Edition 9) was published in November 2016, and was reported in last year's AMR. During this year's monitoring period a draft PPW (Edition 10) was published for consultation. The draft document has been entirely restructured to conform to the requirements of the Well Being and Future Generations Act 2015. The consultation closed on 18<sup>th</sup> May 2018, and any final changes will be reported in next year's AMR.

## **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 progressing a SDP are ongoing. Future progress on the SDP and any subsequent implications for the LDP and the Replacement 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.
- 4.10 It represents a £1.28 billion programme which aims to achieve a 5% uplift in the regions GVA by delivering a range of programmes which will increase connectivity, improve physical and digital infrastructure as well as regional business governance. A governance structure is in place in the form of a Regional Cabinet made up of the Leaders and Chief Executives of the 10 local authorities. A Programme Director has recently been appointed and the Delivery Team is based at Nantgarw. Considerable progress has been made with the agreement of a 5 year Strategic Plan and a number of projects have been assigned. This includes £734 million to the South Wales Metro, with electrification of the core valley lines and 37.9 million to establish a

semi-conductor cluster, to create 2,000 jobs. In addition, a Housing Investment Fund is to be established, together with Digital and Skills and Employment Strategies. The progress of the City Deal will be reported in future AMRs.

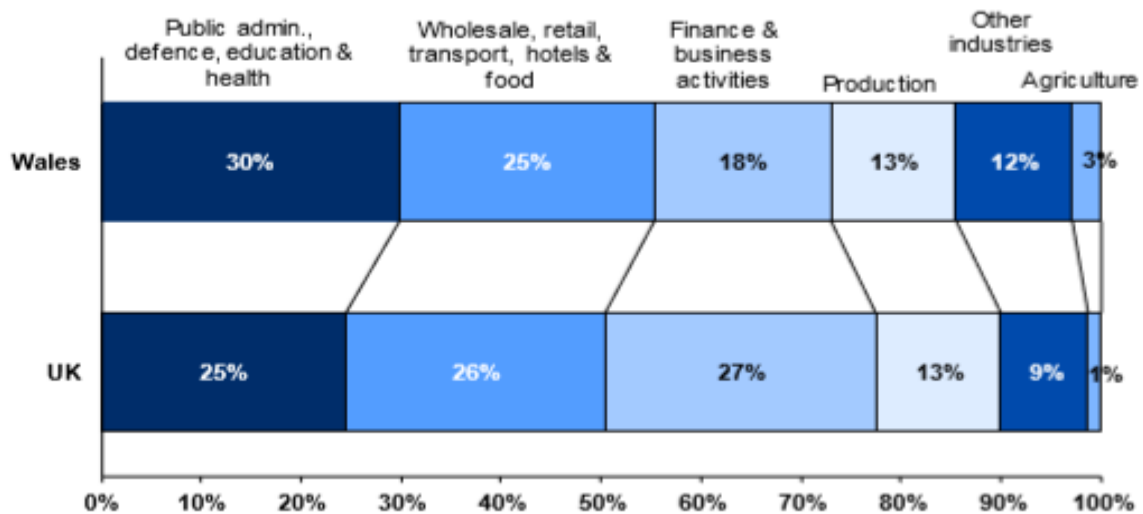
## **External Conditions (National Context)**

### **Economy**

- 4.11 In terms of the UK Economy, the latest OECD (May 2018) Economic Report notes that following years of strong growth the projected economic growth for 2018 is likely to be modest, at 1.4%, declining further to 1.3% in 2019, owing to high uncertainties about the outcome of Brexit negotiations. This represents a 0.4% decline on the 2017 growth figure of 1.8%.
- 4.12 The report notes that although inflation has fallen in recent months, it has remained persistently above the 2% target since February 2017. Wages have grown, but at a slower pace than productivity. Business investment growth has been held back by Brexit induced economic and political uncertainty and housing transactions, mortgage approvals and house prices have slowed slightly.
- 4.13 Despite weakened growth, the UK unemployment rate (at 4.2%) is at its lowest level since 1975 and labour force participation has increased.
- 4.14 During this monitoring period the Monetary Policy Committee increased interest rates for the first time in a decade in late 2017 as inflation was running well above target. It is anticipated that with inflation still above target and wage pressures emerging, the Bank of England will continue to raise interest rates, but only very gradually, as significant uncertainties remain.
- 4.15 The unemployment rate is also anticipated to edge up gradually, in the context of projected slow economic growth. The major risk for the economy is uncertainty surrounding Brexit. If high uncertainty persists, the drag on capital expenditure could intensify as businesses delay investment decisions. By contrast, deferred plans may be brought forward if businesses gain clarity about future trading arrangements.
- 4.16 In terms of the likely impact of Brexit on the Welsh economy, the demos 'think-tank' has said that Wales out of all the UK regions will be hit hardest by a UK hard Brexit of leaving the EU free trade area.
- 4.17 60% of exports from Wales currently go to the EU as its biggest and most valuable trading partner.
- 4.18 Notwithstanding this, businesses that trade outside the EU have done well as a result of the weak pound making exports cheaper.
- 4.19 As Wales only has 4% of its workforce from the EU the government does not expect there to be any shortages of workers.

- 4.20 In overall terms 2017 was a strong year for capital investment in Wales, significantly higher than the 2016 position. This was however driven by strong investment in Cardiff. Commercial development remains marginal elsewhere in Wales with key limited speculative commercial building.
- 4.21 In 2017, despite uncertainties industrial take-up in Wales increased by 4% from 2016. Occupier demand is healthy although there is a limited no of 'ready sites' across Wales within modern floorspace. As such there is a risk occupiers will look elsewhere.
- 4.22 In terms of the office market Cardiff experienced a record high, driven by the provision of high quality Grade A office accommodation. It is recognised however that across Wales there is a dwindling supply of available Grade A floorspace to maintain this momentum.
- 4.23 In general terms 2017 has seen an increase from both occupiers and investors for prime property. Secondary stock has proved less attractive.
- 4.24 In terms of outlook, given that Cardiff has become the driver for economic activity for the Welsh economy there is a need to harness this growth to the Cardiff Capital Region and beyond.
- 4.25 This will need to be supported with infrastructure investment, including resolving the proposed M4 relief road, completion of the electrification of the main line to Cardiff in late 2018 and delivery of the South Wales Metro.
- 4.26 Abolition of the Severn Bridge tolls will also provide a boost to the distribution and logistics sector.
- 4.27 In comparison, employment in Wales was proportionately higher in the public administration, defence, education and health sector (which is not the same as the public sector); the production sector; and the agriculture, forestry and fishing sector.
- 4.28 The proportion of employment was equal in the other industries sector.
- 4.29 Employment in Wales was proportionately lower in the wholesale, retail, transport, hotels and food sector and the finance and business activities sector.

## Share of workplace employment by industry, Wales and the UK, 2016



Source Statistical Bulletin November 2017

### Housing Market

- 4.30 Welsh Government statistics indicate that since 2012 there has been a gradual increase in the number of new dwellings started in Wales. However, for the period 2017-2018 a total of only 6,037 new dwellings were started; representing a decrease nationally of 12% compared to the previous year. The number of new dwellings completed has decreased over the last year. During 2017-2018 there were 6,663 new dwellings completed in Wales, which represents a decrease of 2% compared to 2016/2017 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

- 4.31 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.
- 4.32 The following information relates specifically to the local context in terms of housing delivery and local housing market economic conditions.

### Bridgend Joint Housing Land Availability Study 2017

- 4.33 The recently published 2018 JHLAS shows that the County Borough has housing land supply, assessed against the housing requirement of the Bridgend LDP of 3.4 years that is below the minimum requirement of 5 years. For the monitoring period

2017-2018, 390 dwellings were completed, which represents the lowest completion rate since 2011.

### **Bridgend Housing Market**

- 4.34 Land Registry Statistics in relation to house building and prices in Bridgend during 2017-2018 shows that the average house sale prices for 2018 in Bridgend is £149,212 compared to £144,412 for the previous year, an increase of 3.3%. The 2018 Land Registry data indicates house sale prices in Bridgend are below the national Wales sales price of £156,886.

### **Bridgend Economy**

- 4.35 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.
- 4.36 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.
- 4.37 In the County Borough of Bridgend between April 2017 & March 2018 there were 64,800 'economically active people' representing 75.3% of the population in Bridgend that is either employment or actively seeking work. This is less than the proportion for Wales and Great Britain, and represents a reduction from the 2016-2017 position of 64,900.

<b>Employment and unemployment (Apr 2017-Mar 2018)</b>				
	<b>Bridgend (Numbers)</b>	<b>Bridgend (%)</b>	<b>Wales (%)</b>	<b>Great Britain (%)</b>
<b>All People</b>				
Economically Active†	66,800	75.3	76.5	78.4
In Employment†	63,400	71.3	72.7	75.0
Employees†	56,100	63.7	62.5	64.0
Self Employed†	6,800	7.4	9.7	10.6
Unemployed (Model-Based)§	3,300	5.0	4.9	4.3
<b>Males</b>				
Economically Active†	35,600	80.7	80.3	83.3
In Employment†	33,700	76.4	76.4	79.6
Employees†	29,000	66.5	62.6	65.2
Self Employed†	4,500	9.7	13.3	14.1
Unemployed§	1,800	5.1	4.8	4.4
<b>Females</b>				
Economically Active†	31,300	70.2	72.7	73.6
In Employment†	29,600	66.4	69.0	70.4
Employees†	27,100	60.9	62.4	62.9
Self Employed†	2,300	5.1	6.1	7.2
Unemployed§	1,600	5.3	4.9	4.2

Source: ONS annual population survey

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

<b>Employee jobs (2016)</b>				
	<b>Bridgend (Employee Jobs)</b>	<b>Bridgend (%)</b>	<b>Wales (%)</b>	<b>Great Britain (%)</b>
Total Employee Jobs	58,000	-	-	-
Full-Time	40,000	69.0	65.2	67.8
Part-Time	18,000	31.0	34.8	32.2
<b>Employee Jobs By Industry</b>				
B : Mining And Quarrying	50	0.1	0.2	0.2
C : Manufacturing	8,000	13.8	11.4	8.1
D : Electricity, Gas, Steam And Air Conditioning Supply	75	0.1	0.6	0.4
E : Water Supply; Sewerage, Waste Management And Remediation Activities	500	0.9	0.9	0.7
F : Construction	3,500	6.0	5.5	4.6
G : Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles	9,000	15.5	15.1	15.3
H : Transportation And Storage	1,750	3.0	2.9	4.9
I : Accommodation And Food Service Activities	4,000	6.9	8.9	7.5
J : Information And Communication	2,250	3.9	2.3	4.2
K : Financial And Insurance Activities	450	0.8	2.3	3.6
L : Real Estate Activities	600	1.0	1.6	1.6
M : Professional, Scientific And Technical Activities	2,250	3.9	4.2	8.6
N : Administrative And Support Service Activities	3,500	6.0	6.6	9.0
O : Public Administration And Defence; Compulsory Social Security	5,000	8.6	6.8	4.3
P : Education	5,000	8.6	10.1	8.9
Q : Human Health And Social Work Activities	9,000	15.5	16.1	13.3
R : Arts, Entertainment And Recreation	1,000	1.7	2.5	2.5
S : Other Service Activities	700	1.2	1.5	2.1

Source: ONS Business Register and Employment Survey : open access

- Data unavailable

Notes: % is a proportion of total employee jobs excluding farm-based agriculture

Employee jobs excludes self-employed, government-supported trainees and HM Forces

Data excludes farm-based agriculture

- 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 generally shown considerable falls in employment over the past 15 years, last year the sector maintained its previous level.
- Wholesale and retail trade have seen a decrease in full time employment since last year from 10,000 to 9,000.
- Full-time employment in the construction sector has risen from 3,000 in 2015 to 3,500 in 2016.
- Finance and Professional Scientific and Technical Activities sectors are particularly under-represented in the county borough when compared to Wales and the UK.
- The percentage of jobs in public administration, education and health in the county borough is higher than both the Welsh and British averages.

4.39 At 2017 (latest statistics) there were 4,600 businesses registered in the County Borough compared to 4,540 the previous year, which is the highest level since 2010 and is continuing to steadily increase. 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).

<b>UK Business Counts (2017)</b>				
	<b>Bridgend (Numbers)</b>	<b>Bridgend (%)</b>	<b>Wales (Numbers)</b>	<b>Wales (%)</b>
<b>Enterprises</b>				
Micro (0 To 9)	3,180	87.0	91,470	89.2
Small (10 To 49)	400	10.9	9,430	9.2
Medium (50 To 249)	70	1.9	1,375	1.3
Large (250+)	10	0.3	305	0.3
<b>Total</b>	<b>3,655</b>	<b>-</b>	<b>102,585</b>	<b>-</b>
<b>Local Units</b>				
Micro (0 To 9)	3,690	80.2	104,535	83.2
Small (10 To 49)	740	16.1	17,385	13.8
Medium (50 To 249)	145	3.2	3,270	2.6
Large (250+)	25	0.5	490	0.4
<b>Total</b>	<b>4,600</b>	<b>-</b>	<b>125,675</b>	<b>-</b>

Source: Inter Departmental Business Register (ONS)

4.40 The majority of jobs are focused within Bridgend (62%), 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.

- 4.41 The LDP provides for a wide and balanced portfolio of employment land that will allow the local economy to attract higher value-added knowledge intensive employment uses. The data shows that Bridgend is maintaining a significant manufacturing base that is seen as an important driver of growth for the local economy.
- 4.42 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, there are also positive signs with planning permission granted for a development of up to 71,441sq.m of B1, B2 and B8 employment floorspace at land in Brocastle, Waterton.

Other proposals relate to planning permissions granted for:-

- Expansion of Pin-It Pasty, Abergarw Trading Estate
- Expansion of Brickability, Bridgend Industrial Estate
- New B1 Offices at Waterton Park
- New manufacturing unit at Crendon Timber, Abergarw Trading Estate.

A Planning application is also pending for a major expansion at the Rockwool plant in Heol y Cyw.

- 4.43 In addition, other sectors of the economy including tourism and services, not dependent on being located on traditional employment sites are also continuing to grow. Within Porthcawl, developments continue to come forward associated with the regeneration of the resort, including replacement and refurbishment of buildings within the Harbourside area, flood defence works at the Town Beach, a new watersports facility at Rest Bay, and planning consents for additional tourist accommodation at Moor Lane and additional touring caravan and campervan pitches off Zig-Zag Lane.
- 4.44 In terms of the service sector, a mixed-use scheme at the former OCLP Club in Bryntirion is currently under construction, delivering 2 new retail units and 18 affordable apartments, conversion of redundant warehouse space to a gym at Brackla Shopping Centre.
- 4.45 In terms of health and wellbeing, a new Health Centre is under construction in Porthcawl, the Princess of Wales Hospital is developing a new ward at its site in Coity Road, Bridgend, and at Sunnyside, Bridgend there are proposals for a wellness village, incorporating a new doctor's practice, dental and other community health services, together with supported affordable housing.
- 4.46 The above chapter has identified a number of key contextual changes and developments occurring at the national and local level together with the broader economic climate. These issues will be considered further in the context of preparing the Replacement Plan.



## 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
<b>Monitoring Aim:</b> Development to be distributed according to the Regeneration-Led Sustainable Development Spatial Strategy			Other Policies:
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Target</b>	<b>Monitoring</b>
			<b>Assessment Trigger</b>
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 2018, since the base date of 2009, a total of 3029 housing units have been completed on all allocated sites, 2061 of these units have been completed within the 4 SRGAs – which represents 68% 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 66% of completions taking place in Bridgend (compared with a distribution of allocations of 42%) and 26% of completions, within the Valleys Gateway (compared with a distribution of 16% of allocations), Porthcawl (7%) and Maesteg and the Llynfi Valley (0.2%) have underperformed in terms of relative 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 1<sup>st</sup> April 2017 – 31 March 2018, 2.58 hectares of vacant employment land was taken up for development on allocated sites within the SRGAs comprising of 2.14 hectares within the Bridgend SRGA, 0.19 hectares within the Valleys Gateway SRGA and 0.25 hectares in Porthcawl SRGA. 100% of take-up of employment land therefore took place within SRGAs, exceeding the monitoring target of 80%, indicating that spatial distribution is on

track. It should be noted that the 0.25 hectares take-up in Porthcawl related to the building of a doctors surgery and not a B class employment use, albeit it is accepted that the take of vacant employment land is low.

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. 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. The site will be reviewed as part of the Replacement Plan preparation process, including new updated evidence in the form of an Employment Site Review and Employment Sectoral analysis.

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 – The site is owned by Welsh Government. 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 short to 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. 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, RCT and the Vale of Glamorgan local planning authorities are progressing a masterplanning exercise by the means of bi-monthly board meetings regarding the potential of a wider Pencoed / Llanilid growth area potentially accessed by a new M4, Junction (34A) 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.

Issues relating to the deliverability of some of these problematic sites will be the subject of rigorous testing during the statutory LDP review process.

To Produce High Quality Sustainable Places			
Design and Sustainable Place Making		Primary Policy: Strategic Policy SP2	LDP Objectives: 1f, 1g, 2a, 2b, 2c
<b>Monitoring Aim:</b> All development to meet Sustainable Place Making Criteria			Other Policies: PLA4
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Monitoring Target</b>	<b>Assessment Trigger</b>
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 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2018, 9 developments for highly vulnerable (residential) development were permitted within a C1 &amp; C2 flood zone:</p> <p>However, 5 out of the 9 planning applications were for a change of use, where residential / sleeping elements were on the 1<sup>st</sup> and 2<sup>nd</sup> floors and were the subject of no objections from NRW and all proposals satisfied the TAN15 justification test. Only a very small part of Planning application P/15/368/OUT is located within the floodzone and a FCA was submitted and accepted by NRW as being of no risk. As such the assessment 'trigger' has not been breached, and the Plan is therefore on target in 2017-2018.</p> <p>With respect to Policy Target 5, during the monitoring period 1<sup>st</sup> April 2017 – 31 March 2018 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 30<sup>th</sup> April 2014.</p> <p>Furthermore, of the 20 qualifying developments approved during the monitoring period 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018, 4 planning applications failed to give consideration to environmental sustainability matters, sustainable building techniques and/or energy usage within a Design and Access Statement.</p>			

These applications are set out below:

- P/17/389/FUL Land between 170 & 183 Oakwood Maesteg CF34 9UD. Construct a precast concrete wheel park for children. Wheel park is 3.2m wide and 15m total length (38sq.m in area).
- P/17/423/FUL Land south/west of Longacre, Court Colman, CF32 0HD. Solar farm to generate 1MW of electricity, inc. transformer/switch room, perimeter fence and security cameras. The failure of this application to give consideration to environmental sustainability matters is negated by the fact that the development will make a significant contribution towards delivering renewable energy.
- P/17/755/FUL TDW Distribution, Moor Road, Waterton Industrial Estate, CF31 3EZ. .Proposed canopy structure. Consideration of climate change adaption techniques within a Design and Access Statement is not considered necessary for this development proposal.
- P/18/102/FUL Aviation House, Brocastle Avenue, Waterton Industrial Estate, CF31 3XR. Change of use from B1 (industrial) to B1/B8 (industrial / storage or distribution).

The LPA is not unduly concerned as these applications relate to proposals which would not be expected to incorporate climate change adaption techniques.

In terms of Policy Target 7, of the 736 new residential units that were permitted between 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2018, 106 or 53% were on previously developed land. This is below the target of achieving 60% of permitted residential units on previously developed land by 2021 but has substantially exceeded the Interim Target of 21% by 2016.

A substantial proportion of the permitted new residential units for this monitoring period relate to a reserved matters application at Parc Derwen (124 units) which is a greenfield site, committed to development before the LDP was adopted and is expected to be fully developed by 2020. If this element was excluded the proportion of permitted residential units on previously developed land rises to 64%. The plan is therefore on track to achieve 60% by 2021.

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

To Produce High Quality Sustainable Places			
Strategic Transport Planning		Primary Policy: Strategic Policy SP3	LDP Objectives: 1f, 1g, 2a, 2b, 2c
<b>Monitoring Aim:</b> All development required to meet Strategic Transport Planning Principles			Other Policies: PLA4
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Monitoring Target</b>	<b>Assessment Trigger</b>
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 between Cardiff and Swansea. However, since the</p>			



recent Government announcement that this phase of electrification will not be funded in the foreseeable future, such schemes will need to be reviewed in the context of the next Local Transport Plan.

In terms of delivery, the following scheme included in Policy PLA7 was substantially completed during the monitoring period:

- PLA7(13) – National Cycle Network 885 to Bridgend. The majority of this scheme was substantially completed through funding obtained via the Welsh Governments Local Transport Fund in March 2018. It is anticipated that sufficient funding from the same source will be available to complete the remaining section of the proposal in 2018/19.

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(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
<b>Monitoring Aim:</b> To protect sites and buildings of acknowledged natural, built and historic interest		Other Policies: ENV1, ENV2, ENV4, ENV5, ENV6, ENV7, ENV8	
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Monitoring Target</b>	<b>Assessment Trigger</b>
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 Countryside section / Landscape Officer.  2014: Production of a Green Infrastructure SPG.	1 or more planning permissions granted contrary to the advice of NRW or the Council's Countryside section / Landscape Officer.  Green Infrastructure SPG is not in place by 2014.
11b. No development will take place which affects the integrity of a designated site for nature conservation.	Number of developments permitted which adversely affect the features of a protected site for nature conservation.		
11c. No development will take place which results in detriment to the favourable conservation status of European protected	Number of developments permitted with the potential to result in detriment to the favourable conservation status of		

species, or significant harm to species protected by other statute.	European protected species, or significant harm to species protected by other statute.		
<p><u>Analysis of Results</u></p> <p>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).</p> <p>In terms of Policy Target 9, 'inappropriate' development in the countryside, between 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2018 there were 3 planning applications classified as potential departures' from Policy ENV1 of the LDP.</p> <p>However, these proposals were not deemed to be 'inappropriate' development in the countryside after a full assessment. The proposals are:-</p> <ul style="list-style-type: none"> <li>• P/17/316/FUL – Retrospective approval of an existing garden extension (change of use) and erection of a proposed extension to the existing dwelling at 1 Seaview, Heol y Felin, Heol y Cyw.</li> <li>• P/17/649/FUL – Creation of off-road parking adjacent to dwelling at 26 Bedford Road, Cefn Cribbwr.</li> <li>• P/18/93/FUL – Change of use of countryside to garden at The Hollies, Heol y Ysgol, Coity.</li> </ul> <p>All of these applications were deemed to be acceptable 'limited' extensions to existing buildings in the countryside within the context of Policy ENV1 and not to be detrimental to the surrounding countryside.</p> <p>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 2 planning applications permitted within the Green Wedges between 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018 that had the potential to be contrary to Policy ENV2. However, when assessed none of these proposals were classified as inappropriate or contributed to the coalescence of settlements. The proposals are:-</p> <ul style="list-style-type: none"> <li>• P/17/243/FUL Single Storey side extension &amp; balcony, Belle Vue Cottage, Penycae.</li> </ul>			

- P/17/813/FUL Stable block & store room, Brodawel Farm, Coychurch.

It should be noted that a planning application for a 'kennels' at Penycae, within a green wedge was refused within this monitoring period and which subsequently went to appeal. One of the reasons for refusal related to the fact that the proposal would have a detrimental effect upon the openness of the land, contrary to Policy ENV2. The Inspector appointed dismissed the appeal, upholding the Council's position that the proposal would be contrary to Policy ENV2. This decision is further evidence that Policy ENV2 is working successfully.

In terms of Policy Target 11a, development adversely affecting Special Landscape Areas (defined by Policy ENV3), 6 planning proposals were approved within Special Landscape Areas during the period 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2018. 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 related to either agricultural buildings or replacement buildings with the defined Special Landscape Areas 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). Those applications which may have the potential to detrimentally effect protected species or designated sites of nature conservation were required to adhere to specific conditions and submit method statements of work to the Council before any work commences.

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
<b>Monitoring Aim:</b> To protect sites and buildings of acknowledged natural, built and historic interest			Other Policies: ENV8
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Monitoring Target</b>	<b>Assessment Trigger</b>
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 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018 of those planning applications where these bodies have been specifically consulted, indicate that no proposals were permitted that had any 'outstanding' objections.</p> <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.</p>			

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 21<sup>st</sup> March 2016. In addition, TAN24 was issued on the 1<sup>st</sup> 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. However, subsequent to this, Planning Policy Wales has also been the subject of consultation and edition 10 is not yet published, as such it has not been possible to finalise the Built Heritage Strategy in this monitoring period. The strategy's future production is anticipated in early 2019 when Planning Policy Wales is finalised and published.

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
<b>Monitoring Aim:</b> Safeguard areas of aggregates and coal resources			Other Policies: ENV10, ENV11, ENV12
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Monitoring Target</b>	<b>Assessment Trigger</b>
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 2015 SWRAWP Annual Report (finalised in December 2017) calculates the 10 year aggregate landbank as 49 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 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018, within mineral safeguarding areas or mineral buffer zones, that did not comply with the criteria of LDP Policies ENV9 or ENV10. The LDP is therefore meeting its monitoring target with respect to Policy Target 14.</p>			

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

To Protect and Enhance the Environment			
Waste		Primary Policy: Strategic Policy SP7	LDP Objectives: 2d
<b>Monitoring Aim:</b> Seeks to meet the County Borough's contribution to regional and local waste facilities			Other Policies: ENV14, ENV15, ENV16
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Target</b>	<b>Monitoring Assessment Trigger</b>
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 31<sup>st</sup> March 2018, the table below illustrates that 31.22 hectares of land remained available on SP7 sites.

SP7(1)	Land at Heol-y-Splott, South Cornelly	3.68 ha
SP7(2)	Brynmenyn Industrial Estate, Brynmenyn	6.97 ha
SP7(3)	Village Farm Industrial Estate, Pyle (cumulative total)	2.89 ha
SP7(4)	Brackla/Litchard Industrial Estate, Bridgend	7.70 ha
SP7(5)	Waterton Industrial Estate, Bridgend	9.98 ha
<b>Total</b>		<b>31.22 ha</b>

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
<b>Monitoring Aim:</b> That the County Borough contributes towards the country's renewable energy requirements		the country's renewable energy	Other Policies: ENV17, ENV18
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Target</b>	<b>Monitoring Assessment Trigger</b>
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 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018 were accompanied by a ‘specific’ energy assessment, although many were accompanied by Energy Statements and/or addressed renewable energy and low carbon issues in their accompanying Planning Statements or Design and Access Statements.

This is the fourth 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. 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 and whether it is appropriate going forward, given the regulatory changes that have occurred since the adoption of the LDP.

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 2<sup>nd</sup> May 2014.

Notwithstanding that Policy Target 16 has not been met, the LPA is committed to ensuring that the County Borough contributes towards the country’s renewable energy requirements. The Renewable Energy technology continues to be actively promoted in Bridgend with 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 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 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018 1.0 mw of renewable additional electricity capacity was permitted. The scheme approved relates to a solarfarm on land south west of Long Acre, Court Colman (application P/17/423/FUL) refers.

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 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018 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. 8 of these consented wind turbines have been built and became operational, exporting electricity to the grid in December 2017. As such an additional 24 MW of capacity has been added this year.

As such the generating capacity from large-scale wind turbines (within and immediately adjacent to the refined SSA) is 59 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 fourth year that the Council has failed to meet the requirements of monitoring target 16. This issue and Policy ENV17 will be the subject of rigorous testing during the statutory LDP review to determine whether the policy remains appropriate.

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
<b>Monitoring Aim:</b> Protect 164 hectares of vacant employment land			Other Policies: REG1
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Target</b>	<b>Monitoring Assessment Trigger</b>
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 2017 to 31 March 2018 a total of 2.33 hectares of vacant employment land was developed. During the preceding year 1.62 hectares of employment land was developed. It should be noted that 0.7 hectares of allocated employment land at Pwll y Waun, Porthcawl (Policy REG1(15) refers) is also being developed for a Health Centre.

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 fully met for the fourth consecutive year with respect to Policy Target 21 although take-up is increasing year on year. 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 the national planning policy advocated at the time, adopting a positive, flexible approach to employment land provision which would provide a pro-active 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.

The amount of employment land allocated 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, housing and population growth, but should reflect the wider economic regeneration objectives of the plan.

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

of 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. It is predicted that these strategic sites can be delivered by the end of the plan period / post 2021.

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.

Policy REG1 also identifies established industrial sites which have vacant land for development. They make an important contribution to fulfilling the LDP Strategy. Areas of vacant land on existing industrial estates collectively make a significant contribution to the County Borough's industrial land portfolio.

Many of the sites also form parts of much larger regeneration or mixed-use sites. (allocated by Policy PLA3). The development of these sites for employment purposes as part of 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 fourth consecutive year is of concern to the LPA but is not a true reflection of what is happening in the real economy, where between 2017 to 2018 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.



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 as part of the LDP Replacement Plan process in terms of undertaking an Employment Land Review and the role of Bridgend in the Regional context, given the economic aspirations of the Cardiff Capital Region.

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 2017 Employment Survey demonstrates that 39.63 ha of land is immediately available and a further 14.96 ha is available in the short term. This represents 54.59 ha in total or 51% 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 employment land will be undertaken during the LDP Replacement Plan preparation process.

#### Performance – Policy Target 20

##### Action

Continue monitoring and undertake an Employment Land Review as part of the LDP Replacement Plan Process.

To Spread Prosperity and Opportunity through Regeneration			
Retailing and Commercial Centres		Primary Policy: Strategic Policy SP10	LDP Objectives: 1a, 1b, 1d, 3e, 3f, 3g
<b>Monitoring Aim:</b> Directs new retail and leisure development to the town and district centres of the County Borough			Other Policies: REG6, REG7, REG8, REG9, REG11
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Target</b>	<b>Monitoring Assessment Trigger</b>
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 prepared for sites highlighted in	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 not been prepared by 2016.

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 2017 annual retailing and commercial centre survey indicates that:-

- Within Bridgend Town Centre of the 377 commercial properties surveyed 66 were vacant – representing a vacancy rate of 17.51%.
- 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 9 were vacant – representing a vacancy rate of 5.39%.

The LDP's strategic aim of maintaining and protecting the vitality and viability of town centres has not been fully met for the monitoring period 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018 with respect to Policy Target 21. The monitoring target has been missed for Bridgend as such further analysis is required. This issue will be scrutinised in detail as part of the LDP Replacement Plan process, 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, as reported in last year's AMR, Bridgend businesses have established 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.

Under the BID banner of CF31 Creating a Brighter Bridgend,

The aim of the BID is to:

- Increase visitor numbers year on year by making the 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 the 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 by attracting new business and pop-up schemes; and
- Enhance the town centre experience through small-scale environmental improvements and tackling anti-social behaviour.

In addition, a consultation took place last year regarding whether traffic should be re-introduced to Queen Street, Dunraven Place and Market Street. Results of the consultation showed that there is general support for this proposal, however issues have emerged with respect to the consultation with targeted specific groups. Work is currently ongoing to consider the proposal in terms of review and early design options, with a view to resolving conflicts and attracting funding.

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 110 units within the Primary Shopping Frontages 66 were in A1 use – representing 60%.
- Within Porthcawl Town Centre of the 96 units within the Primary Shopping Frontages 63 were in A1 use – representing 65.63%.
- Within Maesteg Town Centre of the 85 units within the Primary Shopping Frontages 51 were in A1 use – representing 60%.

The current data highlights only a marginal decrease in the proportion of units in A1 use within the Primary Shopping Frontages of Bridgend and Maesteg Town Centres compared to last year. At 60% the annual target has been met. Given the significant structural change that is taking place within the retail sector this data is encouraging.

The proportion of units occupied by A1 uses in Porthcawl's primary shopping frontages has increased from 65.26% to 65.63% which reflects the resilience of the town centre linked to its status as a tourist resort.

To mitigate against the ongoing adverse economic conditions and structural change that is taking place across the country, to ensure the vitality of the borough's town centres, the Council has also 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 fourth consecutive year although a draft officer document exists. Updated retail evidence, as part of the ongoing preparation of the Replacement LDP will inform this SPG and future retail policy to ensure that the vitality and vibrancy of town centres is maintained in the future.

Policy Target 23 aims to regenerate 'Key Sites' identified in the LDP within our town centres and is monitored by whether these sites have had development briefs or masterplans prepared. Limited progress has been in this monitoring period in preparing these proposals within Bridgend town centre. However, the Council is in the process of developing a Town Centre Regeneration Development Framework, the purpose of which is to set out priorities for future regeneration investment (TRIP) funding and how this will work with other strategic opportunities at a regional level. This work includes developing opportunities for key town centre sites identified by Policy REG9.

Performance – Policy Target 21 & 23	
<u>Action</u>  Policy Research	<p>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 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018 with respect to Policy Target 21.</p> <p>The issue will be scrutinised in detail as part of the LDP Replacement Plan process, with an updated evidence (Retail Needs Assessment) to provide clarity on the appropriate policy direction. The Council will develop the Town Centre Regeneration Development Framework as a means of updating Policy REG9 of the LDP and attracting future investment.</p>
Performance – Policy Targets 22	
<u>Action</u>  Prepare Supplementary Planning Guidance and consider LDP Replacement Plan retail policy relating to Primary Shopping Frontages based on updated evidence in the form of a Retail Needs Assessment.	

To Protect and Enhance the Environment			
Tourism		Primary Policy: Strategic Policy SP11	LDP Objectives: 1c, 3c, 3d
<b>Monitoring Aim:</b> Encourage high quality Sustainable Tourism			Other Policies: REG2, REG13
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Target</b>	<b>Monitoring Assessment Trigger</b>
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 2017 for the County Borough rose from 3.83 million to 3.92 million representing a 2.5% 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 1.4% increase on 2016'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 fte jobs to 4,266 to 4,228 which represents an increase of 0.9% compared to the 2016 data, which is considered positive for the County Borough's economy. The County Borough's tourism offer is continually being enhanced and schemes that have progressed during this year's monitoring period include a scheme at Rest Bay Porthcawl, relating to a replacement visitor destination in the form of a café and watersports facility at the former Malc's Café and implementation of the new flood defence works at Porthcawl's town beach, which will build on the recent successes in regenerating the Harbour Area. Consent has also been given for the demolition of the Sea Cadets building at the East Pier, Porthcawl.</p>			

The Plan is therefore on target with respect to Policy Target 24.	
Performance	
<u>Action</u>	
Continue monitoring.	

To Create Safe, Healthy and Inclusive Communities			
Housing and Affordable Housing		Primary Policy: Strategic Policy SP12	LDP Objectives: 1c, 3c, 3d
<b>Monitoring Aim:</b> 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	
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Target</b>	<b>Monitoring Assessment Trigger</b>
25. Maintain a 5 year supply of housing land for development throughout the plan period.	Forecast supply of housing land.	Maintain a 5 year supply of housing land for development throughout the plan period.	Less than a 5 year supply of housing land is recorded.
26. Provide 9,690 new dwellings by 2021 based on the three 5 year tranches set out in Policy SP12.	Annual dwelling completions.	By 2011 provide 2,085 dwellings. By 2016 provide 4,973 dwellings. By 2021 provide 9,690 dwellings.	Less than 4,973 dwellings developed by 2016.
27. Develop COM1 and COM2 Residential Allocations at or above the estimated number of units specified.	Number of units permitted on COM1 and COM2 Residential Allocations.	Residential Allocations developed at or above the estimated number of units specified in Policies COM1 and COM2.	Residential Allocations developed below the estimated number of units specified in Policies COM1 and COM2.



28. Develop Small and Windfall sites, over 0.15 hectares, at a density of 35 dwellings per hectare or more.	Average density of Small and Windfall sites over 0.15 hectares.	Small and Windfall sites over 0.15 hectares developed at a density of 35 dwellings per hectare or more.	Small and Windfall sites over 0.15 hectares developed at a density of less than 35 dwellings per hectare.
29. Provide 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 2018 JHLAS shows that the County Borough has housing land supply, assessed against the housing requirement of the Bridgend LDP of **3.4 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
2018	3.4

The table above demonstrates that this is the second 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 progression of a Replacement LDP given the importance attached to the land supply issue. The Replacement Plan will necessitate the LPA to update its evidence base, review the existing LDP strategy, and rectify the land supply issues by identifying and allocating additional housing land. This 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 LDP's strategy.

The Local Planning Authority will however 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 1185 residential units. However, it is acknowledged that in the Strategic Regeneration Growth Areas of Maesteg and the Llynfi Valley and in Porthcawl 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.

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 for the most part 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 and a review of particularly problematic sites 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)**

Development is ongoing, only 2 developers are currently active on site including Persimmon Homes / Charles Church and Llanmoor.

Detailed planning application for parcel R16 expected imminently and commercial area. Development parcels currently consented under original outline / built out are programmed to take the capacity up to the original capacity of 1515 units with a number of parcels remaining. A full application for a further 140

units from Persimmon is also expected shortly.

It should be noted that Persimmon Homes have been solely responsible for the completion of 168 new dwellings in 2017/2018.

### **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 have 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 and is currently under construction.

The eastern part of the site also benefits from consent for 239 dwellings being developed by Taylor Wimpey and is also under construction.

### **Parc Afon Ewenni COM 1(3)**

A multi directional traffic light controlled junction has been approved as part of planning application P/15/368/OUT to serve the site.

The Section 106 Agreement relating to Planning application P./15/368/OUT was signed 2<sup>nd</sup> March 2018 for up to 240 dwellings.

Given the recent sign-off of the Section 106 Agreement, relating to the central part of the site, a Development Brief for the Council owned land in the eastern most part of the site is being finalised (being undertaken by GVA). Marketing of the Council owned part of the site will follow later this year by E.J. Hales (likely to be in September). Additional SI work & CCTV drainage survey have been undertaken to support the sale.

The central part of the site is currently out to tender, with closing bids at the end of April 2018. There remains 7 interested parties in the bidding process. A start on site is anticipated early 2019 by agents.

The development of the western portion of the site, in SW Police ownership is proposed to follow from 2020 onwards in order to fund their ongoing rationalisation programme at their HQ Site.

There is considerable developer interest in the site and it is expected that the 3 portions of the site will be developed out concurrently, with 3 developers active on the site by 2021.

#### **Coity Road Sidings COM 1(4)**

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 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.

However, there has been no positive dialogue with the landowners to bring the site forward for residential development and it is agreed that the site should not form part of the 5 year land supply, with a view to reconsidering the landowner's intentions as part of the replacement LDP review of existing sites.

#### **Land at Waterton Lane COM 1(7)**

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 changed hands since the adoption of the LDP and is now in the ownership of Phillip Jenkins (Wick Van Hire).

Adjacent site for 8 dwellings under construction. Further discussions with the land-owner show that he is still open to negotiation and discussions on future disposal and is looking to the development of the adjacent Parc Afon Ewenni as a guide to potential timing of release.

#### **Jubilee Crescent COM 1(8)**

Planning permission for 48 dwellings to Hafod Housing Association was approved by Development Control Committee on the 7<sup>th</sup> January 2016. Development is currently ongoing.

**Brocastle Estate COM 1(10)**

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.

Development Manager of Hafod Care Association continues to advise that they are going to bring forward the remaining 30 units within the five year period. Hafod have confirmed that they will be seeking to renew their existing consent this year.

**South Wales Police COM 1(5)**

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 3<sup>rd</sup> September 2015. The permission combines housing allocations. The Section 106 agreement was signed on the 9 November 2016. Part of the site has been acquired by V2C and they are in the process of resolving a number of technical issues with their partner before proceeding with development.

**Parc Farm COM 1(13)**

Ongoing development. Development likely to be ahead of programme with expected completion of the site in July 2018.

**Land at Llangewydd Road COM 2(6)**

The site was promoted by Redrow Homes at the LDP Examination which included the submission of a conceptual masterplan for the site.

The landowner's agent has submitted a request for a screening opinion (reference No. P/13/779/SOR refers), the results of which are that an EIA is not required.

Outline planning application has been granted and a reserved matters application has been submitted by Barratt Homes for 194 units.

Barratt's estimate a maximum completion rate of 40 units pa. from 2019 onwards, which will be the subject of review should delivery rates exceed this level.

#### **Ysgol Bryn Castell COM 2(7)**

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 is complete.

GVA Grimley have produced a Development and Planning Brief for Phase 2 of the site which identifies capacity for 130 dwellings supported by an access appraisal undertaken by Vectos. The Council is in the final stages of exchanging contracts with a volume builder.

The site is scheduled for disposal in the summer of 2018.

#### **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) 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. The remediation scheme will provide an 'oven-ready' development site.

A revised business case to convert the 'loan' to a grant, with BCBC working in partnership with a RSL is currently with Welsh Government for approval.

**Ewenny Road COM 1(17)**

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 nearing completion with final signing to coincide with disposal of the Council owned part of the site to Clowes.

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. Due to lead-in time, completions are not expected until 2019 – 2020.

**Coegnant Reclamation Scheme COM 1(18)**

Site is seen as having scope for development in the latter part of the five year period as market sentiment and land values improve in the upper valley areas, it does not contribute to the 5 year land supply. The site's inclusion for residential purposes in the Replacement LDP will be subject to review, pending updated evidence.

**Crown Road, Maesteg COM 1(19)**

Meeting and subsequent 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 may release to local developer. 10 units are anticipated to be delivered in 2019 and 2020 with the remaining units post 2020. No significant known site constraints. 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. The site does not contribute to the 5 year land supply and the site's inclusion for residential purposes in the Replacement LDP will be subject to review, pending updated evidence.

**Y Parc COM 1(21)**

Sustainably located and relatively flat development site within walking distance of Maesteg Town Centre.

The site was sold by Cooke & Arkwright in an auction (21<sup>st</sup> April 2016) to a Mr Patel. Discussion with Mr Patel has shown that he intends to develop the site



within the next 5 years and is in the process of engaging consultants to progress the site and undertake pre-application discussions with the Council.

However, given that this positive dialogue has not yet taken place and there is as yet no developer on board, it is agreed that the site should not contribute to the 5 year land supply and the site's inclusion in the Replacement LDP will be subject to review, pending updated evidence.

### **Porthcawl Regeneration Area COM 1(25)**

The approach to the development of Phase 1 of the scheme has changed in response to difficulties securing a major convenience food store on the site to act as an anchor for a retail-led redevelopment.

In light of this the Council are actively pursuing delivery of Phase 1 by means of a 'residential-led' approach.

This approach is being developed as a way forward by the Council by a Masterplan and delivery plan for Phase 1 of the site, with advice from E.J. Hales on commercial viability and marketing strategy matters. Jubb Engineering Consultants have also been engaged to provide further technical input.

The Council have recently come to a settlement with the Evan's Family, and are now the sole landowners, with no remaining 3<sup>rd</sup> party interest in Phase 1 of the site. On this basis the Council are finalising the masterplan, which intends to separate the commercial and residential elements for disposal with the commercial parcel being presented to the market by the end of this year followed by the residential elements in 2019. As part of this process it is anticipated that the Portway will remain as per its existing alignment, therefore considerably reducing the need for up-front major infrastructural highway works, thereby facilitating early development

The regeneration of the site and Phase 2 is also likely to benefit from a Welsh Government Coastal Risk Management Programme funding for major flood defence works. The scheme is currently at Detailed Design stage with implementation programmed in 2020 for 2021 completion.

The approach and timing of Phase 1 will complement the recent successful implementation of the Harbour refurbishment and of the listed Jennings Building which incorporates 3 commercial leisure operators together with 13 live-work units on the upper floor. The Jennings development will also complement a proposal for a flagship harbourside leisure building at 'Cosy Corner'. The proposed £7m 'maritime' centre, which has been awarded EU development funding, will incorporate, an educational and visitor centre and a national centre for surfing and water sport excellence. The development is being proposed by Porthcawl Harbourside Community Interest Company (CIC) and will be guided by the Cosy Corner Development Brief, which was considered and endorsed by Committee on 7<sup>th</sup> January 2016. Proposals for the building were approved in 2016.

The residential elements of Phase 1 (and Phase 2) can only commence upon the completion of the flood defence works in 2021, although it is expected that the marketing of the residential parcels and consideration of detailed schemes will run concurrently with these works. On this basis it is agreed that completions can be expected from 2021 onwards on a number of parcels.

#### **Albert Edwards Prince of Wales Court COM 1(28)**

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)**

Llanmoor have developed the southern part of the site. Merthyr Mawr Estates proposes to market the remainder of the site with the benefit of an outline consent, and introduce other developers and there is positive interest from other volume builders. Planning application P/16/366/OUT was approved by Development Control Committee in March 2018. There are currently 4 volume builders competing for the site in a bidding process. It is yet to be clarified if the site will be disposed of to more than 1 housebuilder. A maximum annual delivery rate of 100 pa is agreed, which will be subject to review when the developer(s) are known.

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) and this has been implemented.

#### **Parc Tyn Y Coed COM 1(32)**

Barratt's western part of the site is complete. Eastern part of the site is in separate ownerships including adjacent Council owned land. There is developer interest in bringing forward an alternative scheme for a wider area.

Section 106 relating to P/16/251/OUT is ready to be signed – awaiting sign-off from owners.

**Gateway to the Valleys COM 1 (34)**

A pre-requisite of the 'school' and the Linc Cymru development is an access road built to adoptable standards up to the boundary of the private land to the east (which is currently land locked). As such this part of the site will be enabled. The Private landowners are in contact with Property Department and are keen to progress when infrastructure is in place. Housing delivery anticipated from 2019 onwards on this part of the site.

The build programme for the 25 extra-care apartments by Linc Cymru is scheduled for completion by September/October 2018 and Linc Cymru's additional housing element of 20 units is also progressing.

David Williams the landowner and his agent is actively engaging with developers including RSLs, who have produced draft layouts for early pre-application discussion.

For ease of reference as part of the JHLAS process it is agreed to re-classify this site as 2 separate sites with individual proformas and entries in the site schedule; one relating to the 'Linc Cymru' development and the other relating to the privately owned land to the east.

**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 some sites forward with Masterplans and Development Briefs in place. In addition, planning applications relating to 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 not come forward due to viability and market conditions, especially in the valleys, and these will be reviewed as part of the Replacement Plan and preparation process and updated evidence. 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 deliverability issues 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 2013-2018 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 (by 401 units). (4572 units by 2016 completed).

Year	LDP Average Completion Rate	JHLAS Total Completions		Annual Need Identified In JHLAS	No. Years Land Supply
2013	646	332	-48%	561	5.7
2014	646	517	-20%	894	6.0
2015	646	621	-4%	940	5.4
2016	646	520	-19%	1020	5.1
2017	646	406	-37%	1011	4.0
2018	646	390	-39%	1123	3.4

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. The 2016 interim target was met however in 2017 with total completions for the 11 year period 2006-2017 of 4978 units. A further 390 units were built out between 2017-2018; as such, the total completions to date from 2006-2018 is 5368 units, leaving a residual requirement of 4322 units by 2021.

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) Ewenny Road	125	165
COM1(31) Land off 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 1<sup>st</sup> April 2017 to the end of the monitoring period 31<sup>st</sup> March 2018 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.

<b>SITE NO.</b>	<b>ADDRESS</b>	<b>NO. OF UNITS</b>	<b>SIZE</b>	<b>DENSITY</b>	<b>Comments</b>
ID 1036 P/15/862/FUL	Former garage site Maes Glas, Tondu	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 Gwbwn 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. Within this monitoring period 63 affordable housing units were delivered, providing a 2018 total of 1213 units. The affordable housing planned to be delivered in 2018-2019 is 263 units, which would be in excess of the 2021 requirement of 1370. Policy Target 29 is therefore on track.

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. Notwithstanding this achievement, the protocol needs to be refreshed given that there has been substantive organisational and personnel changes with respect to how the Council now fulfils its statutory housing and public protection functions. 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 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018, 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 which would

- April 2017 – Layby, Nottage Road, Porthcawl.
- April/May 2017 – Land between Heol West Plas and Heol Simonstone, Coity.
- June 2017 – Waterton Industrial Estate, Bridgend require the identification of a site.

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 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 submitted to Welsh Government in February 2016 and was formally approved by Bridgend County Borough Council Cabinet and Welsh Government. 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 up to 2021 there is no requirement for **additional pitches**. 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
<b>Monitoring Aim:</b> 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	
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Monitoring Target</b>	<b>Assessment Trigger</b>
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 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018 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 fourth AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2017 to 31st March 2018 and is required to be submitted to Welsh Government by the 31<sup>st</sup> October 2018. 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 2017-18 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 21<sup>st</sup> 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 31<sup>st</sup> October 2017. The Strategy's future production is anticipated in 2018 / 2019.

**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 2017/18.
- 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 is progressing 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 started a statutory review of the LDP in 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. The Local Planning Authority are progressing 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 2018 it is recommended:
1. Bridgend Local Planning Authority continues with the statutory review of its LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land;
  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

## Annual Monitoring Report 2017 - 2018



**October 2018**

## 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>
Jonathan Parsons, <i>Group Manager Development</i> / Richard Matthams, <i>Development Planning Manager</i>	Interactive discussion workshop on the LDP – “Growth and spatial options”	22 November 2018 <i>Committee Rooms 1 &amp; 2</i>	12.45pm
Jonathan Parsons, <i>Group Manager Development</i> / Rhodri Davies, <i>Development &amp; Building Control Manager</i>	“End of year performance report”	3 January 2019	12.45pm
Gethin Powell, <i>Highways &amp; SUDS Drainage Engineer</i> / Rhodri Davies, <i>Development &amp; Building Control Manager</i>	“Sustainable Drainage Systems and SuDS Approving Bodies – The New System”	14 February 2019	12.45pm
Gaynor Thomas, <i>School Programme Manager</i>	“Education contributions and surplus spaces in 21 <sup>st</sup> Century schools”	28 March 2019	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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