

Public Document Pack

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: Mr Mark Anthony Galvin

Ein cyf / Our ref:

Eich cyf / Your ref:

Dyddiad/Date: Wednesday, 20 June 2018

Dear Councillor,

TOWN & COMMUNITY COUNCIL FORUM

A meeting of the Town & Community Council Forum will be held in the Council Chamber, Civic Offices, Angel Street, Bridgend, CF31 4WB on **Tuesday, 26 June 2018 at 16:00**.

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 in accordance with the provisions of the Members' Code of Conduct adopted by Council from 1 September 2008.
3. Approval of Minutes 3 - 8
To receive for approval the Minutes of 19/03/2018
4. Remuneration of Town & Community Councillors
To receive a presentation from representatives of Welsh Government on the subject of the Independent Remuneration Panel in respect of Town and Community Councillors
5. Bridgend Replacement Local Development Plan (LDP) 9 - 160
Report To be accompanied by a presentation from Planning Officers
6. Urgent Items
To consider any other item(s) of business in respect of which notice has been given in accordance with Rule 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

By receiving this Agenda Pack electronically you will save the Authority approx. £3.20 in printing costs

Councillors:

S Aspey
SE Baldwin
H Bennett
JPD Blundell
MC Clarke
N Clarke
HJ David
P Davies
Cllr R Davies
Cllr S Dendy
Cllr L Desmond-Williams

Councillors

Cllr C Evans
Cllr D Evans
RM Granville
Cllr P Gwilliam
Cllr D John
Jones
B Jones
Cllr A Owen
RL Penhale-Thomas
AA Pucella
KL Rowlands

Councillors

B Sedgebeer
CE Smith
SG Smith
JH Tildesley MBE
Cllr H Townsend
MC Voisey
Warren
KJ Watts
RE Young

TOWN & COMMUNITY COUNCIL FORUM - MONDAY, 19 MARCH 2018

MINUTES OF A MEETING OF THE TOWN & COMMUNITY COUNCIL FORUM HELD IN COUNCIL CHAMBER - CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON MONDAY, 19 MARCH 2018 AT 16:00

Present

Councillor HJ David – Chairperson

S Aspey	SE Baldwin	Bennett	Bennett
JPD Blundell	MC Clarke	Cllr R Davies	Cllr S Dendy
Cllr L Desmond-Williams	Cllr D Evans	Cllr P Jenkins	Jones
Kearn	RL Penhale-Thomas	AA Pucella	KL Rowlands
CE Smith	SG Smith	RME Stirman	T Thomas
JH Tildesley MBE	Warren		

Apologies for Absence

P Davies, Cllr C Evans, Cllr D John, B Sedgebeer and A Williams

Officers:

Julie Ellams	Democratic Services Officer - Committees
Gary Jones	Head of Democratic Services
Zak Shell	Head of Neighbourhood Services

154. DECLARATIONS OF INTEREST

Cllr H Bennett declared a personal interest in agenda item 5, Town Centre Cleansing and Maintenance, point 4.21 3rd Sector Working/Volunteering because she was the CEO of CVC and the Volunteer Centre for the County BAVO.

155. APPROVAL OF MINUTES

RESOLVED: That the Minutes of a meeting of the Town and Community Council Forum dated 16 October 2017 be approved as a true and accurate record.

156. REVIEW OF THE FUTURE OF THE COMMUNITY AND TOWN COUNCIL SECTOR IN WALES

The Forum received a presentation from Claire Germain, Welsh Government (WG) on the consultation on the Review of the Future of the Community and Town Council Sector in Wales. She explained that an Independent Review Panel had been appointed to explore the potential role of local government below principal. The Review Panel would also look to define the most appropriate model/structure to deliver this role and how these models and structures should be applied across Wales. Since the start of the Review in July last year, the panel had heard views and gathered evidence from a range of stakeholders including Community and Town Councils, Local Authorities, the Third Sector and key stakeholders. The Forum were advised that their views on what they should be responsible for, how they should operate, what barriers stood in the way and what opportunities existed were welcomed and a link was provided to a survey where this information could be submitted. The Forum was advised that the findings would be pulled together in July with a final report available in the autumn.

Forum Members raised a number of issues including:

- The Town and Community Councils working together and problems with the difference in the precepts. The WG representative explained that the Panel were still in “listening mode” and bringing evidence together in considering the voice of the community and working together to provide services.
- The difference between the wants and needs of Community and Town Councils. The WG representative explained that the sense of difference was coming through strongly and the key point was what the community wanted and needed.
- Were more powerful Town and Community Councils envisaged? The WG representative explained that it was too early to have a firm view however the Panel were asking if Town and Community Councils required more powers.
- The value of strong advice when required.
- If there were more responsibilities on Town and Community Councils would there also be a review of funding and particularly external funding. The WG representative commented that this appeared to be a theme in the evidence they had considered to date.
- The lack of influence when it came to planning applications. Town and Community Councils could state the issues but the Development Control Committee always went with the officer recommendation.
- Finance arrangements were based on an antiquated system where cheques were signed by signatories and the precept was held by the local authority.
- Would the Panel be considering models in place in England? The WG representative explained that models in England, USA and other countries were being considered.
- Would the Panel be considering post Brexit arrangements and austerity which were likely to continue for the foreseeable future? The WG representative explained that the Panel should be aspirational and take into account Brexit and austerity.
- This review was premature, a decision on the county boroughs had to be made first and until then everything was in limbo. The WG representative explained that the wider picture was being considered and the review was being undertaken alongside other plans and was both proactive and ambitious.
- Could Town and Community Councils be dissolved or would they be protected? The WG representative explained that they could continue or be dissolved. There had been little change for many years but if there was no requirement for them to continue then that could change.
- Some communities were not aware that they could set up a Council and be supported. It was also not clear how a model could look and what could be achieved.
- Interest was declining and there was a lack of candidates. The Head of Democratic Services reported that this had been raised at a Member Support Officer Network meeting. Bridgend were in a strong position with 20, Swansea had 4 and Powys had 110.
- The Public were unclear on the role of the Town and Community Council and a core remit was required to make it clearer.
- It was important to reflect on the difference between representation and service delivery.

The WG representative thanked Forum Members for their comments and encouraged them to take part in the online consultation.

RESOLVED: The Town and Community Council Forum noted and considered the information contained within the report.

157. **TOWN CENTRE CLEANSING AND MAINTENANCE**

The Head of Neighbourhood Services presented a report providing information in regards to maintenance and cleansing including cleansing programmes and highway surface water drainage for the major towns within the borough.

The Head of Neighbourhood Services explained that since 2010, there had been an ongoing programme of financial savings to meet reductions in public funding and as a result there had been a reduction in staff and service levels to meet savings targets. He outlined the street cleansing tables and explained that they were often adapted to change the frequency of cleansing and litter picking to ensure a service was provided in all areas. He explained that the Cleaner Streets Team had recognised that in these austere times to be able to maintain a satisfactory service provision, closer working with Town Councils was required.

The Head of Neighbourhood Services outlined progress in a project relating to dog fouling, the introduction of TIKSPAC posts, 3rd sector working and volunteering and other street cleansing team activities and drainage. He explained that there was little opportunity for his staff to undertake enforcement so outsourcing on a self- funding basis was being considered.

A Member raised a concern regarding dog fouling and sports pitches and playgrounds and asked if any progress had been made. The Head of Neighbourhood Services explained that Public Spaces Protection Orders and improved powers were being considered before consultation. In some places these areas were the only areas available for dog walking and it could be a challenge to implement any proposals. A member stated that bag dispensers next to the bins appeared to be a positive and effective way of dealing with the issue.

The Head of Neighbourhood Services was asked if there had been any prosecutions for dog fouling in BCBC and he confirmed there had been no prosecutions within BCBC for dog fouling.

A Member welcomed the idea of enforcement and suggested working with other authorities to share best practice. Social media campaigns and apps where incidents could be reported could be the way forward. The Head of Neighbourhood Services confirmed that he was considering an app for environmental complaints such as street lights and pot holes.

A Member stressed the importance of co-ordinating the work of the 3rd sector and volunteers with the work of BCBC and that equipment and information packs could be provided to help with the work. Concerns were raised that following the reduction in staff from 41 to 18, were there any guarantees that the schedules could be fulfilled. The Head of Neighbourhood Services agreed that there had been significant reductions in resources but every effort had been made to make the best use of what was available and the key areas were the last to be touched.

A Member referred to the decline in the appearance of the streets with overflowing bins and inadequate gully inspections and clearance. He outlined problems in his area and suggested that the issue should be dealt with more proactively.

A Member referred to Keep Wales Tidy and how packs had been developed and how individuals were matched to different organisations. The Group Manager Street Works explained that a new system was being developed by Keep Wales Tidy, BAVO and BCBC.

A Member praised the front line staff working in all conditions to empty bins and commented that problems had been exacerbated by the bin emptying scheme, bags not being delivered and bins being filled with household rubbish.

The Leader agreed that front line staff were a credit to the authority. More cuts would have to be made in the future and the dilemma was a decline in cleanliness or reductions to services for Looked after Children or other vulnerable groups.

The Head of Neighbourhood Services acknowledged the hard work of the teams and how the high levels of productivity could be demonstrated. A Member praised the Cleaner Streets Operations Officer and his positive approach to developing solutions. The Member added that there was a community responsibility and the time taken to photograph incidents could be better used to pick up the litter and resolve the problem immediately. If there was scope, roving CCTV cameras could be used in problem areas within the Borough.

A Member raised the problem of litter falling from full refuse wagons when they were being driven up hill with the sides open. The Head of Neighbourhood Services suggested that if this was an issue, they should contact him with details and he would remind the contractor.

A Member asked if there had been a reduction in the size of the garden waste sacks. The Head of Neighbourhood Services confirmed that the two had been compared side by side and they were identical.

A Member suggested that a reminder should be sent to the Police encouraging them and PCSOs to tackle the issue of dog fouling. The Leader agreed to raise the matter with the Police and Crime Commissioner.

RESOLVED: Members noted the report.

158. **REVISION TO THE TOWN AND COMMUNITY COUNCILS (TCC'S) CHARTER AND THE FORMAT OF THE TCC FORUM MEETINGS**

The Head of Democratic Services presented a report informing the TCC Forum of the recommendations of the Town and Community Council Charter Working Group regarding the review of the Town and Community Council Charter and the format of the TCC Forum meetings. He explained that the Charter was previously reviewed in 2016 when it was agreed that the Charter be reviewed annually to ensure it remained fit for purpose. In October 2017 a Working Group was established to develop capacity within the communities of the County Borough, minimise the impact of budget reductions to citizens and extend relationships with Third Sector and other organisations.

The Town and Community Council Forum discussed the recommendations in the report and agreed the recommendations detailed below:

Recommendations

1. (a) That the 5 Councils who did not respond to the Charter consultation be contacted again to provide their views and that those Councils who required clarification on aspects of the Charter be contacted to address their concerns.

(b) The Wellbeing of Future Generations (Wales) Act 2015 with its seven wellbeing goals and its five ways of working be used to provide the basis of the discussions with the Councils to progress the development of the Charter.

(c) Feedback from the Council engagements be collated by the Working Group and updates provided to the TCC Forum on a regular basis.

(d) That the Forward Work programming for the Forum be enhanced and that its meetings consider a wider range of items including current and planned consultations, the sharing of good practice and information, and identifying opportunities for Councils to work together.

(e) That the Clerks meetings should be continued and dovetailed with the TCC Forum meetings.

(f) The frequency of TCC Forum meetings be maintained at 4 per year but reviewed over the next 12 months. The Forward Work Programme will determine if additional meetings are needed during the year.

(g) Representatives of Town and Community Councils be able to provide a named substitute if they are unable to attend a meeting of the Forum.

(h) A survey of meeting timings be undertaken to determine the preferred day and time of future meetings of the Forum to remove any barriers preventing member's attendance at these meetings

(i) That these proposals be reviewed after 12 months.

(j) Each Town and Community Council be requested to have a standing item on their agenda to:
 - consider items for inclusion on the Town and Community Council Forum agenda.
 - consider feedback from meetings of the Town and Community Council Forum
 - identify proposals for inclusion on the TCC Charter Action Plan which would aid the development of the Charter.

The TCC Forum noted that any agreed recommendations not falling within the remit of the Town and Community Council Forum would be reported to Bridgend County Borough Council or the appropriate Town and Community Council for approval.

159. URGENT ITEMS

None

The meeting closed at 18:05

This page is intentionally left blank

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO TOWN AND COMMUNITY COUNCIL FORUM

26TH JUNE 2018

REPORT OF THE CORPORATE DIRECTOR - COMMUNITIES

BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP)

1. Purpose of the Report

- 1.1 To report on the stages undertaken to date in progressing the Replacement Bridgend Local Development Plan (2018-233). This report focuses on:
- 1.2 **The Bridgend Local Development Plan (2013) Review Report** (attached as Appendix 1) – this document sets out the proposed extent of likely changes to the existing LDP (2006-2021) and seeks to confirm the revision procedure to be followed in preparing a replacement LDP. It is proposed that the Replacement LDP will cover a plan period up to 2033, which is the end of a 15 year plan period that will commence in 2018; and
- 1.3 **Bridgend Replacement Local Development Plan Delivery Agreement** (attached as Appendix 2) – The Delivery Agreement sets out how and when the local community and other stakeholders can contribute to the preparation of the Replacement Plan and a timetable for its preparation. It is proposed that the Replacement LDP will cover a plan period up to 2033.
- 1.4 Both the Review Report (for the existing LDP (2013)) and the Delivery Agreement for the replacement LDP will be submitted to Welsh Government before the end of June 2018, after being agreed by Council.

2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

- 2.1 The Bridgend Local Development Plan (LDP) is a high level strategy which must be prepared by the Council. The LDP sets out in land-use terms the priorities and objectives of the Corporate Plan. A future Replacement LDP will be required to express in land-use terms, the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan.

3. Introduction and Background

Bridgend Local Development Plan (2013)

- 3.1 The Bridgend Local Development Plan (LDP) was adopted by Bridgend County Borough Council on 18th September 2013 and sets out the Council's objectives for the development and use of land in Bridgend County Borough over the 15 year plan period 2006 to 2021, and its policies to implement them.
- 3.2 An up-to-date LDP is an essential part of a plan-led planning system in Wales. In order to ensure that there is a regular and comprehensive assessment of whether plans remain up-to-date the Council is statutorily required under Section 69 of the Planning and Compulsory Purchase Act 2004 to undertake a full review of the adopted LDP at intervals not longer than every 4 years from the date of adoption. As such, a full review of the adopted LDP was triggered in September 2017.

- 3.4 In accordance with statutory requirements, since its adoption, the LDP has been monitored on an annual basis with the publication of 3 Annual Monitoring Reports (AMRs). The AMR assesses the extent to which the LDP's strategy, policies and allocations are being delivered and how effective it has been in delivering the plan's overall vision and objectives.

Background context – Joint LDPs

- 3.5 A report was presented to Council on the 28th February 2018 outlining the letter and request from the Welsh Government Cabinet Secretary for Energy, Planning and Rural Affairs for Local Planning Authorities (LPAs) to give positive consideration to producing joint LDPs until such time no individual LPA was allowed to progress with their own plan. Council resolved to advise the Cabinet Secretary that given the urgent need for Bridgend to review its Plan that it be allowed to do so unilaterally. The Cabinet Secretary has now responded, and has allowed Bridgend to proceed with its review, subject to receiving receipt of a Delivery Agreement associated with the Replacement Plan within 3 months of receipt of her letter.

4. Current Situation

Bridgend Local Development Plan (2013) Review Report

- 4.1 Any revision to an LDP must be preceded by a Review Report which is a statutory part of the full LDP Review process, forming part of the documentation required at the future Pre-Deposit and Deposit stages of a revised LDP and will be submitted for consideration as part of the Replacement LDP's Examination process.
- 4.2 The primary functions of a Review Report are to determine the appropriate procedural route and key issues to be considered when taking the existing LDP forward.
- 4.3 In terms of 'procedural route', in the case of Bridgend, the plan is already the subject to a statutory required 4 year full review, and as such all aspects of the plan will need to be assessed to consider if they remain sound and fit for purpose. This will include the LDP vision, objectives, spatial strategy, policies and land-use allocations, broadly following the same preparation process and stages as the original plan.
- 4.4 The Review Report also considers whether the process of producing a replacement LDP should be undertaken on an individual basis or jointly with neighbouring Local Planning Authorities.
- 4.5 In terms of the role of the Review Report in identifying 'key issues' to be addressed in a replacement Plan, an integral part of this assessment are the findings of the preceding AMRs and consideration of the existing plans underlying evidence base (in terms of whether this needs to be replaced or updated). The Review Report also identifies other significant contextual changes in circumstances and policy context at a national, regional and local level, as these issues are also likely to inform and influence any potential changes and future direction of a Replacement Plan.

Public Consultation

- 4.6 A report was presented to Council on the 25th April 2018 seeking authorisation to undertake targeted consultation on the draft Bridgend LDP Review Report between 30th April 2018 and 25th May 2018. The Consultation on the draft Review Report was undertaken in conjunction with the draft Delivery Agreement (covered later in this report) and it is proposed to submit

both the final Review Report and Delivery Agreement to Welsh Government before the end of June 2018.

4.7 The consultation was advertised in the following ways:

- The consultation documents were available for inspection with representation forms at the Civic Offices, Angel Street;
- Information on the consultation, including all the documentation, representation forms and the facility to make representations electronically was placed on the Council's website; and
- E-mails and letters were sent to approximately 190 targeted consultees including Community Councils, planning consultants, house builders, housing associations and other relevant external organisations with details on how to respond.

4.8 By the end of the consultation period 11 individuals and external organisations had submitted comments on the draft Review Report. In response, the Council has produced a Consultation Report (which is included as Appendix 7 in the final Review Report) that provides the Council's response to the representations received. However, it has not been necessary to make any significant amendments to the document as a result of comments from the public consultation. Copies of the full representations can be viewed by Members at the Planning Department.

4.9 The main findings of the final Review Report are as follows:-

Contextual Changes

4.10 The Replacement LDP will need to be updated to take account of a range of new Acts, Policy Frameworks, initiatives and evidence at a national, regional and local level.

4.11 The most significant in land-use terms in determining the future direction of the Replacement LDP will be evidence base changes associated with Welsh Government Population and Household projections, the work emanating from the National Development Framework (NDF) and regional work associated with the Strategic Development Plan (SDP) and Cardiff Capital Region City Deal, whilst ensuring that any changes and opportunities that this contextual evidence presents is compatible with the objectives of Bridgend's Wellbeing Plan.

Assessment of Likely Changes Required to the Current LDP

4.12 The Regeneration-Led Spatial Strategy that underpins the LDP has been broadly successful, especially in bringing forward a number of residential and mixed-use allocated sites (primarily on brownfield land) within the County Borough. The delivery of sites has been especially successful within the Strategic Regeneration Growth Areas of Bridgend and the Valleys Gateway. The implementation of the LDP Strategy has however been less successful in the Strategic Regeneration Growth Areas of Maesteg and the Llynfi Valley and Porthcawl. This has largely been attributed to land-ownership issues and assembly and viability issues especially within the upper areas of the Llynfi Valley.

4.13 In terms of going forward with the LDP's existing Strategy, given that the majority of existing brownfield regeneration sites have been delivered or are committed (and expected to come forward within the next few years especially within Bridgend and the Valley's Gateway Growth Areas), it is likely that the existing Strategy will need to be reconsidered if it is to deliver future housing requirements for the County Borough up to 2033, especially given that the housing land supply within the County Borough has fallen below the 5 year minimum requirement. The

Review Report therefore recognises an urgent need to address a shortfall in the housing land supply by the identification of additional housing sites.

- 4.14 Notwithstanding the need to identify new housing sites to address an identified shortfall, many other policies are performing effectively and are likely to require only minor amendments to reflect contextual changes and updates to national policy.

Review of the Evidence Base

- 4.15 LDPs have to be based on robust evidence to ensure that critical land-use issues are identified and properly addressed. Some of the evidence base studies that underpin existing LDP policies are out-of-date and need to be updated and/or replaced in order to fully understand the land-use requirements of the County Borough up to 2033.

Some of the critical evidence base studies that will be required to support the Replacement plan are:-

- Population and household forecasts – to inform the LDP’s dwelling requirement up to 2033.
- Local Housing Needs Assessment – to inform the housing requirement tenure type and size of dwelling to match future household type and age profile of the population.
- Employment Land Review Update – to assess the future need of employment land suitable for all employment sectors and regional employment aspirations.
- Retail Needs Assessment – to identify if there is a requirement for additional floorspace to help inform the Council’s approach to manage the vitality and viability of our town centres.
- Renewable Energy – evidence to support carbon reduction targets and mitigate the effect of climate change.

LDP Review Options

- 4.16 The Review Report makes the recommendation that the Council undertakes a full review of the existing LDP on an individual Local Planning Authority (LPA) area basis, wherever possible working collaboratively with other LPAs to produce a joint evidence base and with the region to prepare a SDP.

Bridgend Replacement LDP Delivery Agreement

- 4.17 The Delivery Agreement sets out how and when the local community and other stakeholders can contribute to the preparation of the Replacement Plan and a timetable for its preparation. It is proposed that the Replacement LDP will cover a plan period up to 2033.

Replacement LDP Draft Delivery Agreement - Public Consultation

- 4.18 A report was presented to Council on the 25th April 2018, which outlined the Cabinet Secretary’s response, which allowed Bridgend to proceed with its LDP subject to a very strict deadline requiring submission of the Delivery Agreement before the end of June 2018. The report also sought authorisation to undertake targeted consultation on the draft Replacement Bridgend LDP Delivery Agreement between 30th April 2018 and 25th May 2018. The

Consultation on the draft Delivery Agreement was undertaken in conjunction with the draft Bridgend Local Development Plan (2013) Review Report.

4.19 The consultation was advertised in the following ways:

- The consultation documents were available for inspection at the Civic Offices, Angel Street;
- Information on the consultation was placed on the Council's website; and
- E-mails and letters were sent to approximately 190 consultees including Community Councils, planning consultants, house builders, housing associations and other relevant external organisations with details on how to respond.

4.20 By the end of the consultation period 8 external organisations had submitted comments on the draft Delivery Agreement. In response, the Council has produced a Consultation Report which is included as Appendix 3 in the final Delivery Agreement that provides the Council's response to the representations received. Copies of the full representations can be viewed by Members at the Planning Department.

4.21 The main changes to the Delivery Agreement recommended by Officers include:

- Updates to the list of Consultation Bodies (attached as Appendix 1 in the Delivery Agreement):
 - It was considered prudent to include all the LPAs in the Cardiff Capital Region rather than just the neighbouring LPAs (Vale of Glamorgan, RCT and Neath Port Talbot) to reflect the importance of collaborative / regional working and Strategic Development Plan preparation.
 - Bridgend Local Health and Bridgend Partnership Board have been deleted as both have been replaced by the Public Service Board.
 - Action on hearing loss has been replaced by RNI Deaf & Hard of Hearing People.
 - The Commission for Racial Equality, Disability Rights Commission and Disability Rights Commission have been replaced by The Equality and Human Rights Commission.
 - Fields in Trust – replaces National Playing Fields Association Wales.
 - Royal National Institute for the Deaf and Hard of Hearing People has been replaced by 'Action on Hearing Loss'.
 - Wales Council for the Disabled has been replaced by Disability Wales.
- An amendment to the timetable (attached at Appendix 2) to the Delivery Agreement) to reflect that Sustainability Appraisal (SA) scoping should be undertaken before substantive LDP proposals are publicly consulted on. All sites submitted in response to a future 'call for sites' will need to be subject to SA in due course, so it would be best to define the LDP SA framework, methodology and information requirements through the SA Scoping Report prior to issuing the call for sites (and any associated site pro-formas). This should help to ensure that site promoters submit sufficient sustainability and environmental information to enable the SA to be undertaken efficiently.
- Paragraph 1.6.2 has been amended to show a degree of linkage between the SA (SEA), the Bridgend Well-being Plan (in accordance with the Well-Being of Future Generations (Wales) Act and Habitats Regulations Assessment (HRA).
- Paragraph 1.6.3 has been expanded to reference the statutory requirement to undertake SEA screening.

- Paragraph 1.6.3 the second and third bullet-points have been combined into a single bullet for clarity purposes.
- Paragraph 1.6.3 the final bullet point has been amended to make clear that the SA Adoption Statement will be published after the adoption of the replacement LDP.

4.22 The final Delivery Agreement consists of 2 parts:-

- A timetable for preparation of the Replacement LDP, and
- A Community Involvement Scheme.

4.23 The timetable sets out the key dates including statutory consultation periods, for each of the different stages of Plan preparation and publication. It also includes key stages for the Sustainability Appraisal, which is an iterative process undertaken as an integral part of the Plan preparation process.

KEY STAGE		TIMESCALE	
DEFINITIVE		FROM	TO
STAGE 1	Update Evidence Base & SA/SEA Framework & Baseline Assessments	April 2018	July 2020
STAGE 2	Delivery Agreement <ul style="list-style-type: none"> • Submission to Welsh Government – June 2018 • Response to LPA to be received within 4 weeks 	April 2018	July 2018
STAGE 3	Pre-Deposit Participation & Consultation <ul style="list-style-type: none"> • 6 week statutory consultation 	July 2018	June 2020
STAGE 4	Deposit LDP <ul style="list-style-type: none"> • 6 week statutory consultation 	July 2020	December 2020
INDICATIVE		From	To
STAGE 5	Submission	Winter 2021 (January)	-
STAGE 6	Examination	Spring 2021 (March)	Spring 2021 (April)
STAGE 7	Inspectors Report & Adoption	Summer 2021 (June)	Autumn 2021 (July)
STAGE 8	Adoption	Summer / Autumn 2021 (August / September 2021)	

- 4.24 The timetable of Plan preparation has Definitive and Indicative stages. Definitive stages are up to the Deposit of the Plan and is under the control of the Council. The Council has less control over the progress of the Plan after the statutory Deposit stage, as subsequent stages associated with Examination, Receipt of the Inspector's Report and Adoption is more dependent on external factors from Welsh Government and the Planning Inspectorate (PINS). As such these stages are indicative only.
- 4.25 The Community Involvement Scheme outlines the LPAs principles of community engagement, its approach in relation to who, how and when it intends to engage with the community and stakeholders; how it will respond to representations and how these representations will inform later stages of plan preparation.
- 4.26 The Delivery Agreement also sets out the resources that will be required to prepare the Replacement LDP together with a Risk Assessment identifying areas of uncertainty that may impact on the timetable for Plan preparation and mitigation measures required to keep the Plan on track.
- 4.27 The Delivery Agreement must be approved by Welsh Government and they have 1 month to consider and agree its contents or notify the LPA that it requires more time to consider the document.
- 4.28 Subsequent to its agreement by Welsh Government the Delivery Agreement will be published, with the Replacement LDP prepared in accordance with its contents.

5. Effect Upon Policy Framework and Procedure Rules

- 5.1 The Planning and Compulsory Purchase Act 2004 and regulation 41 of the Town and Country Planning (Local Development Plan) (Wales) Regulation 2005 requires that a Local Planning Authority must commence a full review of its LDP every 4 years from the date of its initial adoption and that such a review must be preceded by a Review Report. The LDP Manual (2015) also advises that the review process should involve engagement with key stakeholders to assist in clarifying the issues to be considered in the review process. In addition, the LDP Manual (2005) states that for the preparation of an LDP Revision, a revised Delivery Agreement is necessary, with the LPA undertaking engagement and/or consultation as it considers appropriate.

6. Equality Impact Assessment

- 6.1 There are no direct implications associated with this report. However the policies contained within any Replacement LDP will require an equalities impact assessment to be carried out.

7. Wellbeing of Future Generation (Wales) Act 2015

- 7.1 The LDP Replacement Plan will be prepared in accordance with the 7 Wellbeing goals and the 5 ways of working as identified in the Act.

8. Financial Implications

- 8.1 The cost of the LDP Review will be met from the Development Planning budget and carried out by development planning staff with expert advice and evidence procured from consultants and through collaboration with neighbouring authorities as required.

9. Recommendation

9.1 That the Town and Community Council Forum note the contents of this report.

Mark Shephard
Corporate Director - Communities

26th JUNE 2018

Contact Officer: Susan Jones
Development Planning Manager

Richard Matthams
Development Planning Team Leader

Telephone: (01656) 643162

E-mail: richard.matthams@bridgend.gov.uk

Postal Address Development Planning
Communities Directorate
Civic Offices, Angel Street
BRIDGEND CF31 4WB

Background documents

NA

LDP Draft Review Report 2018



Bridgend Local Development Plan 2006-2021



Contents

		Page
1	Introduction & Executive Summary	3
2	What issues have been considered in the LDP Review	7
2.1	LDP Annual Monitoring Report – Key Findings	8
2.2	Contextual Changes	8
2.3	Evidence base change – Welsh Government Population & Household Projections	16
3	Assessment of likely changes required in the current adopted LDP	18
3.1	Review of LDP Vision & Objectives	19
3.2	Review of LDP Strategy	23
3.3	Review of LDP Policies	32
4	Future evidence base requirements	42
5	The LDP Review options	44
6	LDP (2013) Draft Review Report: Public Consultation Report	48
7	Conclusions: What form of plan revision is required?	48

APPENDICIES

		Page
1	Appendix 1: Summary of LDP Policy Review	49
2	Appendix 2: LDP Site Allocation Review	55
3&4	Appendix 3 & 4: Invitation to prepare Joint Local Development Plan and invitation to Local Planning Authorities to prepare a Strategic Development Plan.	62
5	Appendix 5: Cardiff Capital Region Joint Cabinet response to the Cabinet Secretary supporting the principle of a SDP for the Cardiff Capital Region.	62
6	Appendix 6: Bridgend County Borough Council's formal response to the Cabinet Secretary in relation to preparing Joint Local Development Plans.	62
7	Appendix 7: LDP (2013) Draft Review Report: Public Consultation Report – Summary of Key Issues	63

1. Introduction

Background

- 1.1 The Bridgend Local Development Plan (LDP) is a high level strategy which must be prepared by the Council. The current LDP (adopted on 18th September 2013) sets out in land-use terms the priorities and objectives of the Corporate Plan. A future Replacement LDP will be required to express in land-use terms, the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan.

Purpose of this Report

- 1.2 The Review Report sets out the proposed extent of likely changes to the existing LDP (2006-2021) and seeks to confirm the revision procedure to be followed in preparing a replacement LDP. It is proposed that the Replacement LDP will cover a plan period up to 2033, which is the end of a 15 year plan period that will commence in 2018.

Executive Summary

- 1.3 The Bridgend Local Development Plan (LDP) was adopted by Bridgend County Borough Council on 18th September 2013 and sets out the Council's objectives for the development and use of land in Bridgend County Borough over the 15 year plan period 2006 to 2021, and its policies to implement them.
- 1.4 An up-to-date LDP is an essential part of a plan-led planning system in Wales. In order to ensure that there is a regular and comprehensive assessment of whether plans remain up-to-date the Council is statutorily required under Section 69 of the Planning and Compulsory Purchase Act 2004 to undertake a full review of the adopted LDP at intervals not longer than every 4 years from the date of adoption. As such, a full review of the adopted LDP was triggered in September 2017.
- 1.5 In accordance with statutory requirements, since its adoption, the LDP has been monitored on an annual basis with the publication of 3 Annual Monitoring Reports (AMRs). The AMR assesses the extent to which the LDP's strategy, policies and allocations are being delivered and how effective it has been in delivering the plan's overall vision and objectives.
- 1.6 Any revision to an LDP must be preceded by a Review Report which is a statutory part of the full LDP Review process, forming part of the documentation required at the future Pre-Deposit and Deposit stages of a revised LDP and will be submitted for consideration as part of the Replacement LDP's Examination process.
- 1.7 The primary functions of a Review Report are to determine the appropriate procedural route and key issues to be considered when taking the existing LDP forward.
- 1.8 In terms of 'procedural route', in the case of Bridgend, the plan is already the subject to a statutory required 4 year full review, and as such all aspects of the plan will need to be assessed to consider if they remain sound and fit for purpose. This will include the LDP vision, objectives, spatial strategy, policies and land-use allocations, broadly following the same preparation process and stages as the original plan.

- 1.9** The Review Report also considers whether the process of producing a replacement LDP should be undertaken on an individual basis or jointly with neighbouring Local Planning Authorities.
- 1.10** In terms of the role of the Review Report in identifying 'key issues' to be addressed in a replacement Plan, an integral part of this assessment are the findings of the preceding AMRs and consideration of the existing plans underlying evidence base (in terms of whether this needs to be replaced or updated). The Review Report also identifies other significant contextual changes in circumstances and policy context at a national, regional and local level, as these issues are also likely to inform and influence any potential changes and future direction of a Replacement Plan.

Contextual Changes

- 1.11** The Replacement LDP will need to be updated to take account of a range of new Acts, Policy Frameworks, initiatives and evidence at a national, regional and local level.
- 1.12** The most significant in land-use terms in determining the future direction of the Replacement LDP will be evidence base changes associated with Welsh Government Population and Household projections, the work emanating from the National Development Framework (NDF) and regional work associated with the Strategic Development Plan (SDP) and Cardiff Capital Region City Deal, whilst ensuring that any changes and opportunities that this contextual evidence presents is compatible with the objectives of Bridgend's Wellbeing Plan.

Assessment of Likely Changes Required to the Current LDP

- 1.13** The Regeneration-Led Spatial Strategy that underpins the LDP has been broadly successful, especially in bringing forward a number of residential and mixed-use allocated sites (primarily on brownfield land) within the County Borough. The delivery of sites has been especially successful within the Strategic Regeneration Growth Areas of Bridgend and the Valleys Gateway. The implementation of the LDP Strategy has however been less successful in the Strategic Regeneration Growth Areas of Maesteg and the Llynfi Valley and Porthcawl. This has largely been attributed to land-ownership issues and assembly and viability issues especially within the upper areas of the Llynfi Valley.
- 1.14** In terms of going forward with the LDP's existing Strategy, given that the majority of existing brownfield regeneration sites have been delivered or are committed (and expected to come forward within the next few years especially within Bridgend and the Valley's Gateway Growth Areas), it is likely that the existing Strategy will need to be reconsidered if it is to deliver future housing requirements for the County Borough up to 2033, especially given that the housing land supply within the County Borough has fallen below the 5 year minimum requirement. The Review Report therefore recognises an urgent need to address a shortfall in the housing land supply by the identification of additional housing sites.
- 1.15** Notwithstanding the need to identify new housing sites to address an identified shortfall, many other policies are performing effectively and are likely to require only minor amendments to reflect contextual changes and updates to national policy.

Review of the Evidence Base

- 1.16** LDPs have to be based on robust evidence to ensure that critical land-use issues are identified and properly addressed. Some of the evidence base studies that underpin existing LDP policies are out-of-date and need to be updated and/or replaced in order to fully understand the land-use requirements of the County Borough up to 2033.
- 1.17** Some of the critical evidence base studies that will be required to support the Replacement plan are:-
- Population and household forecasts – to inform the LDP’s dwelling requirement up to 2033.
 - Local Housing Needs Assessment – to inform the housing requirement tenure type and size of dwelling to match future household type and age profile of the population.
 - Employment Land Review Update – to assess the future need of employment land suitable for all employment sectors and regional employment aspirations.
 - Retail Needs Assessment – to identify if there is a requirement for additional floorspace to help inform the Council’s approach to manage the vitality and viability of our town centres.
 - Renewable Energy – evidence to support carbon reduction targets and mitigate the effect of climate change.

LDP Review Options

- 1.18** The Review Report makes the recommendation that the Council undertakes a full review of the existing LDP on an individual Local Planning Authority (LPA) area basis, wherever possible working collaboratively with other LPAs to produce a joint evidence base and with the region to prepare a SDP.
- 1.19** Stakeholders will make a valuable contribution in helping to identify and clarify what issues need to be considered, how effective the existing LDP has been in terms of delivery and the extent of likely changes required.
- 1.20** On this basis, it is proposed to undertake a ‘targeted’ consultation of the draft Review Report with key stakeholders. To assist in this process the draft Review Report is accompanied by a short questionnaire (see Appendix 2). It is proposed to undertake targeted consultation between 30th April 2018 and 25th May 2018.

Structure of the Report

- 1.21** The Review Report is structured as follows:
- 1.22** **Section 2** details the key legislative, national and local policy changes that have occurred since the adoption of the LDP in 2013 which are important considerations to inform the review of the LDP and a summary of the main findings of the 2017 Annual Monitoring Report, taking into account the previous 3 AMR's and associated implications for review of the LDP.
- 1.23** **Section 3** provides an assessment of the current LDP and sets out the potential changes required in terms of the Vision and Objectives, Development Strategy, effectiveness of the current policy framework and the position on current allocations to inform the review process.
- 1.24** **Section 4** provides an analysis of the areas of evidence base that would need to be reviewed/ updated in preparing a revised LDP
- 1.25** **Section 5** considers the potential options for review of the LDP and opportunities for collaboration.
- 1.26** **Section 6** provides a conclusion on the appropriate form of plan revision.
- 1.27** **Section 7** sets out a summary of the key issues raised during the LDP (2013) Draft Review Report Public Consultation.

2. What issues have been considered in the LDP Review?

2.1 LDP Annual Monitoring Report – Key Findings

2.1.1 In line with National Guidance set out in the Local Development Plan Manual the plan review should draw on, amongst other things, the findings of published AMR's. An overview of the LDP Monitoring Data for the third AMR period provides an interesting insight into the implementation of the LDP over the past 12 months. The key findings are set out below:

- a)** The 2017 JHLAS indicates that 406 new homes were completed during the monitoring period 1 April 2016 to 31 March 2017 and that 5046 dwellings have been completed in total during the LDP period 2006 to 2017;
- b)** The 2017 JHLAS indicates that the Council has a housing land supply, assessed against the housing requirement of the Bridgend LDP of 4.0 years;
- c)** To date 1160 affordable dwellings have been provided;
- d)** During the monitoring period 1 April 2016 to 31 March 2017 1.40 hectares of vacant employment land was developed;
- e)** Within Bridgend Town Centre of the 379 commercial properties surveyed 67 were vacant – representing a vacancy rate of 17.68 %;
- f)** Within Porthcawl Town Centre of the 204 commercial properties surveyed 10 were vacant – representing a vacancy rate of 4.90%;
- g)** Within Maesteg Town Centre of the 167 commercial properties surveyed 10 were vacant – representing a vacancy rate of 5.99% ;
- h)** The requirement as to whether the Council will need to identify a Gypsy and Traveller Site is now however determined by the new requirements of the Housing (Wales) Act 2014. The Housing (Wales) Act 2014 requires each local authority in Wales to undertake a Gypsy and Traveller Accommodation Assessment (GTAA) to ensure that needs are properly assessed and planned for. In summary, the GTAA covers the period 2016-2031 and estimates the additional pitch provision needed for Gypsies and Travellers in Bridgend. For the first 5 years of the GTAA plan period, there is no requirement for additional pitches and for the remainder of the GTAA plan period, a further 1 additional pitch is required. This gives a total need for the whole GTAA plan period of 1 additional pitch; and
- i)** The County Borough is making a significant contribution to national renewable energy targets. The generating capacity within an immediately adjacent the refined SSA (north of Evanstown) is 65 MW which is considerably higher than the estimated capacity within the SSA of 31 MW.

2.1.2 The evidence collected as part of the AMR process indicates that the overall LDP strategy has been broadly successful, delivering many significant benefits for our communities. Most of the housing sites and associated infrastructure allocated in the LDP have been delivered on brownfield land with the exceptions of a few challenging brownfield sites that have stalled due to a combination of viability issues and, in some cases, land ownership issues. However, a number of key housing provision policy targets are not being met which

indicates that these policies are not functioning as intended. The 2017 JHLAS shows that the County Borough has housing land supply, assessed against the housing requirement of the Bridgend LDP, of 4.0 years. It is imperative that the Local Planning Authority progresses with the statutory review of the LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land. The replacement LDP will assist in seeking to avoid 'planning by appeal' and ad hoc development coming forward outside the development plan system and not in accordance with the Plan's strategy.

Contextual Changes

- 2.2.1** As reported in the previous Annual Monitoring Reports there have been a number of new Acts in Wales, revisions to Planning Policy Wales, Technical Advice Notes and the publication of new or updated Welsh Government practice guidance that are relevant to the review of the LDP. The most significant of these to inform the review are set out below:

National Legislation and Policy

- 2.2.2** Planning (Wales) Act, 2015 - The Act gained Royal assent and became law on 6th July 2015. It sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure that it is fair, resilient and enables development. The Act addresses 5 key objectives including strengthening the plan led approach to planning with act introducing a legal basis for the preparation of a National Development Framework and Strategic Development Plan, discussed in further detail below.
- 2.2.3** Welsh Government National Development Framework (NDF) - The NDF will be the national development plan for Wales and replace the current 20 year 'Wales Spatial Plan - People, Places Futures' 2004 / Updated 2008. The NDF will reflect the seven well-being goals and associated five governance principles of the Well-being of Future Generations (Wales) Act 2015 and Planning Policy Wales (PPW) and draw on national policies covering areas such as natural resources and transport and will help to maximise the potential benefits from funding streams and support the delivery of infrastructure plans. It is expected to cover: the key areas of change for housing; economic development and sector growth and implications for places; renewable energy opportunities; areas of significant natural resources; electrification of rail lines, Cardiff Airport, road schemes and connectivity; infrastructure development of national significance; and the Welsh Language. The NDF will be a 20 year land use framework for Wales, which will:-
- set out where nationally important growth and infrastructure is needed and how the planning system nationally, regionally and locally can deliver it; and
 - provide direction for SDPs and LDPs and support the determination of Developments of National Significance.
- 2.2.4** **WGs National Development Framework: Statement of Public Participation (June 2017) has set the following timetable for the production of the NDF:-**
- publish & consult on the main issues, options and preferred option, supported by environmental reports and assessments (12 weeks: April - June 2018);
 - Conduct a 12-week public consultation on the Draft NDF (July - Sept 2019);
 - Present a draft NDF to the Assembly for 60 days;

- Have regard to Assembly resolutions / recommendations; and then
- Publish the NDF (September 2020).

2.2.5 The review of the LDP will have to be in conformity with the NDF.

2.2.6 Welsh Government Regionalisation Proposals - The White Paper 'Reforming Local Government: Resilient and Renewed' (Jan 2017) is the Welsh Government's statement of intent about the future of Local Government in Wales. The proposals in this White Paper set out arrangements for regional working; describe a strengthened role for councils and councillors; provide a framework for any future voluntary mergers; and sets out the role of community councils.

2.2.7 Furthermore, on 13th December 2017, the Welsh Minister wrote to the relevant LPAs, inviting them to submit proposals for a Strategic Development Plan (SDP) for South East (Cardiff), Mid & West (Swansea) and North Wales, with no timescale specified (copy attached at Appendix 3). Similarly, the Minister wrote an additional letter to specific groups of LPA's, including Bridgend, RCT and Caerphilly in "South East Wales - West", inviting them to prepare a 'Joint LDP'; with a positive response requested by 28th February 2018 (attached at Appendix 4). This matter is considered in later on in this report.

2.2.8 Well-being of Future Generations Act, 2015 - The Well-being of Future Generations (Wales) Act 2015 - gained Royal Assent and became law on 29 April 2015. The Act strengthens existing governance arrangements for improving the well-being of Wales to ensure "that the needs of the present are met without compromising the ability of future generations to meet their own needs", which is known as the "sustainable development principle". It identifies Seven goals (i.e. a prosperous, resilient, healthier, more equal and globally responsible Wales; and a Wales of cohesive communities, vibrant culture and thriving Welsh Language) to improve the well-being of Wales and introduces national indicators (which have not yet been produced), which will measure the difference being made to the well-being of Wales. It defines "sustainable development" as the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the 'sustainable development principle', aimed at achieving the above well-being goals. Five governance principles are also provided (i.e. long term; integration; collaboration; prevention; and involvement) to aid in the consideration of this work. The LDP was prepared iteratively with a Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) which accords with sustainable development principles. Therefore the LDP review and emerging Local Well Being Plans under the Act will need to be informed by sustainable development principles and there will be clear linkages between the aims and objectives of respective plans. The potential impact of the Act and Local Well Being Plans for any revised LDP are considered in this report.

2.2.9 Environment (Wales) Act, 2016 - The Environment (Wales) Act received Royal Assent and became law on 21 March 2016. It puts in place the legislation needed to plan and manage Wales' natural resources in a more proactive, sustainable and joined-up way; and requires Natural Resources Wales (NRW) to report on the principality's natural resources and detail their ability to respond to pressures and adapt to climate change. Therefore NRW published the State of Natural Resources Report (SoNaRR) in September 2016.

2.2.10 Similarly, the Welsh Government published the National Natural Resources Policy (NNRP) in August 2017; the focus of which is the sustainable management of Wales natural resources, to maximise their contribution to achieving goals within the Well Being of Future Generations Act. The NRP sets out three National Priorities of delivering nature based solutions; increasing renewable energy and resource efficiency; and taking a place based approach. It will set the context for NRW to produce "Area Statements" to ensure that the national priorities for sustainable management of natural resources inform the approach to local delivery. The SoNaRR, NNRP and Area Statement (when produced) will be considered in the review of the LDP.

2.2.11 Historic Environment (Wales) Act, 2016 - The Act received Royal Assent and became law on 21 March 2016 (with some provisions requiring secondary legislation) and makes important improvements to the existing systems for the protection and sustainable management of the Welsh historic environment. In broad terms, the Act aims to give more effective protection to listed buildings and scheduled monuments; enhance existing mechanisms for the sustainable management of the historic environment; and introduces greater transparency and accountability into decisions taken on the historic environment. It also: provides for a statutory register of Wales' Historic Parks and Gardens; secures a more stable future for Wales' Historic Environment Records (HER); establishes an independent 'Advisory Panel for the Historic Environment in Wales' to advise on historic environment policy and strategy at a national level in Wales; and contains provisions relating to a statutory list of historic place names. The implications of the Act will be considered through the LDP Review process.

2.2.12 Housing (Wales) Act, 2014 - The Act received Royal Assent in September 2014 and aims to improve the supply, quality and standards of housing in Wales. One of the key provisions of the Act provides a duty on local authorities to provide sites for Gypsy and Travellers where a need has been identified. The Gypsy and Traveller Accommodation Assessment has now been formally approved by Bridgend County Borough Council Cabinet and Welsh Government. In summary, the GTAA covers the period 2016-2031 and estimates the additional pitch provision needed for Gypsies and Travellers in Bridgend. For the first 5 years of the GTAA plan period, there is no requirement for additional pitches, and for the remainder of the GTAA plan period, a further 1 additional pitch is required. This gives a total need for the whole GTAA plan period of 1 additional pitch. It is also noted that the Welsh Government have also consulted upon a draft circular for 'Planning of Gypsy, Traveller and Showpeople Sites' (February 2017) to update several existing Circulars and a draft replacement national strategy 'Enabling Gypsies, Roma and Travellers (September 2017). Therefore, Gypsy and Traveller provision will be given further consideration through the LDP review process.

2.2.13 Welsh Government 'Prosperity for All: the national strategy' - takes the commitments of their 5 year programme for government, 'Taking Wales Forward: 2016 - 2021', and places them in a long-term context, and sets out how they will be delivered by bringing together the efforts of the whole Welsh public sector. The four Key Themes of the strategy are the same as those in Taking Wales Forward, which are: 'Prosperous & Secure'; 'Healthy & Active'; 'Ambitious & Learning'; and 'United & Connected'. There are five Priority Areas which have the greatest potential contribution to long-term prosperity and well-being and include: 'Early Years'; 'Housing'; 'Social Care'; 'Mental Health'; and 'Skills & Employability'. It is considered that the Prosperity for All: the national strategy will influence the expected Cardiff Capital Region SDP and Bridgend LDP Review; although much will depend on if it changes WG investment / grant aid priorities.

2.2.14 Welsh Government Valleys Task Force Our Valleys, Our Future (July 2017) - This Ministerial Taskforce for the South Wales Valleys has published a high-level action plan which outlines its priorities for the future. The key priorities in the Plan are: good quality jobs and the skills to do them; better public services; and my local community. The Taskforce want to discuss how these priorities can be further developed into more tangible actions and further refine the plan; and public events were also planned. It sets out a range of aims and actions in each of the three priority areas, including: closing the employment gap between the South Wales Valleys and the rest of Wales by getting an additional 7,000 people into work by 2021 and creating thousands of new, fair, secure and sustainable jobs; and exploring the development of a Valleys Landscape Park, which has the potential to help local communities use their natural and environmental resources for tourism, energy generation and health and wellbeing purposes. The Taskforce aims to “Explore all options to target investment and create new strategic hubs in specific areas across the Valleys. These will be areas where public money is focused to provide opportunities for the private sector to invest and create new jobs. The focus of each hub will reflect the opportunities and demand in a particular area and their aspirations for the future.” The hub locations are:

- Pontypridd/Treforest, focusing on residential, office, industrial and retail development;
- Caerphilly/Ystrad Mynach, focusing on residential, office and industrial development;
- Cwmbran, focusing on office, industrial and residential development;
- Merthyr Tydfil, focusing on office, industrial and residential development;
- Neath, focusing on industrial, residential, digital and energy development.
- Northern Bridgend, focusing on employments sites, energy projects, residential developments, tourism and culture.
- Ebbw Vale, focusing on a new automotive technology business park, with the potential to support 1,500 new full-time equivalent jobs.

Planning Policy Wales and Technical Advice Notes

2.2.15 Since adoption of the LDP in 2013 the three AMR’s have reported on amendments to national planning policy in respect of Planning Policy Wales and associated Technical Advice Notes which have implications for and need to be considered as part of the LDP Review. The key changes since 2013 are set out below:

PPW Amendments:-

- Chapter 1: Introduction (November 2016)
- Chapter 2: Local Development Plans (January 2016 & November 2016)
- Chapter 3: Development Management (November 2016)
- Chapter 4: Planning for Sustainability (July 2014, January 2016 & November 2016)
- Chapter 6: Historic Environment (November 2016)
- Chapter 10: Retail and Commercial Development (November 2016)
- Chapter 14: Minerals (January 2016)

2.2.16 New / Amended Technical Advice Notes:-

- TAN 1: Joint Housing land Availability Studies (January 2015)
- TAN 4: Retail and Commercial Development (November 2016)
- TAN12: Design (July 2014 & March 2016)
- TAN 20: Planning and the Welsh Language (October 2017)
- TAN 21: Waste (February 2014)
- TAN 22: Planning and Sustainable Buildings - Deleted by WG in July 2014
- New TAN 23:Economic Development (February 2014)
- New TAN 24: The Historic Environment (May 2017)

2.2.17 Draft Planning Policy Wales (10) is currently being consulted upon. The draft PPW has been re-drafted so that the seven well-being goals and five ways of working of the Well Being and Future Generations is fully integrated into policy. Any future amendments of PPW (10) will inform the review process.

2.2.18 Welsh Language - Chapter 4 of PPW has been updated to reflect the requirements of the Planning (Wales) Act 2015 relating to the consideration of the Welsh language in the appraisal of development plans. PPW states that LPAs must consider the likely effects of their development plans on the use of the Welsh language in the Sustainability Appraisal of their plans, and should keep their evidence up to date. All local planning authorities should include in the reasoned justifications to their development plans a statement on how they have taken the needs and interests of the Welsh language into account in plan preparation, and how any policies relating to the Welsh language interact with other plan policies. TAN 20 'Planning and the Welsh Language' (October 2017) provides more detailed advice; Part B of which contains 'Practice Guidance' to assist LPAs with the consideration of Welsh language issues during the preparation, monitoring and review of LDPs. This will be undertaken as part of the LDP review.

2.2.19 The Strategy for Older People in Wales: Living Longer, Ageing Well (2013-2023) – The Strategy aims to address the barriers faced by older people in Wales today and to ensure that well-being is within the reach of all. This strategy identifies three main priority areas for action: social resources, environmental resources and financial resources. However it also recognises that good physical and mental health, lifestyle factors, access to information and advice, equality and diversity, language needs, and preparation for later life are important issues in each of these priority areas.

2.2.20 Welsh Government Future Trends Report (2017) – The report identifies the key social, economic, environmental and cultural trends that could affect Wales in the future, as well as some of the factors that could influence the direction of those trends. The report encourages readers to consider these future trends in combination with each other, and to start to identify and discuss the potential opportunities and challenges they might present for us all.

2.2.21 The Active Travel (Wales) Act (2015) - places a requirement on local authorities to continuously improve facilities and routes for walkers and cyclists and to prepare maps identifying current and potential future routes for their use. The Act will also require new road schemes to consider the needs of pedestrians and cyclists at design stage.

Regional Context

2.2.22 Cardiff City Region Strategic Development Plan (SDP) - The Planning (Wales) Act 2015 introduces powers for the Welsh Ministers to designate 'strategic planning areas' and for 'Strategic Planning Panels' (SPP) to be established for these areas. An SPP, if established for an area, will then be responsible for preparing a 15-20 year Strategic Development Plan (SDP) that will form part of the formal 'development plan' for that area. These new sub-regional development plans will only apply to cohesive regions of greater than local significance (such as the Cardiff city region). An SDP is expected to cover cross boundary matters of more than local community importance; and could include the strategic elements of LDPs; such as larger housing / employment sites, major transport schemes, etc. Preparation of an SDP is expected to take at least 4 years from commencement and will generally mirror the current LDP process. SDP's will address cross-boundary issues at a regional level and must be in conformity with the NDF. Before the SDP can be prepared the lead 'responsible authority' for the SDP has to submit a 'Proposal' (a map showing the boundaries of the proposed area and a statement of the reasons for proposing that area; with a consultation report) for a 'strategic planning area' to the Welsh Ministers who can then designate the strategic planning area and establish the Panel.

2.2.23 On 13th December 2017 the Welsh Minister wrote to relevant Welsh LPAs inviting them to prepare proposals for three regional SDPs (Bridgend being part of the Cardiff City Region) (attached at Appendix 3). On 6th February 2018 the 10 Cardiff Capital Leaders responded to the Cabinet Secretary confirming support by all 10 Leader of the CCR to the principle of preparing a SDP for the South-East region. Their formal response is attached as Appendix 5.

2.2.24 Cardiff Capital Region City Deal (CCRCD) - The CCRCD was signed by the 10 constituent Local Authority Leaders (from Blaenau Gwent, Bridgend, Caerphilly, Cardiff, Merthyr Tydfil, Monmouthshire, Newport, Rhondda Cynon Taff, Torfaen and the Vale of Glamorgan), the Secretary of State for Wales, the Chief Secretary to the Treasury and the First Minister on 1st March 2017. The CCRCD is a 20 year / £1.28 billion investment programme which aims to achieve a 5% uplift in the Region's GVA (*Gross Value Added* - a measure of the value of the goods produced and services delivered in the area) by delivering a range of programmes which will increase connectivity, improve physical and digital infrastructure, as well as regional business governance. Over its lifetime, local partners expect the CCRCD to deliver up to 25,000 new jobs and leverage an additional £4 billion of private sector investment by 2036. The CCRCD has 6 Objectives:-

1. Connecting the Cardiff Capital Region;
2. Investing in innovation and the digital network;
3. Developing a skilled workforce and tackling unemployment;
4. Supporting enterprise and business growth;
5. Housing development and regeneration; and
6. Developing greater city-region governance across the Cardiff Capital Region.

2.2.25 The Cardiff Capital Region Transition Plan will detail key activity to be undertaken, including establishing a Regional Office to drive the delivery of the Regional Cabinet's work programme in anticipation of receiving proposals. This includes the creation of a bespoke impact assessment model for those proposals. The investment proposal as part of this key strategic program represents significant opportunity for the wider South East region. Capitalising on the opportunities presented by City Deal will be a key focus of the LDP Review.

2.2.26 Cardiff Capital Region: Regional Housing Investment Fund – Regional Housing Investment Fund aims to support house building, ranging from larger builders and developers on stalled housing sites on former industrial sites, through to small builders, community builders, custom builders and regeneration specialists, on small sites across the region. The fund also aims to help stimulate the SME building sector across the region by providing loan development finance and launching a Custom Build Scheme, releasing smaller plots of public sector land with a full package of support for SMEs to deliver new homes in the communities.

2.2.27 Cardiff Capital Region Sites and Premises Work – is focusing on identifying Strategic Employment Sites for inclusion in a Strategic Development Plan and also identify employment premises and sites that require public sector investment.

Neighbouring LDPs

2.2.28 The Vale of Glamorgan LDP was adopted by the Council on 28th June 2017 and provides the local planning policy framework up till 2026.

2.2.29 Neath Port Talbot LDP was adopted by the Council on 27th January 2016 and provides the local planning policy framework up until 2026.

2.2.30 Rhondda Cynon Taf LDP was adopted by the Council on 2nd March 2011 and provides the local planning policy framework up until 2021. Based on the statutory review dates of both RCT and Bridgend there is scope to work collaboratively where possible to prepare a shared joint evidence base.

Local Context

2.2.31 A number of local policy documents, strategies have been prepared or revised since adoption of the LDP.

2.2.32 Bridgend Local Transport Plan In May 2015, the Welsh Government approved Bridgend County Borough Council's Local Transport Plan (LTP) for adoption. The LTP covers the Bridgend County Borough geographical area and sets out the Council's priorities for transport investment over the next 15 years. The primary focus of the LTP is to address issues relating to local transport and how it can facilitate economic growth and change travel behavior.

2.2.33 Bridgend Draft Well Being Plan 2018-2023- From 1 April 2016, the Well-being of Future Generations (Wales) Act 2015 introduced statutory Public Services Boards (PSB) across each local authority area in Wales. PSBs will work together to improve the social, economic, cultural and environmental well-being of the board's area. The newly formed PSBs will consist of four

statutory Members:

- The relevant Local Authority
- Health Board
- Fire and Rescue Service
- Natural Resources Wales
- A range of other partners known as 'Invited Participants'

2.2.34 In line with the Act, each PSB is required to assess the state of well-being across the area as a whole and within its communities to inform the PSB's Well-being Plan. The plan must be published by April 2018 and should set out a series of well-being objectives identifying the priorities the PSB has agreed for the area in order to contribute to achieving seven national well-being goals as set out by the Act. A Local Wellbeing Assessment was published by the Bridgend Public Service Board in May 2017. The final published plan (expected May 2018) and associated background evidence will be used to inform the review of the LDP. Further detail on the implications for the LDP is set out in later in this report.

2.2.35 Bridgend Band B School Modernisation Programme – In December 2017 Welsh Government gave 'approval in principle' for a programme funding envelope of £68.2m. In January 2018 Cabinet and Council approved the financial commitment and also for the Band B programme to be included within the capital programme.

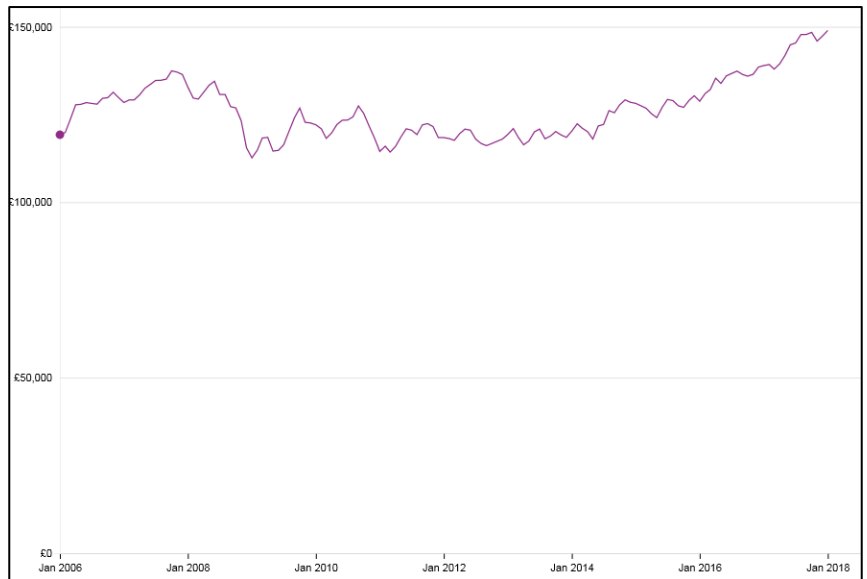
2.2.36 Aging Well in Bridgend Plan - The 'Ageing Well in Bridgend' plan is aligned to the objectives of the Local Authority and Local Public Service Board and supports the targeted outcomes for older people in relation to the five priority areas of the National Strategy. BCBC's integrated approach to working with health will support collaborative working within and across the prioritised themes and make progress towards joint ownership of the plan, its outcomes and investment needs. The five 'Ageing Well in Wales' priority themes are:

- Age friendly communities
- Dementia supportive communities
- Falls prevention
- Opportunities for employment and learning
- Loneliness and isolation

2.2.37 Bridgend Nature Recovery Plan / Local Biodiversity Action Plan (2014) - This LBAP (Local Biodiversity Action Plan) is an update of the Local Biodiversity Action Plan originally written in 2002. This LBAP considers the wider role that biodiversity plays in providing benefits to Bridgend County Borough. In particular the LBAP should be read alongside the Landscape Character Area (LCA) report by Land Use Consultants (LUC, 2013) which described the different parts of the county and what is unique and special about them.

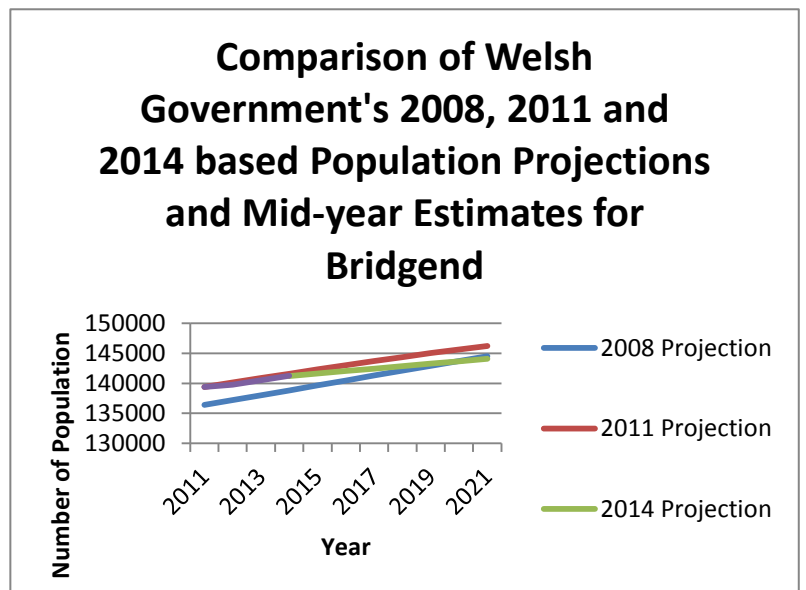
2.2.1 House Prices - Latest Bridgend Housing Market Overview - Information below (from the Land Registry UK House Price Index (HPI) information) shows that over the last 12 years, average house prices in Bridgend have risen from £119,008 in January 2006 to £148,951 in January 2018 an increase of 25%.The graph below shows the average House Prices in Bridgend.

2.2.2 The Land Registry data indicates house sale prices in Bridgend consistently below the national England and Wales sales prices. However, a continued economic recovery; as well as a national housing shortage; and continuing low mortgage rates; with the Government's 'Help to Buy' (NewBuy Cymru) equity loan mortgage scheme are also helping to drive this market growth and house price growth.



2.2.3 Welsh Government Population and Household Projections - The LDP is based on the Cambridge Econometrics (CE) Population Projections for Bridgend and Wales which estimated that Bridgend's population would increase from 132,600 to 144,640 between 2006 and 2021. The corresponding household projections indicated a need for an additional 9,690 households to meet this growth in population.

2.2.4 Since the LDP was adopted, the Welsh Government has released new population projections based on the 2011 census (published 2013), population projections based on mid-year population estimates for 2014 (published 2016) and mid-year population estimates (published annually). The key changes for Bridgend are as follows:

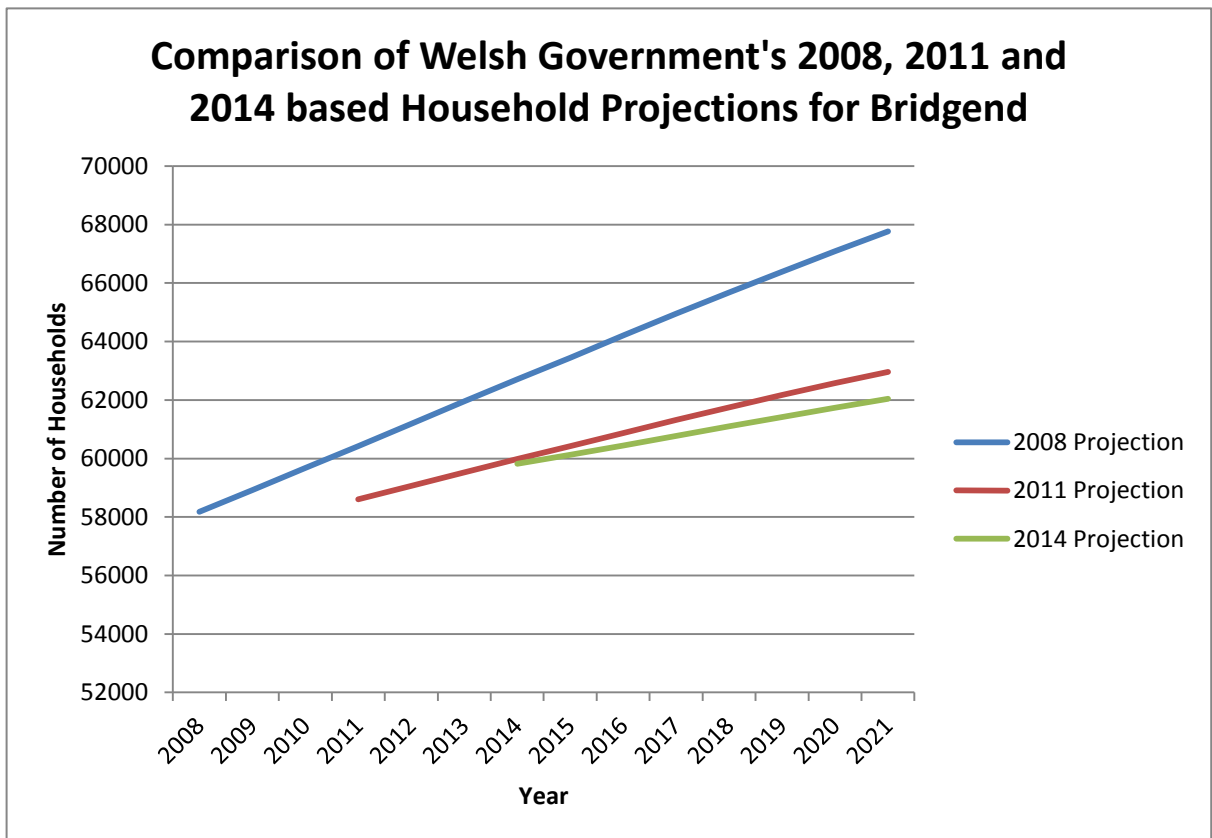


- The 2011 based projections suggest that the population will increase from 139,410 in 2011 to 146,242 by 2021.
- The 2014 based projections indicate that population levels will continue to increase from 141,214 to 144,093 between 2014 and 2021.
- The mid-year estimates for the period 2011 to 2016 identify a steady increase from 139,410 to 143,408, which equates to an increase of 0.57% per year over the last five years.

2.2.5 Corresponding household projections have also been released by the Welsh Government based on 2011 Census data (published 2014) and the 2014 population projections (published 2017). The key changes for Bridgend are as follows:

- The 2011 based projections estimate that the number of households will increase from 58,601 to 62,965 between 2011 and 2021. This suggests that approximately 436 dwellings will need to be built per year.
- The 2014 based projections estimate that the number of households will increase from 59,820 to 62,040 between 2014 and 2021. This suggests that approximately 317 dwellings will need to be built per year.

2.2.6 The latest Welsh Government household projections indicate a much lower increase in household numbers than the 2008 based projection which has informed the LDP's Strategy of 'Growth and Regeneration' (see Figure 3 below). The LDP's current housing requirement of delivering 646 dwellings per annum is higher than the 436 and 317 dwellings per annum required by the 2011 and 2014 based projections retrospectively. It is therefore considered appropriate to reconsider the housing requirement as part of the preparation of a revised LDP.



3. Assessment of likely changes required to the current adopted LDP

3.1 Review of LDP Vision and Objectives

LDP Vision

- 3.1.1 In order to tackle key issues and guide and manage future development the LDP identified a clear vision of what the County Borough should look like in 2021. Therefore as part of the review of the LDP this needs to be revisited to ensure it remains relevant to local needs and aspirations beyond the plan period. The LDP Vision was developed through stakeholder engagement and informed by a range of key strategies including the Bridgend Community Strategy. It states that:
- 3.1.2 ***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 that can offer opportunities, an improved quality of life and environment 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;***
 - ***a realisation of the strategic potential of the Valleys Gateway; and***
 - ***thriving Valley communities***
- 3.1.3 In 2013 the Community Strategy was replaced by the Single Integrated Plan (SIP): 'Bridgend County Together' replacing four previous statutory plans:
- Community Strategy;
 - Social Care and Well Being Plan;
 - Children and Young People's Plan; and
 - Community Safety Plan.
- 3.1.4 The SIP identified the following priority areas:
- People in Bridgend County are healthier
 - People in Bridgend County are engaged and empowered to achieve their full potential;
 - People in in Bridgend County benefit from a stronger and more prosperous economy; and
 - Bridgend County is a great place to live, work and visit.

- 3.1.5** The SIP is being replaced by a Local Well Being Plan (Draft currently out for consultation) which a requirement of the Well Being of Future Generations Act (2015).
- 3.1.6** The Well Being and Future Generations Act established Public Service Board for each local authority area in Wales who must improve the economic, social environmental and cultural well-being of its area by working to achieve the well-being goals. The Bridgend PS (established in April 2016) are responsible for preparing and publishing a Local Well Being Plan (LWBP) which sets out its objectives and the steps it will take to meet them. The four statutory members of the PSB are the Local Authority, Local Health Board, Fire and Rescue Authority and Natural Resources Wales; other organisations are also invited. As part of its responsibility the PSB has produced a well-being assessment which assesses the state of economic, social, environmental and cultural well-being in Bridgend. The PSB Draft LWBP has recently been subject to consultation. The draft objectives are set out below and will inform the vision and objectives for the replacement LDP:
- Objective 1 Best Start in Life;
 - Objective 2 Support Communities in Bridgend to be safe and cohesive;
 - Objective 3 Reduce Social and Economic Inequalities; and
 - Objective 4 Healthy Choices in a Healthy Environment.
- 3.1.7** The Act places a duty on public bodies including local authorities to carry out sustainable development and to set objectives which maximise its contribution to achieving each of the seven wellbeing goals namely 'a globally responsible Wales', a prosperous Wales, a resilient Wales, a healthier Wales, a more equal Wales; a Wales of cohesive communities, and a Wales of vibrant culture and thriving Welsh Language.
- 3.1.8** Planning Policy Wales states that the Local Well Being Plan should provide the overarching strategic framework for all other plans and strategies for the local authority including the LDP. The LDP will need to complement the LWBP and ensure that it expresses in land use terms, those elements of the LWBP that relate to the development and use of land.

LDP Objectives

- 3.1.9** The LDP Vision is delivered through 4 Strategic Objectives (and 23 specific 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: They are:
1. To produce high quality sustainable places;
 2. To protect and enhance the environment;
 3. To spread prosperity and opportunity through regeneration; and
 4. To create safe, healthy and inclusive communities.

Assessment of the existing LDP Objectives against the Well Being Goals

3.1.10 The assessment of compatibility between the 4 Strategic LDP Objectives (and 23 specific objectives) and the 7 Well Being Goals indicates that the current LDP Objectives contribute to achieving a range of Well Being goals and individual objectives delivering multiple goals. There is no obvious conflict between the Objectives and the Well Being Goals. However, ensuring the LDP and LWBP Objectives are compatible may require wording amendments to respective objectives going forward.

3.1.11 The table below provides an assessment of LDP Objectives against Well Being Goals.

LDP Objectives	Well Being Goals						
	Prosperous Wales	Resilient Wales	Healthier Wales	More Equal Wales	Wales of cohesive of	Wales of vibrant culture and thriving Welsh	Globally responsible Wales
1. To produce high quality sustainable places							
<i>1a. To promote Bridgend as the key principal settlement of the County Borough where major employment, commercial and residential development is focused.</i>							
<i>1b. To revitalise Maesteg by recognising its role as the principal settlement serving the Llynfi Valley which has the potential capacity and infrastructure to accommodate future growth.</i>							
<i>1c. To realise the potential of Porthcawl as a premier seaside and tourist destination which capitalises on the regeneration of its waterfront.</i>							
<i>1d. To recognise the strategic potential of the Valleys Gateway to provide for future development and facilities serving the whole of the County Borough.</i>							
<i>1e. To promote sustainable and attractive valley settlements with improved access to jobs and services.</i>							
<i>1f. To reduce traffic growth, congestion and commuting levels whilst promoting the safe and efficient use of the transport network.</i>							

1g. To support integrated transport solutions and measures that will encourage modal shift to more sustainable forms of transport for people and freight.						
2. To protect and enhance the environment						
2a. To promote, conserve and enhance the natural, historic and built environment of the County Borough.						
2b. To safeguard the quality of water, air and soil and tackle all sources of pollution.						
2c. To manage development in order to avoid or minimise the risk and fear of flooding and enable and improve the functionality of floodplains.						
2d. To meet the Council's regional and local commitments for mineral resources, waste management and waste disposal.						
2e. To contribute towards the energy needs of Wales with a focus on the promotion of renewable energy.						
3. To spread prosperity through regeneration						
3a. To build a more diverse, dynamic and self reliant economy and business environment.						
3b. To provide a realistic level and variety of employment land to facilitate the delivery of high quality workspaces and job opportunities.						
3c. To bring the benefits of regeneration to the valley communities by directing new development to those areas at a scale which acknowledges their geographical constraints and infrastructure capacity.						
3d. To capitalise upon the environmental assets and tourism potential of Porthcawl to encourage people to visit and stay in the County Borough.						
3e. To enable Bridgend Town to become an attractive and successful regional retail and commercial destination which meets the needs of its catchment.						

<i>3f. To support viable town and district centres in the County Borough which are attractive and economically successful.</i>						
<i>3g. To protect and promote the role of smaller shopping centres and freestanding local shops in the County Borough.</i>						
4. To create safe, healthy and inclusive communities						
<i>4a. To provide a land use framework that recognises the needs of deprived areas within the County Borough, which affords those communities the opportunities to tackle the sources of their deprivation.</i>						
<i>4b. To ensure that there is equality of access to community services for all sectors of the community, addressing the particular needs of children the young, older people and the less able.</i>						
<i>4c. To deliver the level and type of residential development to meet the identified needs of the County Borough ensuring that a significant proportion is affordable and accessible to all.</i>						
<i>4d. To provide for the required quantity and range of accessible leisure, recreational, health, social and community facilities throughout the County Borough.</i>						

3.1.12 Overall, however, there is no fundamental conflict with purpose and objectives of the LWBP. Should any changes be made to the Plan, these would have to be devised in accordance with the well-being goals.

Review of LDP Regeneration-Led Sustainable Development Distribution Strategy

- 3.2** 'Regeneration' in the context of the LDP's Regeneration-Led Spatial Strategy, is defined as an overarching and balanced process that delivers investment and opportunity to areas and communities within the County Borough of previous or current decline, to improve their physical, economic and social fabric.
- 3.2.1** In the context of the County Borough, regeneration needs and priorities relate to the development of specific sites that are key to the success of the County Borough, including those that are in need of redevelopment and investment, and sustaining wider communities that are in particular need of regeneration and growth to stem acknowledged and continuing decline.
- 3.2.2** The Regeneration-Led Spatial Strategy puts in place a policy framework that can best deliver the regeneration needs of the County Borough in order for it to prosper and fully realise its potential. The LDP Strategy was developed to provide a land use framework, to help realise the regeneration aspirations and priorities of the Council, and make the most meaningful contribution with respect to securing social, environmental and economic benefits for the communities of the County Borough.

Focused Regeneration

- 3.2.3** Taking into account the spatial distribution of regeneration activities and needs, development is directed to settlements and parts of the County Borough which will benefit the most and where there are opportunities for securing the greatest positive impacts and benefits of growth.
- 3.2.4** In line with the above, four Strategic Regeneration Growth Areas (SRGAs) at:
- Bridgend;
 - Porthcawl;
 - Maesteg and the Llynfi Valley; and
 - The Valleys Gateway
- 3.2.5** together with four Strategic Employment Sites at:
- Brocastle, Waterton, Bridgend;
 - Island Farm, Bridgend;
 - Pencoed Technology Park, Pencoed; and
 - Ty Draw Farm, North Cornelly
- 3.2.6** have been identified which, collectively, will deliver a range of mixed-use developments and facilities. The re-use of brownfield and under-utilised land in this way is viewed by national policy as a key way to creating a more sustainable pattern of development. Therefore the overall preference of the LDP Strategy is for the development of land within urban areas, especially on previously developed 'brownfield' sites, before considering the development of greenfield sites. The level of development and growth identified in the LDP has taken into account how much development would be required to have a significant regenerative effect, the availability of sites for development in that area, existing settlement patterns, having regard to the social and economic function and identity of settlements and to relevant environmental considerations.

Strategic Development Distribution

- 3.2.7** 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 has been 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.

- 3.2.8** 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.
- 3.2.9** At 2017, since the base date of 2009, a total of 2703 housing units have been completed on all allocated sites, 1773 of these units have been completed within the 4 SRGAs – which represents 65.6% 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%.
- 3.2.10** In distribution terms 'between' the 4 SRGAs, Bridgend and the Valleys Gateway have over performed in terms of delivery, with 43% of completions taking place in Bridgend (compared with a distribution of allocations of 42%) and 17.5 % of completions, within the Valleys Gateway (compared with a distribution of 16% of allocations), Porthcawl (5%) and Maesteg and the Llynfi Valley (0.2%) have underperformed in terms of delivery, which is largely attributed to the delay in bringing forward the Porthcawl Waterfront Regeneration Area and within the Llynfi Valley, where there has been issues of housing market viability and the need to overcome various site constraints by land reclamation and land assembly. (A review of these sites is provided in Appendix 2).
- 3.2.11** 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.
- 3.2.12** For the monitoring period 1st April 2016 – 31 March 2017, 1.13 hectares of vacant employment land was taken up for development on allocated sites within the SRGAs. The total take up of employment land (including sites outside of SRGAs) totalled 1.40 hectares. This therefore represents 80.7% of overall take with the SRGAs, which meets the monitoring target of 80% and reveals that the spatial distribution is broadly on track, albeit it is accepted that the take up of vacant employment land is low.
- 3.2.13** Policy Targets 1, 2 and 3 have been broadly successful, 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 However, this issue will be the subject of rigorous testing during the review process.

Housing

3.2.14 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).

Housing Land Availability

3.2.15 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.

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

Study Date	Number of Years of 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

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

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

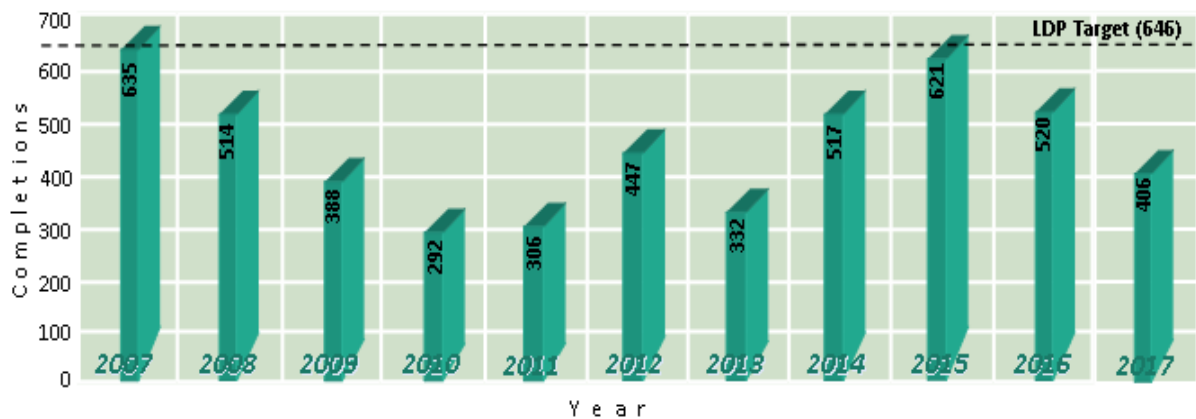
3.2.19 A review of the AMR’s has shown that the Local Development Plan has performed well delivering many significant benefits for our communities. Most of the housing sites and associated infrastructure allocated in the LDP have been delivered. As expected Bridgend SRGA has delivered the highest proportion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

Housing Completions

3.2.20 The LDP (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 which is an ambitious level of growth compared to the level of dwelling completions experienced within the County Borough prior to the start of the plan period in 2006.

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

Dwelling Completions between 2006/07 and 2016/17



3.2.22 Whilst it is disappointing that target 26 has not been met, the deficit is a reflection of the overall trend in the UK and Wales for housing completions. Last year’s AMR highlighted a deficit of 333 units in terms of the requirement to deliver 4,973 residential units by 2016. The 2017 JHLAS indicates that 406 units were completed since the last study and that 4978 dwellings have now been completed in total, during the LDP period 2006 to 2017. Current data highlights that the LDP has met the 2016 interim target figure albeit a year late.

Affordable Housing Delivery

3.2.23 In terms of the delivery of affordable housing, Policy Target 29 requires the delivery of 1,370 units by 2021 with the interim target to provide 703 affordable dwellings by 2016. Analysis of the housing data indicates that at 2016, 1014 affordable units had been delivered which met

the interim target to provide 703 affordable dwellings by 2016. For the period 2016-2017 an additional 136 affordable housing units were delivered, which provides a total of 1150. As such, it is considered that affordable housing delivery has been relatively successful and the LDP is on track to deliver 1,370 units by 2021.

Affordable Housing Policy

3.2.24 Policy COM5 of the LDP sets differential affordable housing percentage rates which are sought across three housing sub-market areas within Bridgend:

- Western Settlements, Ogmores Vale, Garw & Upper Llynfi (15%);
- Bridgend, Pencoed and Hinterland (20%); and
- Rural and Porthcawl (30%)

3.2.25 The affordable housing strategy, housing sub-market areas and percentages sought will be reviewed as part of the overall strategy and aspirations of the revised LDP and updated viability evidence.

Gypsy and Traveller Site Provision

3.2.26 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.

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

3.2.28 The Gypsy and Traveller Accommodation Assessment was formally approved by Bridgend County Borough Council Cabinet and Welsh Government in 2016. 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.

3.2.29 Therefore, Gypsy and Traveller provision will be given further consideration through the LDP review process. In terms of transit sites, it is considered that these would best be considered on a regional basis, requiring collaboration with neighbouring local authorities through the LDP revision and SDP process. In terms of the existing policy framework, Policy COM6 – Gypsy and Sites - appears to be functioning effectively. However the policy may need to be revised to align with the latest legislation. This issue will be given further consideration in the LDP revision process.

Employment Land Development

3.2.30 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.

- 3.2.31** 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. 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.
- 3.2.32** The monitoring target associated with Policy Target 19 is that 6.3 hectares of employment land is developed annually on allocated sites. During the monitoring period 01 April 2016 to 31 March 2017 a total of 1.52 hectares of vacant employment land was developed. During the preceding year 0.45 ha of employment land was developed. The AMRs have highlighted that the LDP's strategic aim of delivering 6.3 ha of employment land per annum allocated by Policies SP9 and REG1 per annum has not been partially met for 3 consecutive years with respect to Policy Target 21; therefore further analysis is required to determine why the LDP has not delivered 6.3ha of employment land.
- 3.2.33** In this context it is important to note that the amount of land allocated for employment purposes in the LDP exceeded the need identified in the Employment Land Review (2010). This approach was adopted to reflect that national planning policy advocated at the time adopting a positive, flexible approach to employment land provision which would provide a simple policy framework for private sector enterprise to operate within, giving a range and choice of sites across the County Borough. This approach also supported the Local Planning Authority in implementing the regeneration-led spatial strategy of the LDP.
- 3.2.34** Whilst the County Borough of Bridgend has one of highest rates of employment land in South East Wales it is important to recognise that the amount of employment land allocated has not frustrated the population and housing growth aspirations of the Plan. Employment land provision was aligned, to the strategic spatial distribution of this growth. In the context of a regeneration-led strategy, it was considered important that employment land provision should not be tied to, and limited by, population growth, but should reflect the economic regeneration objectives of the plan; helping to assist the Council and its partners in tackling some of the existing economic deprivation which currently exists in the County Borough in a positive, flexible manner.
- 3.2.35** 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
- 3.2.36** The strategic sites are distinguished from other employment sites on the basis of their physical and locational characteristics, particularly their prominent locations adjacent to areas of countryside, and their proximity to the strategic road network. They represent the greatest assets to Bridgend and the region in terms of their potential to generate high levels of jobs but it must be acknowledged that the allocation of these sites skew the figures in terms of the amount land allocated for employment purposes exceeding the need identified in the Employment Land Review (2010).
- 3.2.37** Considerable progress is also being made with 'reaching' the 4 Strategic Employment Sites for development, however it is important to recognise that these sites require substantial investment in infrastructure and will have long-lead in times but as the economy improves (albeit slowly) and market demand improves it is predicted that these strategic sites are likely

to be delivered at the end of the plan period / post 2021.

- 3.2.38 SP9(4) Ty Draw Farm** – The site benefits from a planning consent, P/12/796/FUL – granted 22/01/14, for 94 dwellings associated access, open space, with B1 employment use for the remainder of the site. On the basis that the residential part of the site is now complete, the B1 part of the site is considered to be available for development in the short term. The applicant is seeking to vary the S106 to extend the time limit for delivering the employment element of the scheme. The site is currently being marketed and it is anticipated that development will start in 2018. However, as a result of the LPA not maintaining its 5 year housing land supply it is expected that the LPA will come under pressure to release this site for new residential development.
- 3.2.39 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.
- 3.2.40 SP9(1) Brocastle, Waterton** – Planning permission has been granted for a development of up to 71,441sq.m of B1, B2 and B8 employment floorspace, including access, car parking, diversion of public rights of way, site remediation, drainage, landscaping and associated engineering operations. The approved development complies with the Council's planning policies and will deliver national and local policy objectives of achieving a sustainable development by minimising impact on ecology and habitats, supporting existing green infrastructure and using the site's natural features to provide a layout that responds to its semi-rural location thus creating a high quality development. The development will also support inclusive access and active travel and provide connectivity to Bridgend Town Centre and links to the Vale of Glamorgan. Furthermore, the development can be designed to minimise its potential visual impact and any impacts on the amenity of those residents that adjoin the site (Planning application reference P/16/549/OUT refers). It is hugely positive that planning permission is in place and it is considered that this site is available for employment development in the medium term.
- 3.2.41 SP9(3) – Pencoed Technology Park** is also owned by Welsh Government. The site straddles the eastern administrative boundary of Bridgend and RCT. The site is identified and the focus of High Quality Life Sciences and manufacturing and is already the home of a number of high profile investments. Welsh Government have extended their ownership at the site by acquiring the brownfield former Sony land holding and are also in the process of acquiring a small land parcel in the Council's ownership. Substantial infrastructure is in place, including 'road stubs' to undeveloped parcels, including the land within Bridgend's administrative area, and the site is considered to be immediately available for development. In January 2017 planning permission was granted to NHS Wales for a change of use of the former Sanken Power Systems building to create a National Imaging Academy offering a state of the art facility to train Consultant Radiologists and ancillary office work space (planning application P/17/39/FUL refers). This site was chosen by the NHS for its strategic location in the heart of 'South Wales' and proximity to the strategic road network. The creation of National Academy is extremely positive as it demonstrates that the Technology Park is in the right location to attract new business but also has the potential to become a

hub for office headquarters for both the public and private sectors.

- 3.2.42** Also, in the context of 'City Deal' and a future Strategic Development Plan for SE Wales; Bridgend and RCT local planning authorities have had initial discussions regarding the potential of a wider Pencoed / Llanilid growth area that could deliver significant levels of high quality residential and employment land for the Cardiff Capital Region. This site could make a significant contribution to the employment element of such a growth area.
- 3.2.43** 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.
- 3.2.44** In addition to identifying established employment sites, Policy REG1 also includes those employment areas which have vacant land for development for employment purposes and therefore have an important contribution to make in fulfilling the LDP Strategy. The remaining areas of vacant land on existing industrial estates collectively offer opportunities for investment for employment purposes whilst not frustrating the population and housing growth aspirations of the Plan.
- 3.2.45** Many of the sites listed in the policy also form parts of much larger regeneration or mixed-use sites additionally allocated by Policy PLA3. The development of these sites for employment purposes as part of much wider schemes containing other uses will help to create sustainable mixed use areas within existing communities, helping to facilitate the physical regeneration of the site and acting as enabling development to the delivery of the employment element, thereby improving the socio-economic regeneration of the wider area.
- 3.2.46** 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.
- 3.2.47** The failure of the LDP to meet Policy Target 19 for a third consecutive year is of concern to the LPA but is not a true reflection of what is happening in the real economy, where between 2016 to 2017 the number of people in employment increased. Data indicates that the number of small to medium sized enterprises in Bridgend is increasing at a quicker rate than for Wales as a whole. Collectively, this demonstrates that the expansion in business stock in Bridgend is continuing to improve albeit at a slower pace than previously predicted.
- 3.2.48** Contextual indicators and comparisons with other local authorities show that notwithstanding the low take up of employment land the 'real' economy is relatively buoyant and that the failure to meet this target is the result of the recent very deep recession and the regaining of previous lost capacity. The Council's Economic Development Section has highlighted that few empty units remain on the boroughs industrial estates and there is pent up demand for small to medium sized units. Bridgend retains its locational advantages for business and can expect higher levels of employment land take-up in the latter part of the Plan period. A formal review of policy will be undertaken during the statutory LDP review process.
- 3.2.49** It is reiterated that the amount of employment land allocated in the context of a regeneration-led strategy has not frustrated the population and housing growth aspirations of the Plan. Whilst the LDP monitoring target has not been met, the effects of the recession on South-east Wales and Bridgend must be given due consideration when determining the reasons as to why the development of vacant, allocated employment land has not occurred at the long-

term average rate of 6.33 hectares per annum. It is considered that the employment allocations and strategy in the LDP remain broadly sound but will be the subject of rigorous testing during the statutory LDP review.

Reconsideration of the LDP Strategy

- 3.2.50** The inability to meet the adopted LDP's housing requirement and the resulting failure to maintain a 5 year housing land supply indicates that either additional housing sites are required or the level of housing growth required by the LDP's strategy will need to be reconsidered as part of a revision of the LDP. In addition, all undelivered housing allocations will need to be re-assessed to ensure that they remain viable and deliverable. This could result in existing housing allocations being removed from the LDP and new sites allocated.
- 3.2.51** In addition to considering the current proposed level of housing growth, the revision of the Plan will also need to consider the implications of an extended Plan period. The current Plan runs to 2021, any revised Plan is likely to extend to 2033. Extending the Plan period will result in a revised dwelling need and a requirement for new sites for both market and affordable dwellings. It will need to take account of the latest population and household projections and a revised Local Housing Market Assessment, as well as other updates to the evidence base. Consideration will also need to be given to the policy aspirations linked to the Cardiff Capital Region City Deal, together wider contextual matters.
- 3.2.52** These updates and issues will need to be thoroughly considered and addressed as part of the Plan revision process which cumulatively could result in a change to the Plan's strategy. In view of this, it is considered that the spatial strategy will need to be reviewed as part of the LDP revision process.

Review of Policies

3.3 The LDP policies have been reviewed having regard to the following:

- Findings of the three LDP Annual Monitoring Reports;
- Significant contextual changes that have occurred since the Plan's adoption, including changes in national policy and legislation; and
- Internal consultation with development management officers and other specialist officers, including housing, green infrastructure, heritage and economic development officers. Topic based officer working groups were established to discuss policy implementation, with consideration given to how policies are functioning/being implemented.

3.3.1 A summary of the policy review assessment is set out in Appendix 2. This gives an overview of whether a policy/allocation is functioning effectively, whether any amendments are likely to be needed and whether any policies should be removed as part of the Plan revision process. The policy assessment undertaken to date is not considered to be definitive and further consideration will be given to the need to revise the Plan's policies as part of the revision process.

3.3.2 The key policies that are considered likely to require amendment based on the policy review assessment are discussed in more detail below.

Housing and Site Allocations

3.3.3 As evidenced in the Annual Monitoring Reports, to date the adopted Bridgend LDP has not delivered the level of housing growth identified in the Plan which has resulted in a shortfall in the housing land supply. As part of the revision process consideration will, therefore, need to be given to the appropriate level of housing growth for the County over an extended Plan period. In addition, consideration will be given to adopted spatial strategy to determine whether it remains 'fit for purpose', having regard to wider policy aspirations associated with Cardiff Capital Region and Bridgend Well-Being Plan. Accordingly, it is anticipated that policies SP1 (Regeneration-Led Development – Spatial Distribution of Growth) will need to be revised to rectify the shortfall in housing land.

3.3.4 In addition LDP Policy COM1 (Residential Allocations in the Strategic Regeneration Growth Areas) will need to be reviewed as part of the revision process. This will provide the opportunity for the LPA to assess and potentially reconsider undelivered housing allocations to ensure that they remain viable and deliverable which could result in existing allocations being removed from the replacement Plan. It will also be necessary to allocate additional deliverable and viable sites to meet the County's housing requirement over an extended Plan period.

3.3.5 A detailed review of LDP Housing Allocations is set out in Appendix 2.

Open Space

3.3.6 The existing open space and accessible natural green space policies contained in the LDP were informed by the Bridgend Outdoor Sports Audit (2010) and Children's Playing Space Audit (2010) and Allotments Audit (2009).

3.3.7 The evidence base identified deficiencies in the quantity and quality of existing provision in relation to the Fields in Trust Six Acre Standard adopted in the LDP. It is considered that in general the Plan's recreation and open space policies are functioning effectively in safeguarding existing recreation facilities and public open space and in securing provision of

new facilities in connection with new residential development in accordance with the adopted standards.

3.3.8 Whilst there have been no contextual changes to national planning policy or TAN16: Sport, Recreation and Open Space (2009) since adoption of the Plan, Fields in Trust produced new guidance in 2017, 'Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard.' This guidance, while retaining the same headline rates of provision as the original "Six Acre Standard", draws out new recommendations for accessibility, for flexible application of standards and the minimum dimensions of formal outdoor space. The revision of the guidelines also introduces benchmarking for informal open space not involving organised sport and play and includes parks and gardens and natural and semi-natural habitats. The amendments to the guidance do not result in a requirement to make modifications to current LDP standards as the TAN promotes evidence based locally generated standards. However, the revised recommended benchmark guidelines for both formal and informal outdoor space will be considered as part of the LDP revision process.

Retail

3.3.9 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.

3.3.10 The Adopted LDP was informed by a retail needs planning study and subsequent update (2010) prepared by CACI. This evidence will need to be updated as part of the LDP revision process.

Town Centre Vacancy Rates

3.3.11 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).

3.3.12 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.

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

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

- 3.3.14** The LDP's strategic aim of maintaining and protecting the vitality and viability of town centres has not been partially met for the monitoring period 1st April 2016 to 31st March 2017 with respect to Policy Target 21. Whilst the monitoring target has only been marginally missed for Bridgend, further investigations are required. This issue will be scrutinised in detail during the statutory LDP review process where a comprehensive assessment of town centre policies combined with an updated 'Retail Needs Assessment' will provide clarity on the appropriate policy direction.
- 3.3.15** The annual monitoring target relating to Policy Target 22, to maintain the integrity of the Primary Shopping Frontages of Bridgend, Porthcawl and Maesteg is to ensure that 60% or more units are in A1 (Retail) use. The latest annual retailing and commercial centre survey indicates that:-
- Within Bridgend Town Centre of the 111 units within the Primary Shopping Frontages 67 were in A1 use – representing 60.36%.
 - Within Porthcawl Town Centre of the 95 units within the Primary Shopping Frontages 62 were in A1 use – representing 65.26%.
 - Within Maesteg Town Centre of the 85 units within the Primary Shopping Frontages 52 were in A1 use – representing 61.18%.
- 3.3.16** Data collected as part of last year's retailing and commercial survey highlighted that the proportion of Maesteg town centres' primary shopping frontages had fallen below the annual target for two consecutive years. However, the current data highlights a marginal improvement in the vacancy rates (61.18%) which means that the annual target has been met. Considering the current economic climate this data is very encouraging but will need to be considered in greater detail during the LDP Review to ensure this upwards trajectory.
- 3.3.17** The proportion of units occupied by A1 uses in Porthcawl's primary shopping frontages has increased from 63.16% to 65.26% which reflects the increasing number of tourists visiting Porthcawl. Conversely, whilst Monitoring Target 22 has been achieved, Bridgend town centre recorded a decrease in the number of units located in the Primary Shopping Frontage occupied by A1 uses for the third consecutive year. As such it is considered that further investigation is required to understand and action where further measures are required to limit further losses. This analysis will be combined with an update of the 'Retail Needs Assessment' (as part of the statutory LDP Review).
- 3.3.18** To mitigate against the tough economic conditions currently being experienced and to ensure the vitality of the County Borough's town centres, the Council has chosen to exercise sufficient flexibility when applying LDP Policy REG6 to allow changes of uses to non-A1 uses in Primary Shopping Frontages where an applicant can provide robust evidence to demonstrate that there is insufficient demand for A1 units and its loss would not materially dilute the continuity of the Primary Shopping Frontage. It is the view of this authority that permitting a small number of changes of uses is more conducive to sustaining the viability of the town centre rather than allowing empty units to stand idle.
- 3.3.19** A number of contextual changes to national planning policy have occurred since the preparation and Adoption of the LDP. Welsh Government have published a revised version of Chapter 10 of PPW and TAN4 (Retail and Commercial Development) in November 2016. These documents have been updated to reflect the Welsh Government's revised national planning policy for retailing and commercial development. The main areas of change include revised objectives for retail planning policy, stronger emphasis on the need for retail policies to be framed by a retail strategy in LDPs (complemented by masterplans and place plans to assist in the delivery of the strategy), a requirement for LDPs to set out a locally

derived hierarchy of centres and revised policies for dealing with new uses/centres undergoing change and a consistent approach to terminology. However, the policy requirement to consider retail and commercial centres first for retail and complementary uses remains, as do the requirements for retail need, sequential tests and impact assessments, where appropriate. The amendments to national policy do not result in a requirement to make modifications to current LDP policies; however, the revised guidance will be taken into account in the LDP revision process.

3.3.20 A new Retail Study will be undertaken in order to inform the revised LDP. This study will provide an update of the retail expenditure forecasts for comparison and convenience retail for the County Borough. The purpose of a new retail study will be to provide comprehensive data and information on the current performance of the retailing and commercial centres and to provide an up-to-date assessment of retail expenditure capacity within the County Borough and identify capacity for comparison and convenience goods. This updated study will inform the Plan revision in terms of retail strategy, retail policies and LDP allocations.

Planning Obligations

3.3.21 LDP Strategic Policy S14 'Infrastructure' seeks to ensure that new development is accompanied by an appropriate level of infrastructure to assist in providing for sustainable communities. The policy is being delivered through the development management process. Contributions are being secured through the use of planning obligations, as set out in Section 106 of the Town and Country Planning Act 1990. Planning obligations seek contributions from developers to enhance the quality of a development, provide community benefits and infrastructure, and mitigate any negative impacts that may arise as a consequence of the development.

3.3.22 The Council decided not to commence work on CIL following adoption of the LDP in 2013. Whilst this would have provided an alternative means of providing the necessary infrastructure to support development in the LDP, the view was taken that the LDP strategic sites could be delivered without the need for CIL as each site had specific infrastructure requirements that could be dealt with through a standard Section 106 legal agreement.

3.3.23 The current policy is functioning effectively and contributions are being received (subject to viability considerations) to off-set the impacts of new development and help provide necessary infrastructure such as recreation and open space, community facilities, sustainable transport and education.

3.3.24 Based on the dwellings that have been delivered by the Local Development Plan, since adoption, the following S106 contributions have been collected by the Council and used to help improve the lives of our residents:

- Affordable Housing £1,818,858
- Public Open Space £529,400
- Transport Infrastructure £754,000
- Education £1,924,934
- Miscellaneous £671,037

Total £5,698,229

Financial Value of S106 Agreements completed since Oct 2013 (LDP adoption)

3.3.25 The LDP Review Process, however, will need to consider the most effective method of providing infrastructure to support development in the LDP.

Renewable Energy

3.3.26 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.

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

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

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

3.3.30 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.

3.3.31 During the Monitoring Period 1st April 2016 to 31st March 2017 2.5 mw of renewable electricity capacity was permitted. The scheme approved relates to 1 Wind Turbine on land at Parc Stormy (planning application P/15/868/FUL refers) which represents an increase of 3.1% on last year’s figures. It is worth noting that during the Monitoring Period 1st April 2015 to 31st March 2016 78.4mw of renewable electricity capacity was permitted. The schemes approved

comprised an Anaerobic digestion facility for 30yr period at Parc Stormey Down Airfield; Biomass Power Station of 25 mw electric output; 12 Wind Turbines and Pant-y-Wal Farm, East of Ogmre Valley; Solar Photovoltaic Farm at Stormy Down and Electric Energy Storage Facility also at Stormy Down.

- 3.3.32** The LDP is therefore annually increasing the amount of energy produced from renewable source and is meeting Policy Target 17.
- 3.3.33** 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
- 3.3.34** During the Monitoring Period 1st April 2016 to 31st March 2017 no applications have been approved within the refined Strategic Search Areas (SSAs). However, it is important to note that within zones 31-34 the Council has already consented planning applications at Pant Y Wal and Fforch Nest wind farms totalling 35MW – thereby exceeding this capacity. All of this capacity is already installed and operational. It should be noted that Zone 20 was excluded from the capacity assessment on the basis of the operational Ffynon Oer wind farm in Neath Port Talbot. The Plan has therefore met its target with respect of the generation of 35MW of renewable energy by the end of the Plan period.
- 3.3.35** In addition the Pant Y Wal extension, comprising of an additional 10 wind turbines with a generating capacity of 3MW each was consented on 28/02/15. Although not located within the refined SSA boundary, the turbines are located immediately adjacent to it and within the wider SSA and will contribute an additional 30 MW of renewable energy capacity. As such the generating capacity from large-scale wind turbines (within and immediately adjacent to the refined SSA) is 65 MW. As such the County Borough is making a significant contribution to national renewable energy targets.
- 3.3.36** Welsh Government produced a revised version of the Renewable Energy Toolkit for Planners in September 2015. The update includes an additional section relating to how local planning authorities assess the potential for solar farm developments. The revised toolkit provides a methodology to assist in the production of Renewable Energy Assessments (REAs) and additional advice on how to translate the results of the REAs into the LDP evidence base and resulting policies. Local authorities are expected to undertake a proactive approach to all forms of renewable and low carbon energy generation and the revised LDP will, nevertheless, need to consider the revised Toolkit and address the additional requirements set out within the toolkit.
- 3.3.37** In addition the publication of the revised Toolkit, Welsh Government has provided further emphasis that Local Planning Authorities should utilise their REAs to inform policies, areas of search and allocations for local authority scale renewable energy schemes or, other low carbon technologies. Welsh Government suggest that the LDP consultation process should provide communities with the opportunity to identify suitable locations for renewable energy developments, meaning that such development can be guided to the most appropriate locations. Accordingly, the Plan's renewable energy evidence base will need to be updated and areas of search for local authority scale renewable energy explored through the LDP revision process to support carbon reduction targets and to mitigate climate change.

Waste

- 3.3.38** The LDP Waste policies were prepared in the context of the South East Wales Regional Waste Plan (RWP) – First Review 2008 that identified an indicative capacity for Bridgend County Borough to be between 185,000 and 228,000 tonnes, equating to between 3 and 4 new in-building sites on between 707 – 11.9 hectares.
- 3.3.39** 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 in order to satisfy regional and local demand. In addition, 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.
- 3.3.40** 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.
- 3.3.41** At the monitoring date of 31st March 2017, the table below illustrates that 29.36 hectares of land remained available on SP7 sites. At the monitoring date of 31st March 2017, the table below illustrates that 29.36 hectares of land remained available on SP7 sites.

LDP Policy Ref	Site	Available land remaining (ha)
SP7 (1)	Land at Heol-y-Splott, South Cornelly	0.0
SP7 (2)	Brynmenyn Industrial Estate, Brynmenyn	7.16
SP7 (3)	Village Farm Industrial Estate, Pyle	2.83
SP7 (4)	Brackla / Litchard Industrial Estate, Bridgend	7.71
SP7 (5)	Waterton Industrial Estate, Bridgend	11.66
Total		29.36

- 3.3.42** RWPs, however, no longer have effect and as such a re-write of national planning policy on waste was necessary to reflect the new waste policy context introduced through EU legislation.
- 3.3.43** Directive on Waste (2008/98/EC), the Waste Strategy for Wales, ‘Towards Zero Waste, June 2010 and the underpinning suite of waste sector plans, in particular the Collections, Infrastructure and Markets Sector (CIMS) Plan, June 2012. PPW, therefore, was amended in February 2014 (Edition 6) and a revised TAN21 issued. The revised PPW and TAN21 no longer require the preparation of RWPs. The general approach of the CIMS Plan has been to move away from land-take based calculations to an approach where the need for waste management facilities is expressed by future capacity in tonnes. As stated in Welsh Government Policy Clarification Letter CL-01-12, technology development has led to the potential for smaller, more dispersed facilities to be developed (more flexible, able to take advantage of niche opportunities). It has also led to the possibility of larger facilities being

developed to reflect economies of scale and reduce expenditure by businesses and local authorities on the management of their residual waste. The end result of this is that it is now more difficult to ascribe a value to an 'average facility' – and as such, area-based land-take calculations have become less applicable.

3.3.44 The CIMS Plan describes the waste management framework considered to provide the best solutions to meet environmental, social and economic needs in Wales to 2050. Waste assessments contained within the CIMS Plan do not have to be repeated by local planning authorities at a regional or local level. However, monitoring needs to be carried out through voluntary co-operation at a regional level to inform decision making in future LDPs and in dealing with planning applications for waste. The regional monitoring work has resulted in the first Waste Planning Monitoring Report (WPMR) for South East Wales (April 2016). This concluded that the regional position was:

- There is no further need for landfill capacity within the South East region.
- Any proposals for further residual waste treatment should be carefully assessed to ensure that the facility would not result in overprovision.

Therefore, there is no current need for residual waste facilities in County Borough of Bridgend, although PPW (edition 6, paragraph 12.6.2) requires that the identification of suitable locations for sustainable waste management facilities should be considered as part of LDP preparation. PPW (paragraph 12.6.1) also requires that development plans should demonstrate how national waste policy, and in particular the CIMS Plan, along with any updated position adopted in the waste planning monitoring reports and any other form of waste management priorities relevant to its local area have been taken into account.

3.3.45 Given the findings of the LDP AMRs and the South East Wales WPMR it is considered that there is no pressing need to revise the LDP strategic and site allocation waste policies. Any LDP Revision, however, should reconsider these policies to take account of current government guidance and the change of approach to waste planning away from area-based land-take calculations.

Minerals

3.3.46 The LDP Minerals policies were prepared in the context of the Regional Technical Statement (RTS) of the South Wales Regional Aggregates Working Party (SWRAWP) (October 2008).

3.3.47 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).

3.3.48 Policy Target 13 specifically requires the maintenance of a minimum 10 year aggregate landbank throughout the plan period within the County Borough. The latest SWRAWP Annual Report calculates the 10 year aggregate landbank as 70 years. As such the LDP is meeting its target of providing a minimum 10 year supply.

3.3.49 There is no pressing need, therefore, to revise Policy SP6, however, any future LDP revision should reconsider this policy to take account of changes in government guidance and any updated regional position.

Transport

- 3.3.50** 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.
- 3.3.51** 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.
- 3.3.52** Walking and Cycling Schemes included within the new Phase 1 LTP programme, up to 2021 are:-
- PLA7(2) – Improved links to the National Cycle Network in the Vale of Glamorgan;
 - PLA7(4) – Bridgend and Pencoed (which is financed and programmed for implementation before the end of 2016);
 - PLA7(7) – Bridgend and Designer Outlet at Junction 36 of the M4 (the middle section of which could be secured by S106 funding); and
- 3.3.53** In terms of highway schemes:-
- PLA7(25) – Improvements to A4063 between Sarn and Maesteg is programmed for delivery up to 2021 in the LTP.
- 3.3.54** 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
- 3.3.55** Further consideration will be given to the policy/land use implications of the transport schemes identified in the LTP, as well as any updates to the LTP, as part of the LDP revision process.
- 3.3.56** Consideration will also be given to the policy/land use implications of the Cardiff Capital City Region South East Wales Metro proposals in the Plan revision process. The Metro proposals seek to improve transport connectivity across the region which is integral to achieving wider economic and social outcomes for South East Wales.
- 3.3.57** The Active Travel (Wales) Act 2013 requires local authorities in Wales to produce active travel maps and deliver year on year improvements in active travel routes and facilities. The LTP identifies Active Travel Network schemes for each of the County's towns which propose the development and implementation of active travel plans for these areas. In terms of implications for the revised LDP, any new or amended proposals for active travel routes and facilities, especially for walking and cycling, may be considered for safeguarding through the LDP revision process where they are within a programme, supported by funding and likely to be delivered in the Plan period.

Supplementary Planning Guidance

3.3.58 Following the LDP's adoption a number of supplementary planning guidance documents have been prepared to support existing LDP policies:

- SPG 12 – Sustainable Energy (May 2014)
- SPG 13 – Affordable Housing (October 2015)
- SPG 19 – Biodiversity and Development (July 2014)
- SPG 20 – Renewables in the Landscape
- SPG21 – Safeguarding Employment Sites (June 2015)

3.3.59 A review of the existing SPG including ones recently amended and adopted will be undertaken as part of the LDP Revision process with amendments to a number of these likely to be required.

Proposals Map and Constraints Map

3.3.60 The form and content of the LDP Proposals Map will require changes as part of the LDP Review to reflect any changes to the plan.

3.3.61 The LDP Constraints Map contains designations that are not directly proposals of the LDP but are constraints to development created by legislation or other mechanisms outside of the LDP process such as Flood Risk Areas, Conservation Areas, SSSI's, etc. The printed Constraints Map for the LDP represents a point in time and includes a number of designations particularly flood risk areas that have been updated since adoption of the LDP and therefore it is out of date. Going forward it is likely that the Constraints Map will be produced in an electronic form with public access that will allow for it be updated as necessary.

4.0 Future LDP Evidence Base Requirements

4.1 To inform the review of the LDP there will be a need to update various elements of the evidence base that informed the current Local Development Plan which expires in 2021 as well as taking into account any contextual or policy changes that have occurred since adoption of the plan. A sample of the evidence base studies required to inform the LDP are provided below:

- **Population & household forecasts** – to provide estimates of the future numbers of households and of the numbers of people who live in them, which will inform the LDP's dwelling requirement.
- **Local Housing Needs Assessment** - to identify how many homes are required of each tenure: open market housing and 'affordable housing' (e.g. shared ownership or social rented housing).
- **Sustainable Settlement Hierarchy** –to provide analysis on the role and function of settlements in Bridgend County Borough
- **Settlement Boundary Review** – to define clear, defensible boundaries around settlements in the form of 'settlement boundaries'.
- **Employment Land Review Update** – to identify the county borough's employment land requirements for the LDP period and to assess the quality of the main employment areas for continued use, and identify potential new land to meet future requirements for all employment sectors.
- **Affordable Housing Viability Assessment** – to provide advice on achievable and viable targets and thresholds for affordable housing.
- **Gypsy and Traveller Accommodation Needs Assessment** – to identify local need.
- **Bridgend Town Centre Flood Risk Assessment** – to identify areas at risk of flooding.
- **Retail Study Update** –to identify the requirements of retail need, including the need for more land and floorspace.
- **Public Open Space Audit** – to identify local needs for a range of open spaces including for sport and play.
- **Landscape Character Assessment** - to describe the characteristics of the local landscape and which may include guidelines for development.
- **Renewable Energy Assessment** – to provide a robust Renewable Energy evidence base; and
- **Transport Assessment** – to assess the impact of the scale and distribution of development detailed in the emerging Local Development Plan.

4.2 The above is not a definitive list and additional evidence base update requirements may emerge as plan revision progresses. There are number authorities in South-east Wales who are currently in the process of considering reviewing their Local Development Plans on the basis that their current plans expire at the end of 2021. This presents an opportunity for collaboration including the preparation of a shared evidence base.

Sustainability Appraisal including Strategic Environment Assessment

- 4.3** A requirement of the LDP process is that Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) informs preparation of the LDP. The SA/SEA process is integral to the development of the LDP to ensure the policies in the LDP promote Sustainable Development through integration of the key economic, environmental, social and cultural objectives in the development of the LDP policies and proposals and take account of any significant effects on the Environment. The SA/SEA has been an iterative process throughout preparation of the LDP and policies and proposals in the LDP reflect this.
- 4.4** SA monitoring of the Sustainability Appraisal Objectives is undertaken on an annual basis and reported through the LDP Annual Monitoring Report. This enables the Council to assess the extent to which the LDP is contributing to the achievement of sustainable development and to identify any concerns. To inform the review of the LDP it will be necessary to revisit and update the environmental, social and economic baseline information, along with the review of relevant plans policies and program. The SA Monitoring Framework including the SA Objectives will need to be reviewed to ensure this remains up to date, and this will include considering whether the methodologies need revising due to changes in legislation.

Habitats Regulations Assessment

- 4.5** The LDP was informed by Habitats Regulations Assessment (HRA), the purpose of which is to assess the impacts of a land use plan, in combination with the effects of other plans and projects, against the conservation objectives of internationally important European sites of nature conservation importance such as Special Areas of Conservation and Special Protection Areas (designated for their ecological status) and to ascertain following screening what needs Appropriate Assessment (AA). As part of the review of the LDP the HRA will need to be reviewed.

Opportunities for Collaboration

- 4.6** As part of the review process, consideration will be given to opportunities to work collaboratively with neighbouring authorities on updating key areas of the evidence base. The regional planning group SEWSPG is already facilitating joint work to develop a regional evidence base in the form of Task and Finish Groups. This includes: Retail, Housing and population, Sustainable settlement appraisals, Employment and Candidate Sites Assessment. Bridgend is contributing to this work and will inform the LDP preparation process.

5.0 The LDP Review Options

Joint LDPs and Joint Working

- 5.1** The Welsh Government's recent White Paper¹¹ sets out its commitment to reforming local government in Wales. The paper proposes regional working in many areas of local government, including land use planning. A Local Government Bill is expected to be introduced into the Assembly in 2018 to give effect to these proposals, including a mandate for Strategic Development Plans (SDP).
- 5.2** On 13 December 2017 the Cabinet Secretary for Energy, Planning and Rural Affairs wrote to the Leader and Chief Executive inviting this Council to give serious consideration to preparing a Joint Local Development Plan (JLDP) with other Local Planning Authorities within the South East Wales – West Area (comprising Bridgend, RCT and Caerphilly).
- 5.3** Bridgend County Council supports cross boundary working and is committed to exploiting these opportunities in collaboration with the region in a positive fashion, however, the 'size' and complexity of such a large and diverse Joint LDP area, encompassing RCT, Caerphilly and Bridgend presents many challenges and could overly complicate and hinder continuous plan coverage proceeding in a timely manner and reduce the ability of the planning system to deliver 'effective planning outcomes'.
- 5.4** Therefore, in order to determine the most appropriate way forward for this Council to maintain up-to-date development plan coverage, a number of 'realistic options' have been tested, to determine their impact on a range of planning outcomes. The planning outcomes considered relate to:
- Continuous plan coverage;
 - Housing delivery (including affordable housing delivery);
 - S106 contributions;
 - Dealing with strategic infrastructure issues;
 - Dealing effectively with cross-boundary issues;
 - Impact on a future SDP;
 - Preparing a sound evidence base;
 - Spatial coherence; and
 - Planning certainty & investor confidence
- 5.5** With respect to these planning outcomes, the following 'realistic' options were considered:-
- Option 1: Local Planning Authorities in the region prepare a SDP only and forego individual reviews of their respective LDPs until the SDP is adopted;
 - Option 2: An individual review of Bridgend's LDP whilst simultaneously working collaboratively with the region to prepare a SDP;
 - Option 3: Collaboration 'Plus' (an individual review of Bridgend's LDP whilst simultaneously working collaboratively with RCT (& other LPAs) to prepare a joint evidence base and with the region to prepare a SDP;
 - Option 4: Joint Local Plan (incorporating Caerphilly, RCT & Bridgend) whilst simultaneously working collaboratively with the region to prepare a SDP; and
 - Option 5: Joint Local Plan (Incorporating RCT & Bridgend) whilst simultaneously working

collaboratively with the region to prepare an SDP.

- 5.6** The following section summarises Bridgend County Borough Council's formal response (attached as Appendix 6) to the Cabinet Secretary, which was sent on 28th February 2018.
- 5.7** **Option 1: Local Planning Authorities in the region prepare a SDP and forgo individual reviews of their respective LDPs.** Bridgend County Borough Council supports the preparation of a SDP to provide a regional spatial framework for the future development and use of land. However, from a Bridgend perspective, Option 1 presents a significant 'risk' of a 'policy vacuum' for this Authority. Whilst it has been suggested that an SDP could be adopted as soon as 2022, in reality, given that this is a new and untested process, building and maintaining a political consensus and establishing fair and effective governance is likely to delay the adoption of the SDP until at least 2023 and in a worst case scenario 2024. This would leave a period of 2-3 years where Bridgend LPA has a policy vacuum. Furthermore, a relaxation of the plan's end-date (which is also being presented as a solution to avoid a potential policy vacuum by LPAs in the region) beyond 2021 would not provide a temporary solution for Bridgend until such time as a SDP is adopted. Bridgend's LDP has been very successful in delivering a substantial element of its allocated sites and there is an imperative to produce a new plan as soon as possible to replenish housing and investment opportunities and maintain housing delivery, which is an objective of the Welsh Government.
- 5.8** **Option 2: An individual review of Bridgend's LDP whilst simultaneously working collaboratively with the region to prepare an SDP; and**
- 5.9** **Option 3: Collaboration 'Plus' An individual review of Bridgend's LDP whilst simultaneously working collaboratively with RCT (& other LPAs) to prepare a joint evidence base and with the region to prepare a SDP.** Options 2 and 3 would be a relatively simple and 'quick-fix' solution to avoid a policy vacuum in Bridgend post 2021. In essence both options would involve a relatively straight forward refresh of the existing evidence base and identification of new allocations. In the case of 'Collaboration Plus' there would be the opportunity to share evidence base studies with RCT and other LPAs as part of the wider collaboration agenda, substantially reducing the duplication of work and in theory resulting in financial savings.
- 5.10** In the scenario that a SDP is progressed more expediently than expected, work being undertaken to review the Bridgend LDP, could be utilised to prepare a LDP 'Lite'. This would be achievable as the evidence base used to prepare the SDP will be the predominantly the same as the Bridgend LDP Review.
- 5.11** **Option 4: Joint Local Plan (Incorporating Caerphilly, RCT & Bridgend) whilst simultaneously working collaboratively with the region to prepare a SDP and**
- 5.12** **Option 5: Joint Local Plan (Incorporating RCT & Bridgend) whilst simultaneously working collaboratively with the region to prepare a SDP.** Option 4 requires Bridgend (CBC) to prepare a joint LDP with Caerphilly and RCT and Option 5 with RCT (CBC) only. In theory, both options are achievable. However, the practicalities and potentially lengthy timescales involved in setting up and preparing such a large LDP requires further consideration. Although there are planning merits to working at such a scale, there are undoubtedly practical and logistical issues that could take a considerable time to resolve. For example, establishing a Joint Planning Board or determining alternative suitable governance

arrangements, aligning political differences and Officer working practices. It is the view of Bridgend County Borough Council that the benefits of a larger scale footprint to resolve cross-boundary issues should be fully exploited at the SDP regional scale and not at a sub-regional level of Bridgend/RCT and Caerphilly only. Option 5 would face similar issues as Option 4 however, by virtue of only having one partner the logistical practicalities and political differences would, in theory, be easier to align and manage.

- 5.13** In view of the concerns raised above it is unlikely that a joint LDP on the footprint proposed could be adopted by 2021, therefore, undermining full plan coverage and subsequently resulting in a policy vacuum for Bridgend with all the associated negative planning outcomes that such a situation would result in. Neither would a relaxation of the plan's end date beyond 2021 be an acceptable temporary solution for Bridgend until such time as a new joint LDP is in place.

Why would a relaxation of the plan's end date beyond 2021 be problematic?

- 5.14** Firstly, the evidence that underpins the strategy and policies would also be out of date and could easily be challenged by developers resulting in a situation of 'planning by appeal'. Secondly, the recently published 2017 JHLAS shows that the County Borough has a housing land supply, assessed against the housing requirement of the Bridgend LDP, of 4.0 years. Where the land supply is less than 5 years, TAN1 states that local planning authorities should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole or in part. It is considered that the most effective way of rectifying this issue is through an early review/revision of the adopted LDP given the importance attached to the land supply issue.

Why is the 'land supply' issue so important for Bridgend?

- 5.15** In respect of Bridgend, the Annual Monitoring Report evidences that the LDP has been successful in terms of the implementation of the plan's regeneration-led spatial strategy and bringing forward and delivering development sites and opportunities, especially for housing. The housing land supply has only recently fallen below the TAN1 5 year requirement and the current 4 year supply, set against the fact that there is less than 4 years remaining in the plan period is a reasonable position that emphasises that the existing LDP has been successful but also highlights the need to replace the LDP as expediently as possible.

What happens if we don't identify new sites?

- 5.16** The absence of an early LDP Review (which puts in place a replacement plan by 2021) resulting in a policy vacuum, up until either a new joint LDP or SDP is adopted, combined with the lack of 5 years housing land supply based on the fact the majority of LDP housing allocations have been delivered (rather than viability issues) would be ruthlessly exploited by the development industry. There would be significant pressure to release greenfield sites in unsustainable locations and the potential situation of 'Planning by Appeal'. Such a position will result in highly negative planning outcomes which will needlessly divert staff resources and have the potential to undermine a future underlying strategy associated with the SDP.

- 5.17** With a consensus from the region to prepare an SDP, the need for a joint LDP requiring a new evidence base, vision and land-use strategy (a sub-regional approach to planning) is considered unnecessary, unlikely to achieve better planning outcomes and would be a

significant distraction from the agreed goal of establishing joint regional working arrangements and governance to facilitate preparation of the SDP. Also, in the context of the wider Local Government Re-organisation agenda a joint plan area incorporating Caerphilly, RCT and Bridgend would also encompass 3 separate Health Boards – ABM, Cwm Taff and Aneurin Bevan, which is not logical and could present difficulties in alignment and engagement in the joint LDP preparation process.

- 5.18** A scenario where a policy vacuum exists when the current LDP expires in 2021 presents the most significant threat to Bridgend. A relaxation of the plan's end date beyond 2021 would not be a temporary solution for Bridgend until such time as a new 'joint LDP' or the 'SDP' is in place. This authority has always had 'Development Plan' coverage and, as per the Cabinet Secretary's requirements, it is imperative that this is not compromised.
- 5.19** The most appropriate way forward that responds to local issues, maintains plan coverage and delivers the best planning outcomes, is to proceed immediately with a review and replacement of Bridgend's existing LDP (whilst simultaneously working collaboratively with our neighbours and with the region on the SDP), wherever possible sharing a joint evidence base.
- 5.20** On the 29th March 2018 the Cabinet Secretary wrote to the Leader of Bridgend County Borough Council permitting the LPA to submit its Delivery Agreement to Welsh Government for approval.
- 5.21** The benefits of working much closer with our neighbouring Councils is accepted and meetings have already been held at officer level to identify areas where we can work jointly to better manage resources, ensure a consistent evidence base, remove duplication and waste, share data, and utilise common methodologies. Significant work is already progressing via the South East Wales Strategic Planning Group (SEWSPG) to agree common methodologies for use across the Cardiff Capital Region. To this end, and in addition to the current SEWSPG collaboration, we will be proposing closer liaison/collaboration with those authorities who wish to review their LDP at the current time, including a shared evidence base for key topics. However, each Council will need to ultimately maintain control over timing and governance to responsibly manage the risk of no Plan coverage.

6.0 LDP (2013) Draft Review Report: Public Consultation

- 6.1** A statutory review of the Bridgend Local Development Plan (LDP) commenced in 2017, the first stage being the publication of the Draft Review Report which was subject to a four week stakeholder consultation period commencing Monday 30 April 2018 until 5pm Friday 25 May 2018.
- 6.2** The Draft Review Report was accompanied by an official comments form that included the following five questions and an opportunity to provide additional comments if required:
- Q1. Does the Review Report identify all the key contextual issues to be considered in the review of the LDP?
 - Q2. Does the existing LDP Vision & Objectives remain appropriate for a Revised Plan?
 - Q3. Do you agree that the existing LDP Regeneration-Led Spatial Strategy needs to be reviewed?
 - Q4. Does the Review Report identify the policies that are likely to need changing in the Revised Plan?
 - Q5. Does the Review Report identify the most appropriate revision procedure to prepare a Revised Plan and whether the Review should be undertaken individually or jointly?
- 6.3** The LPA received 11 consultation responses. A summary of the key issues raised in relation to the questions on the Draft Review Report and the LPA's response is attached at Appendix 7.

7.0 Conclusions: What Form of Plan Revision is Required?

7.1 Recommendation

- 7.2** The primary functions of a Review Report are to determine the appropriate procedural route and key issues to be considered when taking the existing LDP forward.
- 7.3** In terms of 'procedural route', in the case of Bridgend, the plan is already the subject to a statutory required 4 year full review, and as such all aspects of the plan will need to be assessed to consider if they remain sound and fit for purpose. This will include the LDP vision, objectives, spatial strategy, policies and land-use allocations, broadly following the same preparation process and stages as the original plan.

Appendix 1: Summary of LDP Policy Review

The following section details the initial findings of the review of the LDP Policies in order to identify if they are functioning effectively, whether any changes are likely to be required and if relevant should be considered for removal as part of the plan review process. The assessment is outlined in the table below.

Strategic Policies		Commentary
SP1	Regeneration-Led Development	Revise as necessary to reflect reconsideration of the spatial strategy over extended plan period. Amendments are likely to be required in response to the Officer / Member Groups, evidence and public consultation. These will be considered as part of the LDP revision process.
SP2	Design and Sustainable Place Making	Functioning effectively – amendments may be required to reflect contextual changes, updated legislation and national planning policy.
SP3	Strategic Transport Planning Principles	Functioning effectively – amendments may be required to reflect contextual changes, updated legislation (such as the Active Travel Act 2015) and national planning policy.
SP4	Conservation and Enhancement of the Natural Environment	Functioning effectively – amendments may be required to reflect contextual changes, evidence, updated legislation and national planning policy.
SP5	Conservation of the Built and Historic Environment	Functioning effectively – amendments may be required to reflect contextual changes, evidence, updated legislation and national planning policy.
SP6	Minerals	Functioning effectively – amendments may be required to reflect contextual changes, evidence, updated legislation and national planning policy.
SP7	Waste Management	Functioning effectively – amendments may be required to reflect contextual changes, evidence, updated legislation and national planning policy.
SP8	Renewable Energy	Amend to reflect changes in national renewable energy policy and to support carbon reduction targets to mitigate climate change.
SP9	Employment and the Economy	Revise to reflect the findings of the Employment Land Review update, emerging CCR evidence, overall development strategy and changes in national policy.
SP10	Retail and Commercial Hierarchy	Revise to reflect any change in approach to town centres and updated retail requirements over an extended plan period and changes in shopping patterns and habits. In addition any revision to the policy will need consider emerging CCR evidence.
SP11	Tourism	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.
SP12	Housing	Revise as necessary to reflect reassessment of the spatial strategy over the revised plan period. Amendments are likely to be required in response to the Officer / Member Groups, evidence and public

		consultation. These will be considered as part of the LDP revision process.
SP13	Social and Community Facilities	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.
SP14	Infrastructure	Functioning effectively –amendments may be required to reflect the latest viability evidence, contextual changes and updated national planning policy.

Development Management Policies		Commentary
PLA1	Settlement Hierarchy and Urban Management	Revise as necessary to reflect reconsideration of the spatial strategy over an extended plan period. Amendments likely to be required in response to the Officer / Member Groups, latest evidence and public consultation. These will be considered as part of the LDP revision process.
PLA2	Implementation of Regeneration Strategies	Functioning effectively – however, this policy will need to be reconsidered to reflect the revised spatial strategy.
PLA3	Regeneration and Mixed Use Development Schemes	Revise as necessary to reflect reconsideration of the spatial strategy over an extended plan period. Amendments are likely to be required in response to The Officer / Member Groups, latest evidence and public consultation. These will be considered as part of the LDP revision process.
PLA4	Climate Change and Peak Oil	Functioning effectively –revise to reflect contextual changes and updated national planning policy.
PLA5	Development in Transport Corridors	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation and updated national planning policy.
PLA6	Development West of the Railway Line, Pencoed	Functioning effectively.
PLA7	Transportation Proposals	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation and updated national planning policy.
PLA8	Development Led Improvements to the Transportation Network	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.
PLA9	Development affecting Public Rights of Way	Functioning effectively.
PLA10	Safeguarding of Disused Railway Infrastructure	Functioning effectively.
PLA11	Parking Standards	Functioning effectively.
ENV1	Development in the Countryside	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation updated national planning policy and to accommodate any future changes to the spatial strategy.
ENV2	Development in Green Wedges	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation

		updated national planning policy and to accommodate any future changes to the spatial strategy.
ENV3	Special Landscape Areas	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation updated national planning policy and to accommodate any future changes to the spatial strategy.
ENV4	Local/Regional Nature Conservation Sites	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation updated national planning policy and to accommodate any future changes to the spatial strategy.
ENV5	Green Infrastructure	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation and updated national planning policy.
ENV6	Nature Conservation	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation and updated national planning policy.
ENV7	Natural Resource Protection and Public Health	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation and updated national planning policy.
ENV8	Heritage Assets and Regeneration	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation and updated national planning policy.
ENV9	Development in Mineral Safeguarding Areas	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation and updated national planning policy.
ENV10	Development within Mineral Buffer Zones	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation and updated national planning policy.
ENV11	Mineral Development	Revise to reflect most up-to-date Regional Technical Statement.
ENV12	Coal Extraction Operations	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation and updated national planning policy.
ENV13	Unstable Land	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation and updated national planning policy.
ENV14	Inert Waste	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation and updated national planning policy.
ENV15	Waste Management in New Development	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation and updated national planning policy.
ENV16	Commercial and Industrial Waste	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation and updated national planning policy.
ENV17	Renewable Energy and Low/Zero Carbon Technology	This is the third consecutive year that the Council has failed to meet the requirements of monitoring target 16. Therefore, further investigation is required to understand and action where further measures are required to

		<p>ensure compliance with the provisions of LDP Policy EN17. In this respect consideration will need to be given to promote the requirement to submit Energy Assessments with planning applications and to promote this requirement as part of the planning application validation process. This issue will be the subject of rigorous testing during the statutory LDP review that will commence in early 2018.</p> <p>Amend to reflect changes in national renewable energy policy and to support carbon reduction targets to mitigate climate change.</p>
ENV18	Renewable Energy Developments	Amend to reflect changes in national renewable energy policy and to support carbon reduction targets to mitigate climate change.
REG1	Employment and the Economy	Revise as necessary to reflect findings of Employment Land Review, emerging evidence from the CCR Employment Group and overall development strategy. Amendments may be required to reflect changes in national policy.
REG2	Employment Sites	Revise as necessary to reflect findings of Employment Land Review, emerging evidence from the CCR Employment Group and overall development strategy. Amendments may be required to reflect changes in national policy.
REG3	Protection of Identified Employment Sites	Functioning effectively – Revise as necessary to reflect findings of Employment Land Review, emerging evidence from the CCR Employment Group and overall development strategy. Amendments may be required to reflect changes in national policy.
REG4	D2 Class Uses on Employment Sites	Functioning effectively – minor amendments may be required to reflect contextual changes, legislation and updated national planning policy (subject to monitoring)
REG5	Local Retailing and Commercial Development	Amend and revise as necessary to reflect revised retail strategy and capacity figures for the town centres.
REG6	Primary Shopping Frontages	Revise to reflect any change in approach to town centres and updated retail requirements over an extended plan period.
REG7	Non A1, A2 and A3 Uses Outside of Primary Shopping Frontages	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.
REG8	Control and Exclusion of Uses in Retailing and Commercial Centres	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.
REG9	Development Sites in Retail and Commercial Centres	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.
REG10	Existing Retail Development Outside of Retailing and	Functioning effectively – minor amendments may be required to reflect contextual changes and updated

	Commercial Centres	national planning policy.
REG11	New Bulky Goods Retail Development Out of Centre Retail Development Sites	Functioning effectively – revise subject to updated evidence base.
REG12	New or Extended Tourist Facilities, Accommodation and Attractions	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.
REG13	Protection of Existing Tourist Accommodation	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.
COM1	Residential Allocations in the Strategic Regeneration Growth Areas	Revise as necessary to reflect reconsideration of the spatial strategy over extended plan period. Amendments are likely to be required in response to the Officer / Member Groups, evidence and public consultation. These will be considered as part of the LDP revision process.
COM2	Residential Allocations Outside the Strategic Regeneration Growth Areas	Revise as necessary to reflect reconsideration of the spatial strategy over extended plan period. Amendments are likely to be required in response to the Officer / Member Groups, evidence and public consultation. These will be considered as part of the LDP revision process.
COM3	Residential Re-Use of a Building or Land	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.
COM4	Residential Density	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.
COM5	Affordable Housing	Revise as necessary to reflect reconsideration of strategy, updated viability evidence and affordable housing requirements.
COM6	Gypsy and Traveller Sites	Functioning effectively – minor amendments may be required to reflect legislation, contextual changes and updated national planning policy.
COM7	Protection of Social and Community Facilities	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.
COM8	Provision of Health and Well-Being Facilities	Functioning effectively – minor amendments may be required to reflect, legislation, contextual changes and updated national planning policy.
COM9	Provision of Community Buildings	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.
COM10	Provision of Educational and Training Facilities	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.
COM11	Provision of Outdoor Recreation Facilities	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.

COM12	Provision of Playing Fields	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.
COM13	Provision of Accessible Natural Greenspace (including public open space)	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.
COM14	Provision of Allotments and Community Food Networks	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.
COM15	Provision of Cemeteries	Functioning effectively – minor amendments may be required to reflect contextual changes and updated national planning policy.

Appendix 2: LDP Site Allocation Review

- 1.1 The following provides an assessment of each of the individual site allocations in respect of their implementation to be considered as part of a review of the LDP.
- 1.2 **North East Bridgend (Parc Derwen) COM1(1)** This site is located 1.5 km to the north of Bridgend town centre and south of Junction 36 of the M4 and is allocated in the LDP for 1,515 residential units, a new school, local retailing and associated community facilities. Development is ongoing on this strategic allocation (Persimmon Homes and Taylor Wimpey). Whilst considerable progress has been made on this site with 1185 units delivered to date, progress has been slower than anticipated largely attributable to the slow housing market and wider economic conditions. The remaining 330 units will be built out by 2021 which is broadly consistent with the phasing of development schedule set out in the LDP.
- 1.3 **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. Lync Cymru has already completed 99 affordable housing units on the eastern part of the site. The western portion of the site benefits from a recent consent for 220 units, 12 of which will be affordable being developed by Persimmon. The eastern part of the site also benefits from consents for 239 dwellings being developed by Taylor Wimpey. It is accepted that progress has been slow than expected largely due to market conditions. The agreed JHLAS (2017) forecasts the site to deliver the remaining 459 units from 2017 to 2021 which is broadly consistent with the phasing of development schedule set out in the LDP.
- 1.4 **Parc Afon Ewenni COM 1(3)** Parc Afon Ewenni is a significant brownfield and underutilised employment site which stretches along the A473 corridor from the residential area of Waterton in the east to Waterton Roundabout in the west. The proposed mixed-use development of the Parc Afon Ewenni Site represents an opportunity to build a viable and more sustainable community at Waterton, which is currently isolated, by accommodating additional residential development served by a commercial hub, community and recreation facilities. The site is subject to a flexible development framework that will deliver future residential, commercial and business space. A planning application was approved for the construction of up to 240 residential units, 1123 sq m of A1/A2/A3/D1/D2 development, public open space and highway works in 2015 (application P/15/368/OUT refers). There have been a number of landowner and S106 issues that have now been resolved and the application was considered by Development Control Committee in September 2017 where planning permission was granted and the Section 106 Agreement was signed 2nd March 2018. Access arrangements have now been clarified for the site and the Council is finalising a development brief to bring forward a development for up to 200 dwellings in the eastern most part of the site. A recent meeting with South Wales Police has provided a new time-line for the release of their Waterton Site in phases from now until 2019. The new strategy entails early disposal of Waterton to fund rationalisation relocation of existing facilities and new facilities of their existing Headquarter site on Cowbridge Road. The agreed JHLAS (2017) forecasts the site to deliver the remaining units from 2018 to 2021 which is slower than anticipated in the phasing of development schedule set out in the LDP.

- 1.5 Coity Road Sidings COM 1(4)** This 6.4 hectare brownfield site, in private ownership, is located less than 1 km north of Bridgend Town Centre. The site is substantially vacant despite its prime location, close to the town centre. The site offers the opportunity for a mix of uses including residential, a retained area of employment, recreation (including the possible expansion of adjacent allotment facilities) and a proposed park & ride facility, in connection with the existing Wildmill Railway Halt. This site, formerly owned by the British Railways Residuary Board, is now in private ownership with temporary consent for a limited storage facility. However the Council is still seeking to achieve residential development on the site. The site is in a highly sustainable location, close to the town centre and also benefits from a railway station. A small part of this mixed-use site has planning consent for a self-storage facility. The residential element and implementation of the proposed park & ride facility is likely to come forward during the latter part of the five year period. Uncertainty regarding the site in terms of whether the part landowner Dainton may expand their commercial operations on the site has recently been clarified by an appeal decision which upheld the Council's decision to refuse an incompatible energy use and underlined the site's suitability for housing purposes, within the medium term (application P/15/279/FUL refers). However, there has been no positive dialogue with the landowners to bring the site forward for residential development and it has been agreed (as part of the JHLAS 2018 process to be submitted to WAG) 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.
- 1.6 Land at Waterton Lane COM 1(7)** The site is approximately 1.2 hectares in area and lies directly south of the A473, one of the principle highway arteries into Bridgend which links the town with M4 Junction 35 at Pencoed. Bridgend Town Centre lies approximately 2.6 kilometres to the west. The site lies between the A473 and Waterton Lane. Waterton Lane is accessed via a 'left in, left out' junction as the A473 is a dual carriageway road. The junction currently serves the Council Maintenance Depot immediately to the south and west, and the Wicks Van Rental and Lee and Turner sites. In addition, it also serves approximately 25 dwellings at the recent Barratt development – Clos Waterton. Pre-application meetings and design parameter advice have taken place with Development Control Officers and agents representing the land-owner, on the basis of developer interest in the site from a volume house builder. The land has recently changed hands and is now in the ownership of Phillip Jenkins (Wick Van Hire). Discussions indicate that the landowner would be willing to discuss offers and proposals going forward. The agreed JHLAS (2017) forecasts that development of the 42 remaining units proposed by COM1(7) will take place during 2020.
- 1.7 Jubilee Crescent COM 1(8)** This site represents an underutilised greenfield site within the existing urban area of Bridgend and forms part of the Bridgend SRGA with good public transport links and access to local services. Planning permission for 48 dwellings was approved by Development Control Committee on the 7th January 2016. The S106 agreement has been signed and 39 units are under construction.
- 1.8 Brocastle Estate COM 1(10)** the site is located to the east of Brocastle House and A48, some 1.8 Km to the south east of Bridgend Town Centre. The site is at an extremity of the Bridgend County Borough on the boundary with the Vale of Glamorgan Borough. The site is being developed by Hafod Care Association for assisted living units for the elderly in conjunction with the 78 bed nursing home. The remaining 30 units represent the second phase of the development project and involves the construction of an articulated row of units located to the east of the existing new buildings. No issues have been raised in respect of the proposed architecture, ecological matters or other technical matters. Hafod

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

- 1.9 South Wales Police COM 1(5)** The site lies to the north of the A473, Cowbridge Road, which is a principal route into Bridgend Town Centre, approximately 1.2 kilometres to the North West. The junction of the A48 (Bridgend By-Pass) and A473 Waterton Road, at Waterton Cross roundabout, lies 500 metres to the south east of the site. The site effectively comprises the north-western part of the current Police Headquarters complex, which is accessed via a traffic light controlled junction which also serves Bridgend Retail Park and the Tesco superstore opposite. This site is brownfield, in the Bridgend SRGA located close to the main transport routes and within reasonable walking distance of Bridgend town centre with access to a range of social and community facilities. Recent discussions with the Police has revealed that the site now forms a critical part of their rationalisation programme and will be retained for Police operations and as such will not be released for residential purposes.
- 1.10 Land at Waterton Manor And Waterton Lane COM 1(11) & COM 1(14)** The most recent planning application for 39 dwellings was approved at development control committee of 3rd September 2015. The permission combines housing allocations. The Section 106 agreement was signed on the 9 November 2016 and discussions with the landowner indicates that work on site is expected to commence later this year. The agreed JHLAS (2017) forecasts that this site will be built out between 2019 – 2020 which is slower than anticipated in the phasing of development schedule set out in the LDP.
- 1.11 Parc Farm COM 1(13)** The site is located in the Bridgend SRGA and is a predominantly brownfield in the grounds of the former Parc Farm agricultural buildings. The site benefits from outline consent and a prior notification submission for demolition of the existing buildings. The site has been acquired by Wales and West Housing Association and an application for 24 affordable dwellings is pending. The agreed JHLAS (2017) forecasts that this site will be built out between 2018 – 2019 which is broadly consistent with the phasing of development schedule set out in the LDP.
- 1.12 Land at Llangewydd Road COM 2(6)** This site lies on the western edge of the wider Cefn Glas area of Bridgend. Greenfield in nature, this site has good access to a variety of services locally and public transport links. The site was promoted by Redrow Homes at the LDP Examination which included the submission of a conceptual masterplan for the site. Outline planning application for 165 units has been granted, subject to resolution of a S106 agreement (planning application P/15/358/OUT refers). The agreed JHLAS (2017) forecasts that this site will be built out between 2018–20222 which is broadly consistent with the phasing of development schedule set out in the LDP.
- 1.13 Ysgol Bryn Castell COM 2(7)** The release of this site is as a result of the school modernisation programme. The existing school and grounds will become surplus to requirements and provides the opportunity for its comprehensive redevelopment for residential purposes. This site is within the urban area of Bridgend, within walking distance of public transport hubs and social and community facilities. A Master Plan has been prepared to guide the future development of the site. Planning application from Barratt Homes for Phase 1 of the site for 67 dwellings, accessed off Cefn Glas Road was approved in September 2015 and development has commenced (planning application P/15/25/FUL refers). GVA Grimley has recently completed a Development and Planning Brief for Phase 2 of the site and has identified capacity for 130 dwellings supported by an access appraisal

undertaken by Vectos. The site is scheduled for disposal in early 2018. The agreed JHLAS (2017) forecasts that this site will be built out between 2018 – 2020 which is broadly consistent with the phasing of development schedule set out in the LDP.

- 1.14 Former Washery Site, Maesteg COM 1(16)** The site is located immediately north-east of the town centre and comprises of mixed-use development including educational, residential and recreational uses. Part remediation of the wider Washery site has resulted in the construction of the new Maesteg Comprehensive School and three development plateaux are earmarked for residential development. Two of these areas (as well as land at Llwynderw off Bridgend Road) already benefit from access arrangements but require an element of additional remediation to make them suitable for development. Welsh Government Land Reclamation monies of £2.5m have been approved and drawn down to enable the required remediation and development, (as well as land at Llwynderw off Bridgend Road) with marketing and implementation of the land envisaged within 3 years. ARUP have been engaged to design a detailed scheme for remediation and will oversee the SI works which are scheduled to take place in 2017/18. The remediation scheme will provide an ‘development-ready’ site and marketing will be undertaken in parallel. The agreed JHLAS forecasts that development will start in 2020-2021 reflecting that challenging nature of this site.
- 1.15 Ewenny Road COM 1(17)** This 7.7 hectare site, which was formerly occupied by Cooper Standard and Budelpak Cosi now represents one of the most strategically sited development opportunities in the Llynfi Valley. Located within the urban area of Maesteg adjacent to the Oakwood Estate, which is a renewal priority for V2C Housing. The site is owned, in part, by the County Borough Council, and has been identified as suitable for funding from the Western Valleys Strategic Regeneration Area (WVSRA). The strategic and sustainable location of the site, adjacent to a rail halt on the Maesteg to Bridgend line, means that this regeneration opportunity could have benefits for the whole of the Llynfi Valley. The significance of this opportunity has been recognised by the Llynfi Valleys Area Regeneration Plan (VARP) which earmarks the future development of the area as a Strategic Project. The LDP strategy promotes the site as a flexible regeneration opportunity to create a new mixed-use neighbourhood that can deliver much needed development space for small businesses, new market and affordable housing, and related commercial and social facilities set within a pleasant environment that can capitalise on its riverside setting. Outline planning application P/13/808/OUT for a mixed use development, including 115 dwellings and a 50 unit residential extra-care facility (165 units total) was presented to Development Control Committee in June 2014. This has been amended to 138 dwellings. This revision of the Masterplan and the Heads of Terms of the Section 106 Agreement was presented to Committee in May 2016 and the S106 is soon to be finalised with just minor issues to be resolved. The Council have agreed to dispose of their interest to Clowes (Pontardawe Coal and Metals Co. Ltd) at such time that the decision notice is issued. Clowes intend to dispose of the housing element immediately but retain the commercial element and build this out themselves. Volume builders are showing active interest in acquiring the site. The agreed JHLAS (2017) forecasts that this site will be built out between 2018 – 2021 which is broadly consistent with the phasing of development schedule set out in the LDP.
- 1.16 Coegnant Reclamation Scheme COM 1(18)** This is a large development site in the upper Llynfi Valley comprising of a linear site of approximately 15 hectares of brownfield land, located immediately to the east of the communities of Caerau and Nantyyffyllon. Previously allocated solely for employment and recreational uses it is now recognised that the comprehensive development of the whole area represents a significant opportunity to

enhance the environment, improve access to the countryside for the benefit of tourism and deliver a mixture of uses, including new market and affordable housing, open-space, more formal recreation facilities and local employment opportunities and social enterprises. At its northern end the site integrates well with the new primary school in Caerau and is currently the focus of recreation facilities and a new leisure park, including a BMX track. At its southern extremity, the site has the potential to link via a dedicated walking and cycling route to the Maesteg Washery Site and the newly opened Maesteg Comprehensive School, which is located less than 1.5km to the south. The site is seen as having scope for a mixed-use scheme for residential / employment and leisure uses. The agreed JHLAS (2017) forecasts that this site will be built out in the latter part of the plan period between 2020 – 2022 in recognition that market conditions and land values will slowly improve in the upper valley areas. This forecast is broadly consistent with the phasing of development schedule set out in the LDP.

- 1.17 Crown Road, Maesteg COM 1(19)** This is a brownfield site within the urban area of Maesteg with good public transport links and access to local services. This site is located in close proximity to the Former Maesteg Washery Site and part of the Maesteg & Llynfi Valley SRGA and provides an opportunity for the development of additional housing close to local amenities. Whilst there is not any planning consent for site at present, discussions have taken place with landowners where they indicated that they intend to either develop the site themselves on a plot by plot basis but are also considering releasing the site to a local developer. There are no significant known site constraints that would prevent this site from coming forward. The agreed JHLAS (2017) forecasts that 10 units are anticipated to be delivered in 2019 and 2020 with the remaining units post 2020 which is broadly consistent with the phasing of development schedule set out in the LDP. In addition, the adjacent Bryneithin Home site has been sold to a developer and the Prior Notification of the demolition of the former care home was approved in July 2015 and demolition has been carried out, which provides an additional incentive for development.
- 1.18 Y Parc COM 1(21)** This residential allocation is a brownfield (but partly regenerated) site within the existing urban area of Maesteg with good public transport links and access to local services. Highways issues constrain the development of the site to an area capable of accommodating only 51 units which the allocation reflects. The site is sustainably located within walking distance of Maesteg Town Centre. The site is relatively flat and there are not any known significant site constraints. Slow market conditions has contributed to this site not be brought forward for development, however it is encouraging that the site is being marketed by Cooke & Arkwright who confirm that there is considerable interest from developers in the site. The agreed JHLAS (2017) forecasts that 20 units are anticipated to be delivered in 2019 and 2020 with the remaining 31 units post 2020 which is broadly consistent with the phasing of development schedule set out in the LDP and reflective of the slow market conditions in Maesteg & Llynfi Valley SRGA. However, as part of the 2018 JHLAS process (yet to be finalised) it has been agreed that the site should not contribute to the 5 year land supply because there is as yet no developer on board.
- 1.19 Porthcawl Regeneration Area COM 1(25)** The Porthcawl Waterfront Regeneration site (48 ha) is the main focus of existing and future development opportunities in Porthcawl in the adopted LPD and provides a unique opportunity to create a vibrant new focus that will bring social, economic and environmental benefits including flood protection measures to the Town itself and the wider area. This 48 hectare brownfield waterfront site provides a significant opportunity through comprehensive regeneration to transform Porthcawl into a premier seaside resort. The entire Waterfront area has the benefit of an existing Masterplan (the Seven Bays Project Supplementary Planning Guidance (SPG)) which was adopted by

the Council in November 2007. The Bridgend Local Development Plan (LDP) adopted in 2013 reaffirmed the general planning policy outlined in the SPG by allocating the site as a Mixed-Use Regeneration Scheme under Policy PLA3(8). The LDP proposes 1050 new dwellings for the whole of the Porthcawl Waterfront up to 2021, with an additional 300 dwellings anticipated to be delivered beyond the plan period. New retail, leisure and commercial development are also proposed, although the scale of this is not prescribed or confirmed in the plan. In addition, there was an outline planning consent obtained on the Harbourside site on 13th May 2013 (which has now expired). Since 2008 there have been several attempts by the owners to deliver development on the site. The first round was thwarted by the financial crises and subsequent moves to deliver a superstore and smaller retail units reached positions whereby Tesco, Morrison's and Sainsbury's were at advanced stages in negotiation but all subsequently withdrew. These retail operators have concluded that the large superstore which was originally to be the main driver of the scheme is undeliverable. However, evidence accumulated as part of this process suggests that a smaller scale food store should be achievable, alongside various other commercial, leisure and community uses. The residential market has continued to improve and the unique qualities of this site make it a valuable residential commodity. In recognition on the need to deliver this key regeneration scheme, Nathaniel Lichfield and Partners were appointed in September 2015 by the landowning partnership (Bridgend County Borough Council and the Evans Family, represented by Cooke and Arkwright) to prepare a new Masterplan and supporting guidance to be a catalyst for delivery of the first phase of the Seven Bays Project. The new Porthcawl Harbourside Masterplan (2016) only considers the first phase of the Seven Bays Project SPG (2007) and is known as Porthcawl Harbourside which covers the area between the town centre and the Eastern Promenade. The site has a gross area of approximately 17 acres. The purpose of the new Masterplan (2016) was to revise the land-use section of the 'Western Development Area'. The reason for this was to reflect the changing market conditions particularly in the retail sector which is now significantly different than was anticipated in 2007. There is also a need to reconsider the infrastructure requirements in order to ensure that these do not present a financial barrier to development. The Masterplan proposes 559 residential units in a number of discrete commercial and residential parcels, suitable for take-up by a range of developers.

- 1.20** Bridgend County Borough Council have purchased the phase 1 site from the Evans Family and the and the landowners agreement (that has been one of the main barriers to the site's delivery) is now null and void. Looking forward, the regeneration of the site and Phase 2 may also benefit from a potentially successful bid to the Welsh Government Coastal Risk Management Programme funding of major flood defence works across Wales, where £125m is allocated for spend between 2018 – 2021.
- 1.21** The LPA recognises that the site is unlikely to be delivered in its entirety during the existing plan period. The agreed JHLAS (2017) forecasts that 50 units are anticipated to be delivered in 2018 and 2019 and 500 units delivered between 2019 and 2022 which is slower than anticipated in the phasing of development schedule set out in the LDP.
- 1.22** **Albert Edwards Prince of Wales Court COM 1(28)** This site is a committed brownfield site within the urban area of Porthcawl, close to the town centre with good access to public transport and local services. RMBI 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 RMBI'S Development Team Manager is that there are no programmed plans to release part of the site for alternative residential development.

- 1.23 Land off Maesteg Road COM 1(31)** Land off Maesteg Road COM 1(31) is a mixed-use Regeneration Area in Tondu measuring approximately 43 hectares of land, which has already delivered the Tondu Ironworks Heritage Centre and a new Waste Transfer Station, serving the whole of the County Borough. Llanmoor Homes are developing the southern part of the site and to date 226 units have been delivered on this site which is hugely positive in tough market conditions, however, delivery rates have been slower than expected. Merthyr Mawr Estates proposes to market the remainder of the site with the benefit of an outline planning consent, and introduce other developers on site. There is positive interest from other volume builders and planning application P/16/366/OUT is expected to be presented to Development Control Committee in November 2017. Planning permission has also been granted for additional retail / commercial development within the designated commercial hub in the southern part of the site (planning application P/15/322/FUL refers). The agreed JHLAS (2017) forecasts the site to deliver the remaining 474 units over the next six years.
- 1.24 Parc Tyn Y Coed COM 1(32)** to date Barratt South Wales have developed 264 residential units on site with development ongoing. The eastern part of site is in alternative ownership and access from Parc Tyn y Coed development exists together with developer interest. A recent planning application (P/16/251/OUT refers) has been submitted to the LPA with a resolution to grant planning permission subject to a S106 agreement for 16 dwellings with public open space and associated infrastructure on land accessed via Heol Leyshon. The agreed JHLAS (2017) forecasts that 16 units are anticipated to be delivered in 2018-2019 with the remaining 106 units in 2019-2020 which is broadly consistent with the phasing of development schedule set out in the LDP.
- 1.25 Gateway to the Valleys COM 1 (34)** The comprehensive school is now operational and the new primary school is under construction. Linc Cymru have been granted planning permission for the development of 15 bedspace care unit & 25 apartment extra care combined with communal ancillary facilities, 15 No. 2 bed 4 person and 4 No. 3 bed 5 person served by adopted access road (P/16/600/FUL refers). Linc Cymru are expected to start development imminently. A pre-requisite of the new school and the Linc Cymru development is for an access road to be built to adoptable standards delivered up to the boundary of the private land to the east which is currently land locked. This new road will able this 7 acre site to be released for development. The Private landowners are in contact with Bridgend Council's Property Department and are keen to progress when the necessary infrastructure is in place. Housing delivery is anticipated from 2018 onwards on this part of the site to dovetail with primary school completion. The build programme for the 25 extra-care apartments by Linc Cymru is scheduled for completion by October 2017 and Linc Cymru's additional housing element of 20 units will follow on immediately. Given that the school is also programmed to open in 2018 it is reasonable to assume the whole site will be delivered in the five year period. The landowner is in discussion with the Council and a pre-application meeting recently took place and there is active interest from volume builders.
- 1.26** The agreed JHLAS (2017) forecasts that housing delivery is anticipated from 2018 onwards to dovetail with primary school completion.

Summary

- 1.27 It is recognised that there are a few challenging allocations that have progressed slower than anticipated but significant progress has been made in bringing these sites forward with Masterplans and Development Briefs in place. In addition, planning applications relating to many of these sites are substantially advanced demonstrating private sector interest and that the LDP strategy has broadly been successful. It must be recognised that many of these sites have only not come forward due to viability and market conditions. The delays in them coming forward, however, have implications for other monitoring targets and triggers and the need for any further action is being considered in connection with those particular indicators. Given the importance of delivering COM1 and COM2 sites, particularly in terms of their contribution to the 5 year land supply, the Local Planning Authority recognises the need to address this issue immediately through the statutory LDP Review process and will continue to monitor their progress closely.

Appendix 3 & 4: Invitation to prepare Joint Local Development Plan and invitation to Local Planning Authorities to prepare a Strategic Development Plan.

<https://democratic.bridgend.gov.uk/documents/s14761/Appendix%20%20Invitation%20to%20prepare%20Joint%20Local%20Development%20Plan%20and%20invitation%20to%20Local%20Planning%20Auth.pdf>

Appendix 5: Cardiff Capital Region Joint Cabinet response to the Cabinet Secretary supporting the principle of a SDP for the Cardiff Capital Region.

<https://democratic.bridgend.gov.uk/documents/s14759/Appendix%20%20-%20Cardiff%20Capital%20Region%20Joint%20Cabinet%20response%20to%20the%20Cabinet%20Secretary.pdf>

Appendix 6: Bridgend County Borough Council's formal response to the Cabinet Secretary in relation to preparing Joint Local Development Plans and Report to Council (28th February 2018).

<https://democratic.bridgend.gov.uk/documents/s14758/Appendix%201%20-%20BCBC%20response%20to%20Lesley%20Griffiths%20AM.pdf>

Report to Council: 28th February 2018

<https://democratic.bridgend.gov.uk/documents/s14757/FULL%20COUNCIL%2028%20FEB%202018%20-%20JOINT%20LDPs%20SDP%20BCBC%20RESPONSE.pdf>

Accompanying Options Appraisal

<https://democratic.bridgend.gov.uk/documents/s14762/Appendix%205%20-%20Options%20Appraisal.pdf>

Appendix 7 – LDP (2013) Draft Review Report: Public Consultation Report – Summary of Key Issues Raised

- 1.1** A statutory review of the Bridgend Local Development Plan (LDP) commenced in 2017, the first stage being the publication of the Draft Review Report which was subject to a four week stakeholder consultation period commencing Monday 30 April 2018 until 5pm Friday 25 May 2018.
- 1.2** The Draft Review Report was accompanied by an official comments form that included the following five questions and an opportunity to provide additional comments if required:
- **Q1. Does the Review Report identify all the key contextual issues to be considered in the review of the LDP?**
 - **Q2. Does the existing LDP Vision & Objectives remain appropriate for a Revised Plan?**
 - **Q3. Do you agree that the existing LDP Regeneration-Led Spatial Strategy needs to be reviewed?**
 - **Q4. Does the Review Report identify the policies that are likely to need changing in the Revised Plan?**
 - **Q5. Does the Review Report identify the most appropriate revision procedure to prepare a Revised Plan and whether the Review should be undertaken individually or jointly?**
- 1.3** The LPA received 11 consultation responses. A summary of the key issues raised in relation to the questions on the Draft Review Report is provided in the table below:

Consultation Question	Representor	Comment	LPA Response	Recommendation
Q1. Does the Review Report identify all the key contextual issues to be considered in the review of the LDP?	The Glamorgan Gwent Archaeological Trust Ltd	None.	None.	No change required to the Review Report.
	Natural Resources Wales	<p>Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales on the above LDP draft review report, which we received on 24 April 2018.</p> <p>We welcome the consultation, and we agree that a full revision appears logical. We would like to take the opportunity to offer our support, including informal engagement throughout the LDP review process.</p> <p>The review document appears to highlight all relevant policy and legislative changes that require consideration in the context of the review. From a Biodiversity perspective, the new Section 6 duty introduced by the Environment Act and the wellbeing goals set out in the Wellbeing of Future Generations Act must be key considerations of the revised LDP in delivering sustainable development.</p> <p>With regard specifically to paragraph 2.2.8 'The Wellbeing of Future Generations Act 2015', we feel it is important to raise and emphasise that a 'resilient' Wales refers to the 'resilience of ecosystems'. This links directly with the newly enhanced duty of public authorities to 'maintain and enhance biodiversity wherever possible within the proper exercise of their functions.' This enhanced duty should be a core issue as part of the review.</p>	Comments noted.	No change required to the Review Report.
	National Grid	None.	None.	No change required to the Review Report.
	Merthyr Mawr Community Council	None.	None.	No change required to the Review Report.
	South Wales Police, Designing Out Crime Officer	None.	None.	No change required to the Review Report.

	The Coal Authority	None.	None.	No change required to the Review Report.
	Mrs M C Wilkins	Bridgend County Borough Council has gone against Policy ENV2, development of Green Wedge. Development which causes or contributes to the (coalescence) of settlements or reduces openness (the openness) of land between settlements will not be permitted.	The comments received from Mrs M C Wilkins are noted. This matter will be considered as part of the Replacement LDP process.	No change required to the Review Report.
	Cllr Dr Venables	Yes.	None.	No change required to the Review Report.
	Home Builders Federation	Yes.	None.	No change required to the Review Report.
	Barratt Homes (BDW Trading Ltd)	<p>It is agreed that the review report captures all of the key contextual issues to be considered as part of the LDP review.</p> <p>Whilst the report documents the potential changes in Welsh Government Population and Household Projections, there is a need to ensure that, going forward, any changes in projections are considered in the round with other factors which will influence land use requirements and aspirations. Population and household projection figures should only be considered as starting points in setting housing land requirements and allocations within LDP's.</p> <p>Whilst the current LDP strategy for growth and regeneration currently allows for a higher level of allocations than the latest population projections suggest might be necessary, any global figure for housing allocations will need to factor in the fact that Bridgend CBC is signed up to the Cardiff Capital Region City Deal and; the need to make an allowance for flexibility and the current backlog in housing land supply.</p> <p>The Council has recently confirmed its support for the City Deal in agreeing to sign up to the proposed budget for the next 5 years (April 2018). The LDP review report correctly identifies the City Deal as a key</p>	<p>The comments received from Barratt Homes (BDW Trading Ltd) are noted.</p> <p>The level of housing growth required will be a matter considered as part of the Replacement LDP process.</p> <p>Officers of BCBC will be working simultaneously with other LPAs to prepare an SDP (subject to political approval) thus ensuring coherence and a regional approach. This would ensure that Bridgend LDP does not prejudice or compromise a future SDP</p>	No change required to the Review Report.

		<p>factor in the LDP review, which will need to capitalise on the opportunities that will be presented and the implications this will have on the need to deliver new housing.</p> <p>Bridgend CBC includes land in strategically important locations to make the best opportunity to capture growth to come out of the city deal and this should be recognised and capitalised on through a growth strategy.</p> <p>To summarise, the report does identify all of the contextual issues, but it is important in future stages to give each of the contextual issues appropriate weight, whilst maintaining a growth strategy for the borough.</p>	strategy whilst maintaining up-to-date development plan coverage.	
	Edenstone Homes Ltd (DPP Planning)	Yes.	None.	No change required to the Review Report.

Consultation Question	Representor	Comment	LPA Response	Recommendation
Q2. Does the existing LDP Vision & Objectives remain appropriate for a Revised Plan?	The Glamorgan Gwent Archaeological Trust Ltd	None.	None.	No change required to the Review Report.
	National Grid	None.	None.	No change required to the Review Report.
	Natural Resources Wales	We feel that nature based solutions should be embedded as a cross cutting objective within both the LDP and the local Wellbeing Plan and form part of the vision for the revised plan. Appropriate mechanisms are also required to secure delivery of green infrastructure within development and consider habitat connectivity on a landscape scale. Undelivered allocated sites should be re-assessed using up to date environmental constraints e.g. revised flood map information. We can provide advice on existing constraints.	Comments noted.	No change required to the Review Report.
	Merthyr Mawr Community Council	None.	None.	No change required to the Review Report.
	South Wales Police, Designing Out Crime Officer	None.	None.	No change required to the Review Report.
	Welsh Water (dwrcymru)	None.	None.	No change required to the Review Report.
	The Coal Authority	None.	None.	No change required to the Review Report.
	Mrs M C Wilkins	The LDP vision has already been (overturned) with large scale over development of land for houses by Bridgend County Borough Council Planning Committee giving permission.	The comments received from Mrs M C Wilkins are noted. The LDP Vision will be reviewed as part of the Replacement LDP process.	No change required to the Review Report.
	Cllr Dr Venables	Yes.	None.	No change required to the Review Report.

Home Builders Federation		<p>In terms of the Vision this may need to be amended to take account of the proposed regional working including, SDP and City Deal. The direction of travel these are setting would suggest the role of the LPA in the wider context has to be given greater consideration. In terms of the 4 Strategic Objectives the HBF would note that no.2 is clearly protective, whilst the other three do not as clearly support development. The HBF suggests that the wording should be re- considered for at least one of the Strategic Objectives so that it talks about the wider benefits of development both in terms of meeting housing need but also supporting economic growth and prosperity.</p>	<p>The comments received from the HBF are noted. The LDP Vision and Objectives will be reviewed as part of the Replacement LDP process.</p>	<p>No change required to the Review Report.</p>
Barratt Homes (BDW Trading Ltd)		<p>It is considered that the existing LDP Vision and Objectives remain appropriate for the revised plan, however, there is a need to introduce additional objectives as follows:</p> <p>To recognise the need to rectify the current shortage in housing land supply and provide for a more flexible and robust supply throughout the new plan period. This could be included by adding an objective to ‘deliver a range and choice of housing sites in order to maintain a flexible and robust housing land supply.’ To recognise the role that Bridgend CBC will need to play in capturing the benefits of the City Deal by adding an objective to ‘support the objective of the Cardiff Capital Region City Deal by adopting a growth strategy for employment and housing land’.</p> <p>This would accord with the well-being goals of creating a prosperous, resilient and more equal Wales, without compromising any of the other goals.</p>	<p>The comments received from Barratt Homes (BDW Trading Ltd) are noted. The LDP Vision and Objectives will be reviewed as part of the Replacement LDP process.</p>	<p>No change required to the Review Report.</p>
Edenstone Homes Ltd (DPP Planning)		<p>In general terms, it is considered that the overall LDP Vision and Objectives remain appropriate for the revised Plan, however, it is considered that some tweaking is necessary and appropriate to ensure the Authority continue to try and meet their housing delivery targets. Bridgend’s location relative to the Cardiff Capital Region is a key factor, and it is considered that BCBC should place more weight on the role it has in delivering much needed housing across this region, rather than assessing the requirements within the confines of its own boundary. The use of population growth figures alone in determining housing targets should not be slavishly adhered to, and whilst it is acknowledged that some reduction in the number of homes the Authority need to deliver over</p>	<p>The comments received from Edenstone Homes Ltd are noted. The LDP Vision and Objectives will be reviewed as part of the Replacement LDP process.</p>	<p>No change required to the Review Report.</p>

the plan period is likely to occur, given its wider role the Authority should seek to be aspirational in its target.

The Authority should take full advantage of its location and view this as being a key economic opportunity to bring jobs and wealth to the area from other parts of the region, where it would otherwise not have benefitted.

The four overall Strategic Objectives should also reflect a more positive attitude towards development. Further comment is made below in respect of the regeneration led spatial strategy, however, in our view this hasn't worked to its fullest, and therefore Strategic Objective 3 should be amended to not only refer to 'regeneration', but also include 'development' more generally as a tool to spread prosperity and opportunity.

Consultation Question	Representor	Comment	LPA Response	Recommendation
Q3. Do you agree that the existing LDP Regeneration-Led Spatial Strategy needs to be reviewed?	The Glamorgan Gwent Archaeological Trust Ltd	None.	None.	No change required to the Review Report.
	Natural Resources Wales	<p>Yes, we would suggest that this should be reviewed in line with the principles of Sustainable Management of Natural Resources as set out in the Environment Act. We would raise the opportunities for collaboration on green infrastructure projects with neighbouring authorities as species and habitats connectivity should be considered on a landscape scale.</p> <p>We also wish to emphasise the opportunities within the review to consider priorities for habitat connectivity for key species at a landscape scale. In particular, the county of Bridgend is a key area for dormouse, with established populations in a number of areas, including two of the listed strategic employment sites (Island Farm and Brocastle).</p>	Comments noted.	No change required to the Review Report.
	National Grid	None.	None.	No change required to the Review Report.
	Merthyr Mawr Community Council	None.	None.	No change required to the Review Report.
	Welsh Water (dwrcymru)	None.	None.	No change required to the Review Report.
	The Coal Authority	None.	None.	No change required to the Review Report.
	Mrs M C Wilkins	No.	None.	No change required to the Review Report.
	Cllr Dr Venables	Yes.	None.	No change required to the Review Report.
	Home Builders Federation	Yes.	None.	No change required to the Review Report.
	Barratt Homes (BDW Trading Ltd)	The review report acknowledges that the LDP regeneration led spatial strategy needs to be reviewed. It is evident that the reliance upon regeneration sites has, in part, led to the current difficulties in housing land supply, albeit there are other external factors for this including market	The comments received from Barratt Homes (BDW Trading Ltd) are noted. The Spatial Strategy will be	No change required to the Review Report.

		<p>difficulties. To address such issues, the Council should seek to allow substantial greenfield developments to sustain existing communities throughout the county. It is essential that the LDP delivers a range and choice of housing sites to maintain flexibility in housing land supply and to provide a robust LDP strategy for delivering them. Porthcawl is recognised as a strategic centre and this should be maintained within the new strategy.</p> <p>As well as the shortfall in housing land supply across the entirety of BCBC, it is evident that there is a localised acute shortfall in supply in the Porthcawl Strategic Regeneration Growth Area. The 2016 JHLAS confirmed that only 91 units (of those sites listed in the JHLAS) have been built in Porthcawl to date, with only 38 of these having been built since the 2015 JHLAS. Those units that have been built have come forward across a number of smaller residential LDP allocations and windfalls from sites within settlement boundaries. No units have been delivered at the Waterfront Regeneration Area allocation, which accounts for 87% of allocated units within the Porthcawl Strategic Regeneration Growth Area. There is a need to reduce the reliance in meeting Porthcawl's housing need on the Waterfront Regeneration Area through sustainable housing allocations, which will also be necessary to provide for a choice of family homes as well as the (likely) supply of flatted development within the waterfront regeneration. Alternatively, as advocated in paragraph 3.35 of the draft PPW 10, such sites should be allocated but not count towards the overall LDP housing supply. Porthcawl and Pyle are ideally located close to junction 37 of the M4 in order to capture benefits from the City Deal, whilst building upon existing available infrastructure.</p>	reviewed as part of the Replacement LDP process.	
	Edenstone Homes Ltd (DPP Planning)	<p>Yes – particularly in the Porthcawl regeneration area. The reliance BCBC have placed on the Seven Bays project in delivering housing and regeneration in this area has been challenged on several occasions, and whilst it is acknowledged that steps have been taken by BCBC to now bring the site(s) forward for development, there remains doubt that the allocation will deliver the necessary benefits, and more importantly housing to meet the housing targets.</p> <p>Accordingly, it is considered that the regeneration led strategy for the Porthcawl Area needs to be reviewed more closely to ensure that over the</p>	The comments received from Edenstone Homes Ltd are noted. The Spatial Strategy will be reviewed as part of the Replacement LDP process.	No change required to the Review Report.

next plan period the housing needed to achieve the regeneration objectives in this area are met. Accordingly, BCBC should seriously consider the allocation of other land in this area that could come forward without delay and have less obstacles to its delivery – thereby enabling BCBC to meet their regeneration aspirations for this area.

The focus for these allocations should be around the M4 corridor – around Kenfig Hill / North Cornelly / Pyle. Such allocations would also support the employment allocations in the area, which have been more successful in this location.

Consultation Question	Representor	Comment	LPA Response	Recommendation
Q4. Does the Review Report identify the policies that are likely to need changing in the Revised Plan?	The Glamorgan Gwent Archaeological Trust Ltd	None.	None.	No change required to the Review Report.
	National Grid	None.	None.	No change required to the Review Report.
	Natural Resources Wales	<p>We note the summary of the proposed LDP policy review which refers to possible amendments to policy SP4 – Conservation and Enhancement of the Natural Environment. We would support this and would suggest that this Policy could be strengthened to provide further consideration to opportunities for green infrastructure and improvements to habitat connectivity on a landscape scale.</p> <p>We would wish to reiterate the fundamental change to maintain and enhance under Section 6 of the Environment Act which needs to be considered in the LDP review. In addition, we wish to reiterate the focus towards ecosystem resilience which is a key goal of the Principles of Sustainability within the Wellbeing of Future Generations Act 2015 which also needs to be given consideration as part of the LDP review.</p>	Agreed.	No change required to the Review Report.
	Merthyr Mawr Community Council	None.	None.	No change required to the Review Report.
	Welsh Water (dwrcymru)	None.	None.	No change required to the Review Report.
	The Coal Authority	I have reviewed the Draft Review Report and note that most of the policies which are of interest to the Coal Authority are noted as being functioning effectively with only minor amendments required to reflect contextual changes, legislation and updated national planning policy. It is noted however that changes are proposed to Policy ENV11 to reflect the most up to date Technical Guidance.	None.	No change required to the Review Report.

		On the basis of the changes proposed in the Draft Review Report the Coal Authority has no specific comments to make at this early stage.		
	Mrs M C Wilkins	"Policy ENV3 - No change. Except more conservation areas and Special Landscape Areas Court Colman Farm. This includes Penyfai Common that must be protected from encroachment.	The comments received from Mrs M C Wilkins are noted. This matter will be considered as part of the Replacement LDP process.	No change required to the Review Report.
	Cllr Dr Venables	Yes.	None.	No change required to the Review Report.
	Home Builders Federation	Yes subject to the comments below. The HBF suggests that under Housing and Site Allocations more weight needs to be given to the review of previously undeveloped allocated sites. Also the importance of giving greater consideration to the viability of sites needs to be identified in line with both the recent Arcadis report for WG and the draft PPW10.	All existing undeveloped 'brownfield' allocations in the existing LDP will be reviewed as part of the Replacement LDP process.	No change required to the Review Report.
	Barratt Homes (BDW Trading Ltd)	Appendix 1 documents each of the policies within the LDP and makes a comment on whether there is a need to revise each of the policies depending on how effectively they are functioning present. The appendix identifies that the vast majority of the policies are functioning effectively but minor amendments may be required to reflect contextual changes and updated national planning policy. BDW supports a recognition that the policies SP1, PLA1 COM1 and COM2 require revision to address the housing land supply shortage and to ensure a more robust and flexible housing land supply going forward.	None.	No change required to the Review Report.
	Edenstone Homes Ltd (DPP Planning)	Yes, however, it is evident from the Review Report that ownership and viability of sites remain a key obstacle in delivery of housing sites. This is, we believe, a direct result of the regeneration based strategy that relies too heavily on either previously developed land, or sites with complicated ownership structures. Accordingly, such sites should be accompanied by 'simpler' or 'cleaner' sites, i.e. greenfield, that are generally free from such restrictions and are likely to come forward quickly.	All existing undeveloped 'brownfield' allocations in the existing LDP will be reviewed as part of the Replacement LDP process.	No change required to the Review Report.

		In addition, we believe greater scrutiny should be made of previously undeveloped allocated sites, and in particular their viability prior to their allocation/re-allocation in any revised plan.		
--	--	---	--	--

Consultation Question	Representor	Comment	LPA Response	Recommendation
5. Does the Review Report identify the most appropriate revision procedure to prepare a Revised Plan and whether the Review should be undertaken individually or jointly?	The Glamorgan Gwent Archaeological Trust Ltd	None.	None.	No change required to the Review Report.
	Natural Resources Wales	It would be beneficial if a joint LDP was undertaken with neighbouring authorities. Many of our strategic planning interests are better considered on a cross boundary level. This will also fit in with the Area Statements. However, we appreciate the difficulties you may have undertaking a joint LDP.	NRW are referred to sections 5.1 – 5.21 of the Review Report which sets out the justification for BCBC preparing a replacement of its existing LDP.	No change required to the Review Report.
	National Grid	None.	None.	No change required to the Review Report.
	Welsh Water (dwrcymru)	None.	None.	No change required to the Review Report.
	South Wales Police, Designing Out Crime Officer	None.	None.	No change required to the Review Report.
	The Coal Authority	None.	None.	No change required to the Review Report.
	Mrs M C Wilkins	No review should take place or revised plan. Bridgend and communities have had enough of large scale over development of land for houses and small scale development taking the green wedge land between settlements (Policy ENV2)	An up-to-date LDP is an essential part of a planned planning system in Wales. In order to ensure that there is a regular and comprehensive assessment of whether plans remain up-to-date the Council is statutorily required under Section 69	No change required to the Review Report.

			of the Planning and Compulsory Purchase Act 2004 to undertake a full review of the adopted LDP at intervals not longer than every 4 years from the date of adoption. As such, a full review of the adopted LDP was triggered in September 2017.	
	Cllr Dr Venables	Yes.	None.	No change required to the Review Report.
	Home Builders Federation	Yes the HBF considers a full review as recommended by the report the most appropriate revision procedure. The HBF has no preference on whether or not the review is undertaken individually or jointly.	None.	No change required to the Review Report.
	Barratt Homes (BDW Trading Ltd)	Full support is given to the preferred option of an individual review of the Bridgend LDP, whilst simultaneously working collaboratively with the region to prepare an SDP. This is considered to be the quickest and most reliable way forward to achieve new allocations to address the housing land supply shortage, as well as addressing identified issues with the employment allocations within the LDP. The complexity of engaging in a joint local plan would most likely lead to substantial delays in producing an adopted plan and a potential policy vacuum going forward. Relying upon an SDP and foregoing an individual LDP would also carry the same risk, i.e. the high potential for significant delays in producing and SDP (which has yet to be attempted anywhere in Wales) will inevitably lead to a policy vacuum in the short term. BDW therefore support option 2, which is to proceed immediately with an individual review of the Bridgend LDP.	None.	No change required to the Review Report.
	Edenstone Homes Ltd (DPP Planning)	Yes, a full review as recommended by the report i.e. Option 2 or 3, is the most appropriate revision procedure given the need to look at the delivery of housing more widely.	None.	No change required to the Review Report.

Further Comments

Representor	Comment	LPA Response	Recommendation
The Glamorgan Gwent Archaeological Trust Ltd	The historic environment is an important part of Bridgend CBC's area, and includes statutorily designated historic assets of both areas and structures, as well as non-designated historic assets. The range of these includes areas such as the Mesolithic flint scatters at Merthyr Mawr Warren, shrunken Medieval villages, and the historic core of Bridgend, with its Medieval bridge, castle and church, industrial minerals extractive and transporting landscapes, RAF Stormy Down, as well as information on isolated finds of all periods, all of which contribute to the distinctive heritage and current form of the area. We are also able to provide information on the policies and procedures that have been adopted for development in other local authorities: for Bridgend, eleven areas have been delineated as Archaeologically Sensitive Areas in an Archaeology and Archaeologically Sensitive Areas SPG which has been supplied to you in draft in 2017 and is awaiting approval. The historic environment should not be seen as any constraint to development, but viewed with the Well-being of Future Generations (Wales) Act, contribute substantially to the well-being goals relating to culture and community, and by understanding and enhancement to the remaining goals. The Draft Review Report notes in 2.2.11 that the Historic Environment (Wales) Act 2016 has become law, giving more effective protection to the historic environment in Wales. There is a suite of relevant supporting policy (Planning Policy Wales 9, 2016 Chapter 6: The Historic Environment, technical advice notes (TAN24: The Historic Environment) and best practice guidance, some of which is still emerging. Inclusion of these in a revised Plan would acknowledge current legislation and support current professional standards.	The comments received from the Glamorgan Gwent Archaeological Trust Ltd are noted.	No change required to the Review Report.
National Grid	National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We have reviewed the above consultation document and can confirm that National Grid has no comments to make in response to this consultation.	The comments received from National Grid are noted. No change required to the Review Report.	No change required to the Review Report.
Merthyr Mawr Community Council	Thank you for providing the information regarding Bridgend Local Development Plan (2013) - Consultation on Draft Review Report & Draft Replacement Local Development Plan Delivery Agreement. This was noted by Merthyr Mawr Community Council during their meeting on Monday 14th May 2018. Merthyr Mawr Community Council are satisfied with the way the review is being undertaken at present.	The comments received from Merthyr Mawr Community Council are noted.	No change required to the Review Report.
Welsh Water	Thank you for consulting Welsh Water on the Draft Review Report. We have no specific comments to make on the content but are keen to be involved in the	The comments received from Welsh Water are noted. The	No change required to the Review Report.

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 55</p>	<p>early stages of the Replacement LDP.</p>	<p>LPA will liaise with Welsh Water as part of the Replacement LDP process.</p>	
<p>South Wales Police, Designing Out Crime Officer</p>	<p>In respect of the above, I would like to pass comment at the appropriate time, as the Designing out Crime Officer for the Bridgend County Borough Council Area, to strengthen the subject topic of Community Safety within the Local Development Plan.</p>	<p>The comments received from South Wales Police (Designing Out Crime Officer) are noted. The LPA will liaise with South Wales Police on this issue as part of the Replacement LDP process.</p>	<p>No change required to the Review Report.</p>
<p>Mrs M C Wilkins</p>	<p>Bridgend County Borough is suffering from over intensification of large housing developments; this is putting a strain on our communities and causing the highway structure to become grid locked. The LDP is against over intensification of houses and this is adopted by Bridgend County Borough Council.</p>	<p>The comments received from Mrs M C Wilkins are noted. The Spatial Strategy will be reviewed as part of the Replacement LDP process.</p>	<p>No change required to the Review Report.</p>
<p>Cllr Dr Venables</p>	<ol style="list-style-type: none"> 1. On page 24 it discusses how Brocastle is a strategic employment site and refers to brownfield site. However I would presume that Brocastle, although identified for this purpose is a greenfield site. 2. On page 27 it discusses the affordable housing policy and how there are different rates in different areas. However there is no explanation of why these are different and how they were determined. 	<p>The comments received from Cllr Dr Venables are noted.</p> <p>In response to comment 1, it is accepted that Brocastle is a 'greenfield' site. However, paragraph 3.2.6 of the Review Report merely reflects the supporting text in the current LDP that states that the overall preference of the LDP Strategy is for the development of land within urban areas, especially on previously development 'brownfield' land.</p> <p>In response to comment 2, Cllr Venables is referred to Background Paper 8: Affordable Housing that was prepared to inform the Bridgend LDP (2013). This background paper</p>	<p>No change required to the Review Report.</p> <p>No change required to the Review Report.</p>

	<p>3. On page 39 there is a discussion of waste policies. In particular it states that several areas will be favoured including Waterton Industrial Estate. However this area is very near to residential properties in the village of Treoes, Vale of Glamorgan and Waterton and Parc Afon Ewenni, I would need reassurance that this was not going to impact on residential properties or quality of life for the area.</p> <p>4. On page 57 there is a discussion of Parc Afon Ewenni. My understanding was that PAE was from the council depot to the South Wales Police. However on page 58 there is a discussion of Land at Waterton Lane. This seems to include the council depot and seems to be a sub section of PAE and not a separate section. It refers to 666 units, but surely these are part of Parc Afon Ewenni and it should be discussed as so.</p>	<p>sets out the evidential basis from which the affordable housing policies contained in the LDP have been developed. For information purposes, the critical evidence base studies that will be required to support the Replacement LDP will include a Local Housing Needs Assessment – to identify how many homes are required of each tenure: open market housing and affordable housing and a Affordable Housing Viability Assessment – to provide advice on achievable and viable targets and thresholds for affordable housing.</p> <p>In response to comment 3, any potential or future waste facility would require a formal planning application to be submitted where issues such impact upon residential amenity would be fully considered.</p> <p>In response to comment 4, the land allocated as COM1(3) Parc Afon Ewenni in the Bridgend LDP (2013) includes the BCBC Highway Depot in the East and extends to the Waterton Roundabout in the West, incorporating the South Wales Police site. Land at Waterton</p>	<p>No change required to the Review Report.</p> <p>Typographical error: Review Report amended to refer to 42 units allocated under LDP Policy COM1(7).</p>
--	---	--	--

	<p>5. Also in this section there is inclusion of a current residential area, Clos Waterton, but there is no inclusion of the residential area of Waterton Lane. It would seem that the hamlet of Waterton should now be included in this discussion and the development of community facilities and other infrastructure.</p>	<p>Lane is a separate site and is allocated for 42 units COM1(7). The reference to 666 units on page 58 is a typographical error and should refer to the 42 units allocated under COM1(7).</p> <p>In response to comment 5, the reference to Clos Waterton is made in the context of development served off the 'left in, left out' junction from the A473. The residential area of Waterton Lane is accessed from Brocastle Avenue, as is the land allocated as COM1(11) & COM1(14). The policies of the existing Bridgend LDP ensure that the need for additional or improved community services and facilities created by new development is addressed through the planning application process.</p>	<p>No change required to the Review Report.</p>
<p>Home Builders Federation</p>	<p>The HBF suggests that some additional commentary is added with regard to cross boundary issues with the three neighbouring Authorities, particularly as two of them have recently adopted their LDP's.</p>	<p>Section 5.19 states that the most appropriate way forward that responds to local issues, maintains plan coverage and delivers the best planning outcomes, is to proceed immediately with a review and replacement of Bridgend's existing LDP whilst simultaneously working collaboratively neighbouring authorities and the region on the SDP, wherever possible sharing a joint evidence base. In addition the Delivery</p>	<p>No change required to the Review Report.</p>

Although not explicit the plan at para. 2.2.3 – 2.2.6 contains a lot of data relating to population projections, this suggests that Bridgend Council see this as the main driver behind housing need. This section should include additional wording relating to the potential economic aspirations of the plan and the wider region which may be used to support the proposed housing requirement within the plan.

Agreement consultee list now includes all of the LPAs in the Cardiff Capital Region to reflect the importance of collaborative working and the importance of strategic cross-boundary issues.

It is not considered necessary to insert additional text as requested by the HBF because the new development strategy will be informed and developed using a refreshed evidence base.

No change required to the Review Report.

Development Planning, Bridgend County Borough Council,
Civic Offices, Angel Street, Bridgend, CF31 4WB

Tel: 01656 643162 email: ldp@bridgend.gov.uk

This page is intentionally left blank

Bridgend Replacement Local Development Plan 2018-2033



Delivery Agreement 2018



CONTENTS

		Page
1	Introduction	3
2	Timetable – for preparing the Replacement LDP	10
3	Community Involvement Scheme	14

APPENDICES

		Page
1	List of Consultation Bodies	40
2	Detailed Timetable for the Replacement LDP	45
3	Draft Delivery Agreement Consultation Report – Summary of Key Issues Raised	47
4	Risk Assessment	51
5	Glossary of Terms	54

1.0 Introduction

1.1 Purpose of a Delivery Agreement

1.1.1 The Replacement LDP will cover the period 2018-2033. Preparation of a Delivery Agreement¹ is a key requirement in preparing a Replacement LDP. This document provides details of the various stages involved in the Plan-making process and the time each part of the process is likely to take, as well as the resources that the Council will commit to Plan preparation. It also sets out the way in which the Council proposes to involve the local community and other stakeholders in the preparation of the Replacement LDP. The Replacement LDP will be examined by an independent Inspector to test whether the Plan is sound and has been prepared in accordance with its Delivery Agreement.

1.1.2 The Delivery Agreement is divided into two key sections:

- **The Timetable for producing the revised LDP.** This provides a clear indication of when each of the different stages of plan preparation will take place. Definitive dates are provided up to the deposit stage and indicative dates for later stages. This is an example of a project management approach to ensure that the plan is adequately resourced and delivered on time. The timetable is included in 'Section 2' of this Delivery Agreement; and
- **The Community Involvement Scheme** – this outlines the Authority's principles of community engagement; its approach in relation to who, how and when it intends to engage with the community and stakeholders, how it will respond to representations and how these representations will inform later stages of plan preparation. This is included in 'Section 3' of this Delivery Agreement.

1.1.3 A glossary of terms can be found in Appendix 5.

¹ Section 62 (9) Planning and Compulsory Purchase Act 2004 (as amended Planning (Wales) Act 2015) & Section 63 (1) Planning and Compulsory Purchase Act 2004 & Regulations 5 – 10 LDP (Wales) Regulations (as amended 2015)

1.2 Delivery Agreement Preparation and Consultation

1.2.1 A number of key steps in the preparation of the Delivery Agreement have been undertaken to date. This Delivery Agreement (DA) has been consulted upon with specific consultation bodies to seek views on the timetable and community involvement scheme². The consultation responses are summarised in Appendix 3. The next steps include:

- Report the updated DA to Council for approval;
- Submit DA to Welsh Government for agreement;
- Publish DA on Council website and place in Planning Reception and Community Hubs/Libraries across the County; and
- Review DA on a regular basis (quarterly).

1.3 Preparation of the Replacement LDP

1.3.1 In preparing the revised LDP the Council will aim to achieve the following key objectives:

- Facilitate Sustainable Development by fully integrating a Sustainability Appraisal (incorporating Strategic Environmental Assessment) into the plan making process. A Well-being Assessment and Health Impact Assessment will also be produced;
- Ensure early and effective community involvement in order to consider a wide range of views, with the aim of building a broad consensus on the strategy and policies for the revised LDP;
- Enable policy integration by producing a revised LDP that is internally consistent with other corporate priorities and other policies and strategies at the national, regional and local level, appreciating the need to avoid unnecessary repetition;
- Deliver a fast and responsive approach to plan-making;
- Produce a revised LDP that is strategic, concise and distinctive in setting out how Bridgend will develop and change, with particular regard to the well-being of future generations whilst also addressing key issues collaboratively with adjacent local planning authorities; and
- Deliver sustainable development, with full consideration of infrastructure requirements, availability of resources, viability and market factors.

1.3.2 The revised LDP will be prepared with regard to a wide range of legislation, policies and other initiatives at the European, national, regional and local level. The emerging Local Well-Being Plan (LWBP) will be critical during the replacement LDP process. The LWBP relates to the economic, social, environmental and cultural well-being of Bridgend and will have clear links with the LDP where it relates to land use planning.

² Welsh Government LDP Manual (Edition 2, 2015)

1.4 Sustainability Appraisal incorporating Strategic Environmental Assessment (SA/SEA)

1.4.1 A Sustainability Appraisal, (SA) incorporating Strategic Environmental Assessment³ (SEA) is a statutory requirement of LDP preparation, in order to assess the environmental, social and economic implications of the plans strategy and policies. The SA/SEA process is utilised to ensure that policies in the LDP reflect sustainable development principles and take into account the significant effects of the plan on the environment. SA, incorporating SEA, was an iterative process throughout the preparation of the adopted LDP and is reflected in the Plan's proposals and policies.

1.4.2 The Council will continue to adopt an integrated approach to the SA/SEA of the revised LDP, ensuring that the revised plan is internally consistent, with economic and social issues considered alongside other matters. The appraisal process will run concurrently with the plan making process and forms an iterative part of plan preparation. The SA, incorporating SEA, will therefore draw upon the Bridgend Local Well-being Plan (produced in accordance with the Well Being of Future Generations (Wales) Act – refer to Section 1.9) and will integrate where possible with a Wellbeing Assessment, Health Impact Assessment (HIA) and Habitats Regulations Assessment (HRA) that will also be prepared to support the Bridgend LDP Review.

1.4.3 The SA, incorporating the SEA will be undertaken as follows:

- **A Sustainability Appraisal, incorporating Strategic Environmental Assessment, Scoping Report.** This report will identify the need to undertake a SA, incorporating SEA, of the LDP Review and set out the proposed SA methodology and consultation arrangements. In doing so it will provide an overview of sustainability baseline data conditions and issues relevant to the Bridgend area, together with a review of other plans, policies, programmes and strategies which are likely to influence the LDP Review. The existing SA Framework adopted for the first Bridgend LDP will also be reviewed and updated as necessary to provide a robust mechanism for undertaking the SA, incorporating SEA, of new LDP proposals and policy options as they emerge. This report will be subject to consultation with the SEA Consultation Bodies before any substantive proposals or policy options are subject to consultation;
- **The Sustainability Appraisal (SA) Report:** All substantive proposals and policy options for a replacement LDP will be subject to a proportionate level of SA, incorporating SEA. This will include assessment reasonable alternatives to preferred options and the SA will be carried out in accordance with the SA Framework and methodology defined through SA/SEA Screening and Scoping.

³ European Union Directive 2001/42/EC & Environmental Assessment of Plans and Programmes (Wales) Regulations 2004

- The SA process will be reported within iterative SA Reports which will accompany the Preferred Strategy (LDP Pre-Deposit) and Pre-Deposit Documents, with the SA Report updated between these stages to reflect changes to the emerging LDP:
 - The SA Report for the Preferred Strategy will focus on assessing likely significant effects from the proposed LDP options, spatial strategy and strategic policies; and
 - The SA Report for the LDP Pre-Deposit Document will assess likely significant effects from all substantive components of the LDP Deposit Document, including all proposed site allocations and policies.
 - Following the completion of an Examination regarding the LDP, all binding recommendations made by the Examination Inspector will be subject to SA, incorporating SEA, Screening, to determine whether they would give rise to any new or different likely significant effects not previously reported within the SA Report for the LDP Deposit Document. This SEA Screening will be documented within an SA Addendum.

- **A Sustainability Appraisal Post Adoption Statement** will be published after the revised LDP is adopted. This will explain how sustainability considerations and the Sustainability Assessment, incorporating Strategic Environmental Assessment, have been taken into consideration in the production of the revised LDP.

1.5 Habitats Regulations Assessment (HRA)

- 1.5.1** The requirement for Habitats Regulations Assessment (HRA) comes from the Habitats Directive⁴, specifically Article 6(3), which requires that land use plans, including LDPs, are subject to a HRA Screening to determine whether any plan [or project] is likely to have a significant effect upon a European site, either alone, or in combination with other projects. In Wales, requirements for HRA, including for proposed modifications to existing plans, are set out within Part 6 of the Conservation of Habitats and Species Regulations 2017 and Part 2 of the Conservation of Offshore Marine Habitats and Species Regulations 2017.
- 1.5.2** The HRA process follows a series of Stages; these will be undertaken for the LDP Review, as necessary, to meet with the requirements of the Regulations:
- **Stage 1 - HRA Screening:** to determine whether the LDP Review is likely to have significant effects on European Sites;
 - **Stage 2 – Appropriate Assessment:** If the HRA Screening indicates that the LDP Review is likely to have significant effects, a further level of assessment is needed to consider whether the LDP Review could adversely affect the integrity of one or more European site(s), either alone or in combination with other plans or projects, in view of their established conservation objectives and conservation status. If the potential for adverse effects on site integrity are identified, the Appropriate Assessment should also consider mitigation measures to control the

identified impacts, to avoid adverse effects on site integrity; and

- **Stage 3 and 4 – Consideration of Alternatives and Imperative Reasons of Overriding Public Interest:** Only where significant effects remain at the end of Stage 2 in the HRA process is there a need to consider alternatives and Imperative Reasons of Overriding Public Interest.

1.5.3 The HRA process will be undertaken in conjunction with the SA (incorporating SEA) to ensure an integrated approach to assessment. It is intended that the process will run concurrently with the plan making process and form an iterative part of the LDP Review, involving the consideration of all emerging policy and site options. Natural Resources Wales will be consulted throughout the HRA process.

1.6 Evidence Base Assessments

1.6.1 To inform the review of the LDP there will be a need to update various elements of the evidence base that informed the current Local Development Plan which expires in 2021 as well as taking into account any contextual or policy changes that have occurred since adoption of the plan. A sample of the evidence base studies required to inform the LDP are provided below:

- **Population & household forecasts** – to provide estimates of the future numbers of households and of the numbers of people who live in them, which will inform the LDP’s dwelling requirement;
- **Local Housing Needs Assessment** - to identify how many homes are required of each tenure: open market housing and ‘affordable housing’ (e.g. shared ownership or social rented housing);
- **Sustainable Settlement Hierarchy** –to provide analysis on the role and function of settlements in Bridgend County Borough;
- **Settlement Boundary Review** – to define clear, defensible boundaries around settlements in the form of ‘settlement boundaries’;
- **Employment Land Review Update** – to identify the county borough’s employment land requirements for the LDP period and to assess the quality of the main employment areas for continued use, and identify potential new land to meet future requirements for all employment sectors;
- **Affordable Housing Viability Assessment** – to provide advice on achievable and viable targets and thresholds for affordable housing;
- **Gypsy and Traveller Accommodation Needs Assessment** – to identify local need;
- **Bridgend Town Centre Flood Risk Assessment** – to identify areas at risk of flooding;
- **Retail Study Update** –to identify the requirements of retail need, including the need for more land and floorspace;
- **Public Open Space Audit** – to identify local needs for a range of open spaces including for sport and play;

⁴Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora

- **Landscape Character Assessment** - to describe the characteristics of the local landscape and which may include guidelines for development;
- **Renewable Energy Assessment** – to provide a robust Renewable Energy evidence base; and
- **Transport Assessment** – to assess the impact of the scale and distribution of development detailed in the emerging Local Development Plan.

1.6.2 The above is not a definitive list and additional evidence base update requirements may emerge as plan revision progresses. There are number authorities in South-East Wales that are currently in the process of considering reviewing their Local Development Plans on the basis that their current plans expire at the end of 2021. This presents an opportunity for collaboration including the preparation of a shared evidence base.

1.7 Well-being of Future Generations Act

1.7.1 The Well Being of Future Generations (Wales) Act (WBFG) gained Royal Assent in April 2015. The Act aims to make a difference to lives of people in Wales in relation to seven well-being goals and also sets out five ways of working. The seven well-being goals relate to:

- a prosperous Wales;
- a resilient Wales;
- a healthier Wales;
- a more equal Wales;
- a Wales of cohesive communities;
- a Wales of vibrant culture and Welsh language; and
- a globally responsible Wales.

1.7.2 The five ways of working are long-term, integration, involvement, collaboration and prevention. Given that sustainable development is the core underlying principle of the LDP (and SEA); there are clear associations between both the LDP and the WBFG Act. As a requirement of the Act a Local Well-being Plan (LWBP) must be produced (Bridgend’s LWBP is currently in the process of being finalised). This plan will look at the economic, social, environmental and cultural well-being of the county and will have clear links with the LDP. Both the WBFG Act and the LWBP will be considered fully throughout the preparation of the revised LDP, which will follow the five ways of working.

1.8 Tests of Soundness

1.8.1 ‘Soundness’ is an integral part of the LDP system and is an important principle by which it may be demonstrated as to whether the LDP shows good judgement and is able to be trusted. If the revised LDP is found not to be sound then the Welsh Government could require the Council to take necessary action to remedy the situation. This may involve returning to the very early stages of plan preparation thereby causing considerable delay in the preparation of the plan.

1.8.2 The Council must submit the replacement LDP to the Welsh Government for examination. An independent Inspector is appointed by the WG to undertake this examination to determine whether the LDP is fundamentally sound. The Inspector will assess whether the preparation of the plan has been undertaken in accordance with legal and regulatory procedural requirements, and, complies with the Community Involvement Scheme. The Inspector must also determine whether the Plan meets the three soundness tests⁵:

- Test 1 – Does the plan fit? (i.e. is it clear that the LDP is consistent with other plans?);
- Test 2 – Is the plan appropriate? (i.e. is the plan appropriate for the area in the light of the evidence?);
- Test 3 – Will the plan deliver? (i.e. is it likely to be effective?).

1.8.3 The conclusions reached by the Inspector will be binding and, unless the Welsh Government intervenes, the Council must accept the changes required by the Inspector and adopt the revised LDP.

⁵ Welsh Government LDP Manual (Edition 2, August 2015)

2.0 Timetable

2.1 The Council has prepared a timetable summarising the key stages in plan preparation (Table 1), which while challenging, provides a realistic timeframe for preparation of the replacement LDP having regard to the resources available. In preparing the timetable, regard has been given to the WG's expectation that a revised plan can be prepared in considerably less than 4 years, taking into account the resources available and the extent of changes required (Planning Policy Wales Edition 9, November 2016). Furthermore, it has regard to the fact that the current LDP expires in December 2021 and it is imperative to maintain Development Plan coverage.

2.1.1 Table 1 is divided into definitive and indicative stages:

- **Definitive Stages** – This part of the timetable provides information up to and inclusive of the statutory Deposit stage. The progress of the Plan over this period is under the direct control of the Council and therefore target dates, are considered realistic and every effort will be made to adhere to these dates.
- **Indicative Stages** – This part of the timetable provides for the stages of plan preparation beyond the statutory Deposit stage. These stages are increasingly dependent on a wide range of external factors (e.g. the number of representations received, number of examination hearing sessions, time taken to receive Inspector's Report) over which the Council has far less control. Those dates will be reconsidered after reaching the Deposit stage when definitive timings for the remaining stages will be prepared and submitted to the Welsh Government for agreement and publication.

Table 1 - Key stages in the Replacement LDP Process

KEY STAGE		TIMESCALE	
DEFINITIVE		FROM	TO
STAGE 1	Update Evidence Base & SA/SEA Baseline Framework & Assessments	April 2018	July 2020
STAGE 2	Delivery Agreement <ul style="list-style-type: none"> • Submission to Welsh Government – June 2018 • Response to LPA to be received within 4 weeks 	April 2018	July 2018
STAGE 3	Pre-Deposit Participation & Consultation <ul style="list-style-type: none"> • 6 week statutory consultation 	August 2018	June 2020
STAGE 4	Deposit LDP	July 2020	December 2020

	<ul style="list-style-type: none"> 6 week statutory consultation 		
INDICATIVE		From	To
STAGE 5	Submission	Winter 2021 (January)	-
STAGE 6	Examination	Spring 2021 (March)	Spring 2021 (April)
STAGE 7	Inspectors Report & Adoption	Summer 2021 (June)	Autumn 2021 (July)
STAGE 8	Adoption	Summer / Autumn 2021 (August / September 2021)	

2.1.2 A detailed project timetable outlining the timescale for each of the stages of plan preparation is included in Appendix 2.

2.2 Resources

2.2.1 The Head of Regeneration, Development and Property Services, and the Group Manager of Development will be responsible for the overall delivery of the revised LDP, with the Development Planning Manager responsible for the day- to-day project management. The Development Planning Team will lead in the preparation and delivery of the revised LDP with Member engagement and political reporting at appropriate stages. The existing staff resources are set out in Table 2 below, approximately 80% of officer time will be dedicated to the LDP to account for day to day involvement in liaison with colleagues in development management and also to account for regional working. Additional time will be dedicated by the Group Manager of Development to the efficient delivery of the replacement LDP. It will also be necessary to call upon staff resources from other internal departments to assist in undertaking various evidence base updates/assessments. This is likely to include officer support from; Development Management, Heritage, Housing, Highways, Economic Development, Property, Countryside Management, Education, Democratic Services and Legal Services. (The structure as set out below is in the process of being implemented by BCBC).

Table 2 – Development Planning Staff Resources

Officer Job Title	Number of posts
Development Planning Manager	1
Development Planning Team Leader	1
LDP Project Officer	1
Senior Planning Officer	1
Planning Officer	1
Technical Officers	2

2.2.2 While it is anticipated that a considerable amount of evidence base work will be undertaken by Bridgend County Borough Council officers, predominately Development Planning (Planning Policy), the use of external consultants is likely to be necessary, particularly in relation to highly technical/specialist elements of the evidence base. An initial assessment has been carried out of the elements of plan preparation that are likely to require external consultant input and financial resources have been secured accordingly.

2.2.3 The Delivery Agreement has been prepared on the basis of a revised Bridgend Local Development Plan only. However, it is important to recognise that work is being undertaken on a regional basis that will require future resourcing. It is considered that collaboration with neighbouring authorities will be fundamental to the preparation of the revised LDP, particularly with regard to a joint evidence base, where appropriate. The South East Wales Strategic Planning Group (SEWSPG) is working towards a set of regionally agreed methodologies for key topic areas to ensure a consistent evidence base throughout the Cardiff Capital Region. In addition, Bridgend and RCT LPAs have identified a number of topic areas where an evidence base could be prepared jointly; however, this is dependent upon RCT reviewing their LDP.

2.2.4 A sufficient budget is available to progress the revised LDP to adoption within the prescribed timetable. It is anticipated that this will cover expenditure relating to all elements of preparation of the revised LDP and the Independent Examination.

	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>
Earmarked Reserve opening balance	233,366.28	288,716.28	344,066.28
Annual LDP revenue budget	55,350	55,350	55,350
Projected Earmarked Reserve closing balance	288,716.28	344,066.28	399,416.28

2.3 Risk Management and Analysis

2.3.1 Having regard to the resources which it is putting into the LDP process, the Council considers that the proposed timetable is realistic, robust, and achievable. Notwithstanding this conviction, the Council has identified certain areas of risk that could result in some departures from the proposed timetable. Any deviations from the approved timetable will, therefore, be monitored for slippage and/or other impacts arising from the risks identified below or other causes.

2.3.2 In this respect, the Council considers it is reasonable to make allowance for slippage of up to 3 months in the timetable without formally amending the Delivery Agreement. If there is a slippage of more than 3 months in the definitive part of the timetable, the Council will seek the agreement of the Welsh Government in amending the timetable following approval of such an amendment by the Authority.

2.3.3 The possible risk areas are identified in Appendix 4.

2.4 Supplementary Planning Guidance (SPG)

2.4.1 The replacement LDP will contain sufficient policies to provide the basis for determining planning applications. However, SPG has an important supporting role in providing more detailed or site specific guidance on the way in which LDP policies will be applied. While SPG does not form part of a development plan it should be derived from and be consistent with the relevant LDP. The SPG should also be clearly cross referenced to the policies and proposals it supplements.

2.4.2 Following the LDP's adoption a number of supplementary planning guidance documents have been prepared to support existing LDP policies:

- SPG 12 – Sustainable Energy (May 2014);
- SPG 13 – Affordable Housing (October 2015);
- SPG 19 – Biodiversity and Development (July 2014);
- SPG 20 – Renewables in the Landscape (2014); and
- SPG21 – Safeguarding Employment Sites (June 2015)

2.4.3 A review of the existing SPG including ones recently amended and adopted will be undertaken as part of the LDP Revision process with amendments to a number of these likely to be required.

2.5 Monitoring and Review

2.5.1 The Council will monitor and regularly review progress of the replacement LDP against the requirements of the Delivery Agreement to ensure the timetable is being kept to and the public engagement as set out in the CIS is being met. The timetable allows for a marginal degree of flexibility, however, any amendments to the DA will require approval by the Council prior to Welsh Government agreement. The DA may need to be amended if the following circumstances, which are beyond the LPA's control, occur during the preparation of the revised LDP:

- Significant change to the resources available to undertake preparation of the revised LDP;
- Preparation of the revised LDP falls behind schedule i.e. more than 3 months;
- Significant changes to European, UK or Welsh legislation directly affecting the revised LDP preparation process;
- Any other change in circumstances that will materially affect the delivery of the revised LDP in accordance with the DA; and

- Significant changes to the Community Involvement Scheme.

2.5.2 An updated timetable will be submitted to the Welsh Government following the Deposit stage. This will provide certainty of the timescales for the remaining stages (i.e. replacing indicative stages with definitive stages). The indicative timetable will be redefined within 3 months of the close of the formal Deposit period and submitted to the Welsh Government for agreement.

3.0 Part 3 –Community Involvement Scheme

3.1 The Community Involvement Scheme sets out how the Council proposes to proactively involve the community and stakeholders in the preparation of the replacement LDP.

3.1.1 Bridgend County Borough Council is committed to improving the quality of stakeholder and community involvement in plan-making. Early and continued community involvement should help in addressing contentious issues, and assist in resolving conflicts throughout plan preparation. It can also help in identifying common ground, and shared goals.

3.1.2 By engaging people and organisations in planning the future of Bridgend, the CIS will, therefore, seek to:

- detail how the LDP will be prepared, developed, monitored and reviewed in partnership with the community and other stakeholders in a structured, effective, and inclusive way;
- improve the process of plan preparation by engaging with the public, involving them fully, effectively and inclusively in the preparation of the LDP;
- seek to establish a consensus between stakeholders on the Plan's aims and objectives and in its options and preferred strategy;
- provide a transparent and structured process of engagement with the community, at all stages of the LDP;
- incorporate into the process best practice regarding sustainable development, and the requirements of the Strategic Environmental Assessment (SEA) Directive; and
- use these processes to produce a 'sound' plan.

3.1.3 While ultimately it is the Council that is responsible for the content of the LDP should it not be possible to achieve consensus, one of the aims of the LDP system is that plan production is based on effective community involvement in order that a range of views can be considered as part of a process of building a wide consensus on the plan's strategy and policies.

3.1.4 The five ways of working specified by the Well Being of Future Generations (Wales) Act are integral to the CIS, namely long-term, integration, involvement, collaboration and prevention. The CIS describes the ways in which the community can influence the LDP at the different stages of the plan preparation process. The Council has also prepared a timetable for the production of the LDP (Appendix 2), which should be read in connection with the CIS.

3.1.5 The Council is a caring and customer focused organisation. The overall aim of the Council is to “to deliver the best local services in Wales” which is underpinned by our core FACE values:

- **Fair:** taking everyone’s needs into account;
- **Ambitious:** always trying to improve what we do and aiming for excellence;
- **Customer Focused:** remembering that we’re here to serve our local communities, and
- **Efficient:** delivering services that are value for money.

3.1.6 Therefore, it will seek to understand and respond to customer needs through the consultation process on the LDP; the objective being to forge and maintain effective links and structures with all stakeholders.

3.1.7 The CIS will provide the framework for everyone with an interest in the future planning of Bridgend County Borough, and consequently the LDP process, to have an opportunity to become actively involved in plan preparation.

3.1.8 To ensure the process is inclusive, an important part of the CIS is to establish measures and procedures that will enable every person or group, regardless of their background, to realise that opportunity in the plan process and the decisions which will affect them. To enable full community involvement the Council will:

- Encourage, support and empower disadvantaged and hard-to-reach groups and individuals to fully participate through forums, focus groups, and local partnerships in line with the Council’s agreed Equalities Agenda; and
- Encourage and support other organisations that work in partnership with the Council, or receive funding from the Council, to pursue similar policies on equality of opportunity; and Target resources accordingly.

3.1.9 Bridgend County Borough Council is also committed to utilising the ten national principles for public engagement in Wales. Public engagement in the preparation of the LDP will take place in accordance with the guidelines set out in the CIS. The Council recognise that engagement must be designed to make a difference, the main objectives for involving the community in the LDP preparation process can be identified as:

- To involve people at the earliest opportunity, in time to shape plan preparation work;
- That consultation takes place before decisions are made and that such decisions are made in an open and transparent manner;
- To provide an accessible consultation process and adapt this as necessary to account for individual needs;
- To encourage and enable everyone with the opportunity to be involved, if they so choose;
- Adopt alternative approaches to ensure hard to reach groups are involved from

the outset (this will involve liaising with BAVO);

- Draw on local knowledge to improve decision making and help the realistic implementation of decisions;
- That the planning system should help implement the community's vision for the area;
- To seek consensus and strengthen community involvement;
- To engage as full a spectrum of the community as possible in strategic issues; and
- To provide two way dialogue by responding to comments received and publishing responses in a report of consultation.

3.2 Welsh Language and Bilingual engagement

3.2.1 The Welsh Language Standards place a legal duty on Councils to make it easier for people to use services through the medium of Welsh. The Council has published a Welsh Language Strategy for 2017 – 2022, the requirements of both the corporate strategy and Welsh Language Standards will be maintained at each stage of the revised LDP. Bilingual engagement will be carried out in the following ways:

- We welcome correspondence in both Welsh and English. Where correspondence is received in Welsh and a reply is necessary, this will be sent in Welsh;
- All consultation letters, comments forms, public notices (including site notices) and newsletters will be bilingual;
- Any pages on the Local Development Plan website and social media posts published on twitter will be bilingual;
- Any public meetings will be conducted bilingually where a request has been made ahead of time. Prior notification is required in order to provide a translation service; and
- Draft LDP documents can be made available in Welsh if requested. The revised LDP once adopted will be available in both Welsh and English Format.

3.3 How will we involve our communities and key stakeholders

3.3.1 We will seek to publicise the LDP revision process at every stage and reach as much of the community as possible, as well as other stakeholders to advise people about the revised LDP and how they can get involved. This will be achieved by:

- Direct contact (i.e. by letter or e-mail, the preference of which as indicated by the stakeholder through consultation);
- Through use of Twitter, by utilising the corporate Bridgend Council Twitter account @BridgendCBC) to advertise the LDP webpage;
- Via Facebook on the Bridgend County Borough Council page;
- Engagement with Members and Community Councils through specific workshops, Member drop-in sessions and in reports to appropriate Council meetings;
- Making use of Bridgend's Citizens Panel;

- All LDP information and documents will be made available on the Council's website, which will be updated regularly;
- Deposit of documents at the Council's Civic Offices, libraries, Life Centres and Community Hubs;
- Press releases for the local media, where appropriate;
- Producing a regular newsletter that describes progress on the revised LDP;
- Public information exhibitions, drop in sessions and or meetings in accessible locations; and
- Advertising each stage of participation/consultation on Bridgend Council's magazine 'Bridgendders'.

3.4 Methods of Engaging the Community

3.4.1 A range of methods to facilitate community involvement will be used throughout the Plan preparation process, and these will be designed to ensure efficient and effective consultation and participation, tailored when necessary to focus upon particular issues. The methods of engaging the community at each stage of plan preparation are set out in the 'Replacement LDP Preparation Process' table.

3.4.2 Council officers will also be utilised to run structured community involvement mechanisms such as targeted discussions, workshops, and focus groups. Also, the extensive past expertise of planning officers in the more traditional consultation methods for Plan preparation will be used to facilitate greater joined up engagement in the wider consultation process necessary for LDP preparation.

Citizen's Panel

3.4.3 The Council has established a Citizens Panel of 1,700 residents of the County Borough, selected to be statistically representative of the population, who help to inform decision-making on a wide range of issues. The results of previous and future surveys may be used to inform the evidence base of the LDP.

Individuals who have registered an interest through the Revised LDP Database

3.4.4 An 'LDP Consultee Database' has been maintained to include members of the public, interested persons and any individual organisations who have requested to be kept informed at each stage of the LDP revision process. The primary purpose of this database is to allow for those who are not included on the Welsh Government list of consultees for Local Development Plans to be involved and informed throughout the LDP revision process. However, on 25th May 2018, the General Data Protection Regulation (GDPR) came into force, placing new restrictions on how organisations can hold and use your personal data and defining your rights with regard to that data. The GDPR will apply to our 'LDP Consultee Database' and as such members of the public will be required to give their consent in writing if they wish to remain or be added to the LDP database.

- 3.4.5** If you wish for your details to be added to the revised LDP database, please contact the Development Section by email, phone or in writing.

Bridgend County Borough Councillors

- 3.4.6** It is recognised that the involvement of elected Members of Bridgend County Borough Council throughout the LDP review will be extremely important to the process. Elected Members have a unique position as not only do they represent the communities within their individual ward, they also represent public interest and are involved in decisions for the wider benefit of the County Borough as a whole. Accordingly, Elected Members will play an essential role in the revised LDP process by providing information to local residents, informing us of issues/opportunities within their local area and more fundamentally making decisions on matters affecting the County Borough area as a whole.
- 3.4.7** The Cabinet Member for ‘Communities’ has responsibility for ‘Development Planning’ (Planning Policy), including the revised LDP. Liaison with the Cabinet Member and all other elected Members is essential throughout the process. All Member liaison’s will consequently be undertaken as and when deemed necessary, particularly at key stages of the revised LDP including but not limited to; the Preferred Strategy, Deposit LDP and at Adoption. Members will be fully informed throughout the process and notified prior to every participation/consultation stage.

LDP Steering Group

- 3.4.8** It is imperative that there is political input into the production of the replacement Bridgend Local Development Plan. As such Development Control Committee will also take on the role of ‘LDP Steering Group’ to oversee the review of the Local Development Plan through from start to completion. The Steering Committee’s main role will be to act as a ‘critical friend’ providing advice, scrutinising and making decisions on key aspects and stage of the LDP as it develops.

Cardiff Capital Region (CCR) Cabinet

- 3.4.9** The Cardiff Capital Region Cabinet, comprising the ten Leaders of Blaenau Gwent; Bridgend; Caerphilly; Cardiff, Merthyr Tydfil, Monmouthshire, Newport, Rhondda Cynon Taff; Torfaen; and Vale of Glamorgan was established in 2017 to oversee the delivery of the Cardiff Capital Region City Deal. The City Deal provides local partners with the powers and the resources to unlock significant economic growth across the Cardiff Capital Region. The City Deal also provides an opportunity to continue tackling the area’s barriers to economic growth by: improving transport connectivity; increasing skill levels; supporting people into work; and giving businesses the support they need to innovate and grow. The deal will also develop stronger and more effective leadership across the Cardiff Capital Region.

Town and Community Councils

3.4.10 Town and Community Councils also play a key role in disseminating information to the residents within their area on matters of local importance and will be a key link to communities across Bridgend's. Town and Community Councils will be consulted at every stage of the LDP revision process.

Town and Community Council's Forum

3.4.11 The Development Planning Team will engage with the Town and Community Council's Forum. The forum will provide an additional opportunity for Town and Community Councils to voice their views on the revised LDP.

Partnership Groups

3.4.12 Existing partnership groups are seen as an important means of engaging the wider community in the preparation of the revised LDP, particularly in the early stages of public participation when structured discussion is desirable. Liaison with the Bridgend's Public Service Board and partners will be of particular importance to ensure the revised LDP aligns.

Members of the Public, Businesses, Land Owners, Developers and Agents

3.4.13 The Development Planning Section will engage with the business community at an early stage which could be achieved through liaison with the individual chambers' of commerce across the County Borough. We will also engage with planning agents who are regular customers of Bridgend County Borough Council's planning service. Members of the public, Landowners, agents and prospective developers who wish to put land forward to be considered for development will therefore also be included on the LDP revision database.

3.4.14 The Candidate Site process will provide the opportunity for those who have an interest in land to submit sites to be considered for development. A common methodology is being established across the South East Wales region for local planning authorities to utilise for their respective revised LDPs (where appropriate). A Call for Candidate Sites will be undertaken and all candidate sites will need to be submitted via a standardised form. The form will contain the criteria required to assist in the assessment of the suitability of sites for inclusion as potential allocations in the revised LDP. A threshold for accepting candidate sites will be set in order to ensure the plan remains strategically focused. This threshold will be provided up front in order to provide clarity of the process and avoid unnecessary work being undertaken for sites that will be immediately rejected.

Bridgend Business Forum

3.4.15 The Development Planning Team will engage with the Bridgend Business Forum. Membership is made up of established and new start businesses within a wide variety of business sectors. Sole traders, micro, small and medium sized businesses as well as large international companies are all present within the membership. The forum will provide an opportunity for the business community to voice their views on the revised

LDP. Awareness of the LDP process will be promoted through the Business Forum newsletter which is produced on a monthly basis.

Business in Focus

3.4.16 The Development Planning Team will liaise with 'Business in Focus'. This organisation focuses on business start-ups and assisting existing businesses to grow.

Additional Consultation Bodies

3.4.17 Appendix 1 provides a list of the specific and general consultation bodies along with UK Government departments and other consultees. The specific consultees⁸ comprise of the Welsh Government and those bodies with specific functions that apply to the revised Plan area, for example the Health Board who cover the Bridgend area and Dŵr Cymru Welsh Water, the local water undertaker. The Authority must also consult UK Government Departments where aspects of the plan appear to affect their interests. These consultation bodies will be engaged throughout the LDP revision process at each of the formal stages and informally, as appropriate.

Hard to Reach Groups

3.4.18 Efforts will be made to engage with 'hard to reach' groups which are rarely heard and who have not taken part traditionally in the plan preparation process. A flexible approach will need to be undertaken in relation to engagement with these groups, albeit within the parameters of the specified participation/consultation periods. Engagement with these groups may be achieved by using existing partnerships and the voluntary organisation BAVO may be able to assist in this process. The following groups identified below will be actively encouraged to participate in the LDP revision process:

- Young People – the established Bridgend's Youth Council will be invited to participate as appropriate in the LDP revision process. This will ensure the voices of young people are heard and enable young people to share their views on a wide range of issues that they consider important to them and their local area. This may also extend to engagement and consultation events at various schools in the County Borough where appropriate;
- Disabled People – engagement with Bridgend's 'Coalition of Disabled People' will be of importance in order to gain the views of those living with disabilities in the County Borough; and
- Gypsy and Travellers –the Gypsy and Traveller Accommodation Assessment Stakeholder Group will be utilised at relevant stages to ensure the gypsy and travelling community are appropriately engaged.

3.4.19 In addition to the above hard to reach groups there are other seldom heard voices who are considered to have been under-represented previously in LDP preparation. This includes (but is not exclusive to) those seeking affordable housing in the County Borough, small house-builders and small and medium-sized enterprises. Accordingly, we will endeavor to reach out to these groups by utilising existing mutual points of contact wherever possible.

3.5 What we expect from you

- 3.5.1** In order to ensure any comments and representations on the revised LDP are considered, they must be submitted within the prescribed timescales. The Delivery Agreement sets out the timetable of relevant stages and provides a guideline of when we will seek your involvement. This will ensure that individual views are considered and taken into account throughout the LDP revision preparation process.
- 3.5.2** It is also of importance that you notify the Development Planning Section should your contact details change during the LDP revision process in order for us to keep you fully informed of progress. With regard to Candidate Sites it is noted that land ownership changes may also occur during the process and it is imperative that these are communicated to the Development Planning Section in order to ensure progress is not delayed.

3.6 Building Consensus

- 3.6.1** The Council will seek to build consensus through the various engagement and consultation methods set out within the CIS. Consensus building can only be achieved if the community and other interested parties are kept fully informed and effectively engaged throughout the preparation of the revised LDP, which will be of particular importance in the early stages of plan preparation. It is nevertheless recognised that there will be occasions where consensus cannot be achieved and a difference in opinion between certain parties occurs. A clear audit trail of decisions will be maintained in order to ensure that there is transparency in the decision making process, and, to provide assurances to those that disagree that the decisions have been made in an informed and balanced way. However, decisions made will not be revisited via subsequent consultation opportunities, so participants are requested to focus their input on the matter being considered at that stage.

3.7 Late representations

- 3.7.1** Consultation responses are required by the specified deadline of the specific consultation period in order for them to be considered. Any late comments/representations will not be logged as 'duly made' as they were not made in accordance with the published timescales. There may be exceptional circumstances where a representation is submitted late, it will be at the Council's discretion as to whether such late representations can be accepted. Evidence will be required to highlight why the representation was delayed and that a genuine attempt was made to submit within the prescribed deadline. The timescale to produce the revised LDP is already challenging, the acceptance of late representations could result in further delay which would not be acceptable.

3.8 Document Availability and Deposit Locations

- 3.8.1** At various stages of Plan preparation, documentation must be made available for public inspection and comment. All such documentation will also be made available electronically on the Council's web site at www.bridgend.gov.uk

3.8.2 In addition, hard copies will be made available for inspection at the Council's Civic Offices in Bridgend, and at the Authority's public libraries:

- BCBC, Reception, Civic Offices, Angel Street, Bridgend, CF31 4WB Mobile Library – (2 copies);
- Aberkenfig Library, Heol y Llyfrau, Aberkenfig, CF32 9PT;
- Betws Library, Betws Life Centre, Betws Road, Betws, CF32 8PT;
- Bridgend Library, Bridgend Life Centre, Angel Street, Bridgend, CF31 4AH
Maesteg Library, North's Lane, Maesteg, CF34 9AA;
- Ogmores Vale Library, Ogmores Valley Life Centre, Aber Road, Ogmores Vale, CF32 7AJ
Pencoed Library, Penybont Road, Pencoed, CF35 5RA;
- Pontycymmer Library, Garw Valley Life Centre, Old Station Yard, Pontycymmer, CF32 8ES;
- Porthcawl Library, Church Place, Porthcawl, CF36 3AG;
- Pyle Library, Pyle Life Centre, Helig Fan, Pyle, CF33 6BS;
- Sarn Library, Sarn Life Long Learning Centre, Merfield Close, Sarn, CF32 9SW;
- Ty'r Ardd Library, Local and Family History Centre, Ty'r Ardd, Sunnyside, CF31 4AR; and
- Y Llynfi Library, Maesteg Sports Centre, Old Forge Site, Nant-y-Crynwyl, Maesteg, CF34 9EB

3.8.3 All documentation will be available to view on the Council's web site where appropriate.

3.8.4 Electronic representation forms will also be made available during periods of consultation.

3.8.5 Paper copies of documents will not be sent out during the LDP process as they will be made publicly available in the locations listed above, as well as being made available electronically. In exceptional circumstances paper copies may be offered, however this will be assessed on a case by case basis depending on the specific needs of the relevant individual.

3.9 Replacement Local Development Plan Preparation Process

3.9.1 The following table sets out the detailed timetable for community engagement and the proposed engagement methods for the key stages in the LDP preparation process. The list is not exhaustive and may need to be adapted to ensure the community and stakeholders are suitably involved at each stage. The proposed methods of engagement will vary dependent on the stage of plan preparation, subject matter, preference of those involved and the resources available at the time, recognising that the proposed timetable and methods should not hinder plan preparation.

Definitive Stage

Stage 1: Update Evidence Base & SA/SEA Baseline Framework & Assessments

The Council has a statutory obligation under Section 61 of the Planning & Compulsory Purchase Act 2004 to keep all matters under review that are expected to affect the development of its area.

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
Update Evidence Base & SA/SEA Baseline Framework & Assessments	The Council is required to prepare and maintain an up-to date information base on all aspects of the social, economic and environmental characteristics of the Borough, to enable the preparation of a 'sound' development plan. This will be ongoing up until the submission of the Deposit Plan. To scope the SA/SEA process of the preparation of the LDP incorporating the legal requirements of the SA/SEA.	April 2018 – July 2020	Development Planning Team Other Council Officers Independent Appraisers for SA(SEA) External Consultants where necessary	LDP Monitoring Specialist Surveys / Data Collection Analysis LDP Officers / Members Group LDP Steering Group / PSB	LDP Monitoring Reports Publish findings on Council Website where appropriate.	Development Planning Team Other Council Staff Independent Appraisers for SA(SEA) External Consultants if necessary ICT Support Printing Costs

Stage 2: Delivery Agreement (DA)

Regulations: The Town and Country Planning (Local Development Plan) (Wales) Regulations 9 & 10 (2004) and Regulation 2(5) (2015)

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
Preparation of Draft DA	To inform stakeholders that the Council is preparing a LDP and seek community involvement.	April 2018	Development Planning Team Other Council Officers	Report to: LDP Steering Group Council	A realistic timeframe for the preparation of the revised LDP. Details of risk management Community Involvement proposals specified Collaborative working	Development Planning Team Other Council Staff ICT Support
Political Reporting - Draft DA	To seek authorisation from Council to undertake targeted consultation on the Draft DA.	April 2018	Development Planning Team LDP Steering Group / PSB Council	Consultation with Members Consultation with Members via Council meeting	Authorisation from Council to undertake targeted consultation on the Draft DA.	Development Planning Team

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
<p>Targeted Consultation on Draft DA</p>	<p>To seek views of stakeholders and consultees on the content of the Draft Delivery Agreement.</p>	<p>April 2018 – May 2018</p>	<p>Development Planning Team</p> <p>Other Council Officers</p> <p>LDP Steering Group / PSB</p> <p>Council</p> <p>All Specific consultation Bodies</p> <p>UK Government Departments</p> <p>General Consultation Bodies</p> <p>Other Consultees Bodies (Including General Public and consult Planning Inspectorate (PINS))</p>	<p>Consultation with Members via LDP Steering Group / PSB members.</p> <p>Consultation with Members via Council meeting.</p> <p>Targeted consultation with specific consultation bodies via direct correspondence.</p> <p>Information by letter or e-mail.</p> <p>Website</p>	<p>Any comments will be considered and Draft Delivery Agreement amended if required.</p>	<p>Development Planning Team</p> <p>Printing Costs</p> <p>Postage Costs</p> <p>Press / Advertisement Costs</p>

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
Political Reporting following consultation on DA (agreement to submit to WG)	To inform LDP Steering Committee and Council. To report views of stakeholders and consultees on the content of the Draft Delivery Agreement to the LDP Steering Group and Council. Council resolution will be requested to approve the (revised) Delivery Agreement for submission to Welsh Government.	June 2018	Development Planning Team LDP Steering Group / PSB members Council	Committee Reports	A summary of comments received with Delivery Agreement presented to LDP Steering Group. A summary of comments received with Delivery Agreement presented to Council.	Development Planning Team Printing Costs
Submission to Welsh Government following Council approval.	To seek formal agreement of the Delivery Agreement.	June 2018	Development Planning Team Welsh Government		Council resolution will be requested to approve the Delivery Agreement for submission to Welsh Government.	Development Planning Team Printing Costs
DA agreed by Welsh Government.	Formal commencement of Replacement LDP	July 2018	Welsh Government		Formal agreement from Welsh Government & Report to Council advising of Welsh Governments approval. Publish Delivery Agreement.	Development Planning Team

Stage 3: Pre-Deposit Participation & Consultation

The Town and Country Planning (Local Development Plan) (Wales) Regulation 14 (2004) and Regulation 2 (10) (2015); Regulations 15 & 16 (2004) and Regulation 16a (2015)

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
<p>Consultation on Draft SA/SEA Scoping Report (5 weeks consultation)</p> <p>*statutory 5 week consultation to be undertaken at an appropriate juncture between July – September 2018</p>	To seek views of consultees on the content of the SA/SEA Scoping Report.	July 2018 – Sept 2018	<p>Development Planning Team</p> <p>Appropriate SA/SEA consultation bodies</p>	<p>Written Information dissemination via post and email</p> <p>Notices,</p> <p>Website</p> <p>Press</p> <p>Facebook & Twitter</p>	<p>Officer consideration of comments on SA/SEA Scoping Report and recommendation of amendments if required.</p> <p>A summary of comments received with SA/SEA Scoping Report presented to LDP Steering Group.</p> <p>A summary of comments received with SA/SEA Scoping Report presented to Council.</p>	Development Planning Team

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
<p>Call for Candidate Sites (8 week consultation)</p> <p>**statutory 8 week consultation to be undertaken at an appropriate juncture between September – December 2018.</p>	<p>As part of developing the evidence base, the Council will engage with stakeholders and the public in identifying candidate sites to produce a Site Register.</p>	<p>Sept 2018 – Dec 2018</p>	<p>Development Planning Team</p> <p>All Specific Consultation Bodies</p> <p>UK Government Departments</p> <p>General Consultation Bodies</p> <p>Other Consultees (Including general public)</p>	<p>Written Information dissemination via post and email</p> <p>Notices, Website</p> <p>Press</p> <p>Facebook & Twitter</p> <p>Bridgend's Magazine</p>	<p>Develop and produce a site register to inform the Visioning and Strategic Options</p>	<p>Development Planning Team</p> <p>ICT Support</p> <p>Printing Costs</p> <p>Postage Costs</p>

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
Candidate Sites Assessments	Identify candidate sites. Assessment criteria will be provided to facilitate this. The Site Register will be used to inform the Visioning and Strategic Options.	Sept 2018 – Dec 2020	Development Planning Team		See above.	See above.

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
Identification & assessment of options (growth levels and spatial distribution) with SA / SEA input	To engage with consultees to develop consensus on options, including, growth levels and spatial distribution	Nov 2018 – Feb 2019	Development Planning Team LDP Officers / Members Group, LDP Steering Group / PSB Members Council Independent Appraisers for SA(SEA)	Meetings Workshops Written Information dissemination via post and e-mail.	Seek consensus on options, including, growth levels and distribution All Documentation placed on the Council Website and at Deposit locations.	Development Planning Team

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
Preparation of Preferred Strategy, SA/SEA Report & HRA	To agree a Preferred Strategy for the LDP and express its Spatial implications in the Pre-Deposit Proposals.	May 2019 – Sep 2019	Development Planning Team LDP Officers / Members Group LDP Steering Group / PSB Members Council Independent Appraisers for SA(SEA) All Specific consultation Bodies UK Government Departments General Consultation Bodies Other Consultees (Including General Public)	Meetings Workshops Written Information dissemination via post and e-mail.	Obtain Council approval for Preferred Strategy consultation. Council to approve Pre-Deposit Proposals and place on the Council Website and at all Deposit locations for at least 6 weeks. Deposit SA / SEA Report simultaneously with Pre-Deposit Proposals.	Development Planning Team

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
Consultation on Preferred Strategy & Initial SA/SEA Report (6 Weeks Consultation)	To provide Consultees, stakeholders and others, with an opportunity to view and propose changes to the Pre-Deposit Proposals.	Oct 2019 – Nov 2019	<p>Development Planning Team</p> <p>LDP Officers / Members Group</p> <p>LDP Steering Group / PSB Members</p> <p>Council</p> <p>Independent Appraisers for SA(SEA)</p> <p>All Specific consultation Bodies</p> <p>UK Government Departments</p> <p>General Consultation Bodies</p> <p>Other Consultees (Including General Public)</p>	<p>Meetings</p> <p>Exhibitions</p> <p>Workshops</p> <p>Written Information dissemination via post and e-mail.</p> <p>Letters and Pre-Deposit Proposals sent to Specific Consultation Bodies.</p> <p>Letters sent to all other consultees.</p> <p>Copies of Pre-Deposit Proposals and associated documents published on Council Web Site and placed at Deposit locations.</p> <p>Local Advertisement. Facebook & Twitter</p> <p>Bridgend Magazine</p>	<p>Council to approve Pre-Deposit Proposals and place on the Council Website and at all Deposit locations for at least 6 weeks.</p> <p>Deposit SA / SEA Report simultaneously with Pre-Deposit Proposals.</p>	Development Planning Team

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
Analyse consultation responses and prepare Initial Consultation Report	<p>Enable the Council to consider the response to the Pre-Deposit Proposals and amend if appropriate.</p> <p>SA/SEA of amended Pre-Deposit Proposals ready for Deposit.</p>	Dec 2019 – Jan 2020	<p>Development Planning Team</p> <p>LDP Steering Group / PSB Members</p> <p>Council</p> <p>Other Council Officers</p>	<p>Written Information dissemination via post and e-mail</p> <p>Meetings</p> <p>Workshops</p> <p>Copies of relevant documentation placed on Council Web Site and at all Deposit locations. Local Advertisement.</p>	<p>Assess Responses received and produce 'Initial Consultation Report'.</p> <p>Approval of Initial Consultation Report by Council</p> <p>Advise all Stakeholders of availability of Initial Consultation report.</p> <p>Initial Consultation Report published on Council Web Site and placed at Deposit Locations.</p>	<p>Development Planning Team</p> <p>Other Council Staff</p> <p>Independent Appraisers for SA(SEA)</p> <p>ICT support</p> <p>Printing Costs</p> <p>Postage Costs</p> <p>Advertisement Costs</p>
Prepare Deposit Plan, update SA/SEA/HRA	The Deposit Plan will have developed out of the preceding stages of the LDP process.	Feb 2020 – Jun 2020	<p>Development Planning Team</p> <p>LDP Officers / Members Working Group</p> <p>LDP Steering Group / PSB Members</p> <p>Council</p>	<p>Formal Reports</p> <p>Meetings</p> <p>Workshops</p>	Obtain Council approval to formally consult on the Deposit LDP.	Development Planning Team

Stage 4: Deposit LDP

The Town and Country Planning (Local Development Plan) (Wales) Regulations 17, 18 & 19 (2004)

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
Consultation on Deposit Plan, SA/SEA Report and HRA (6 week statutory consultation)	This stage of the process will enable all stakeholders to make representations on the Deposit Plan and associated documents.	July 2020 – August 2020	Development Planning Team LDP Officers / Member Working Group LDP Steering Group / PSB Members Council Members All Specific Consultation Bodies UK Government Departments General Consultation Bodies Other Consultees (Including General Public)	Formal Reports Meetings Workshops Copies of Deposit Plan and associated documents placed on Council Website and at all Deposit locations. All Deposited documentation & Deposit LDP sent to Specific Consultation Bodies. Letters sent to all other consultees. Local Advertisement. Public Exhibitions. Submission of 'Duly made' Representations. Facebook & Twitter Bridgend's Magazine	Acknowledge receipt of duly made representations in writing or by email. Publish representations on Council Website where practicable and copies made available for inspection at Council Offices.	Development Planning Team Other Council Staff External Consultants where necessary ICT support Independent Appraisers for SA(SEA) Printing Costs Postage Costs Advertisement Costs

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
Analyse consultation responses and prepare Consultation Report & update Deposit Plan and Report accordingly. *	This will provide the opportunity to consider all Representations received to the Deposit Plan, collate the responses and produce a feedback report.	September 2020-December 2020	Development Planning Team LDP Officers / Members Group LDP Steering Group / PSB Council All Specific Consultation Bodies UK Government Departments General Consultation Bodies Other Consultees (Including General Public)	Meetings Workshops Information dissemination via post and e-mail. Facebook & Twitter	Produce a Feedback report to Council on Representations received during Deposit of the LDP. Publish on Council Web-Site and place at Deposit Locations. Advise Stakeholders of Availability of Stakeholders Report Submission of Deposit LDP & supporting documents to Welsh Government for formal examination	Development Planning Team Other Council Staff External Consultants where necessary ICT support Independent Appraisers for SA(SEA) Printing Costs Postage Costs

*A 'Focused change' consultation stage may be required to be built into the timetable as a result of evidence and consultation responses received etc.

Indicative Stage

Stage 5: Submission

The Town and Country Planning (Local Development Plan) (Wales) Regulation 22(2004) and Regulation 2 (17) (2015)

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
<p>Submission of LDP and associated Documents to Welsh Government and Planning Inspectorate which includes:</p> <ul style="list-style-type: none"> • Deposit LDP • Final Sustainability Appraisal Report • Supporting Evidence-base Material • Copy of the CIS • Consultation Report • Copy of all representations made to the deposit Plan • A statement of suggested main issues for consideration at examination 	To submit LDP and Associated documents to Welsh Government and Planning Inspectorate for Examination.	Jan 2021	<p>Development Planning Team</p> <p>Programme Officer</p> <p>Welsh Government</p> <p>Planning Inspectorate</p>	Formal Submission of LDP and Associated documents.	Service Level Agreement with Planning Inspectorate for conduct of the Examination.	<p>Development Planning Team</p> <p>Appointment of Programme Officer for Independent Examination</p> <p>ICT Support</p> <p>Printing Costs</p> <p>Postage Costs</p> <p>Advertisement Costs</p>

Stage 6 Examination

The Town and Country Planning (Local Development Plan) (Wales) Regulation 23(2004)

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
Pre-examination meeting	The Independent Planning Inspector will advise on examination procedures and format.	Mar 2021 – Apr 2021	Planning Inspectorate Development Planning Team Programme Officer All Representors All Stakeholders	Direct Contact with Representors at Pre-Examination Meeting Press Release Information on Council Web Site and at Deposit Locations Facebook & Twitter	Unknown	Development Planning Team Other Council Staff Programme Officer ICT Support Printing Costs Postage Costs Advertisement Costs
Notification of Independent Examination	To ensure that stakeholders and representors are advised that an Independent Examination into the LDP will be taking place.	Mar 2021 – Apr 2021	Planning Inspectorate Development Planning Team Programme Officer All Representors All Stakeholders	Written dissemination via post and e-mail regarding Examination Facebook & Twitter	Unknown	See above
Independent Examination	The examination will determine whether the LDP is “sound” and consider the representations made in respect of it.	Mar 2021 – Apr 2021	Planning Inspectorate All Representors Other Consultees and Stakeholders (including the general		Unknown	Service Agreement with Planning Inspectorate. Development Planning Team Other Council Staff

			public) Development Planning Team Other Council Staff Programme Officer Independent Appraisers for SA(SEA) External Consultants / Legal Representation appointed if necessary			Independent Appraisers for SA(SEA) as advisors External Consultants / Legal Representation if necessary ICT Support Printing Costs Postage Costs Advertisement Costs
--	--	--	--	--	--	---

Stage 7 Inspectors Report

The Town and Country Planning (Local Development Plan) (Wales) Regulation 24 (2004)

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
Receive Inspectors Report	After the examination, the Inspector will produce a binding report identifying proposed changes to the LDP. The authority will have the opportunity before the Inspectors report is finalised, to request the correction of factual errors.	Jun 2021 – Jul 2021	Development Planning Team LDP Officers / Members Group LDP Steering Group / PSB Council	Written dissemination via post and e-mail. Meetings	Advise Council of receipt of Inspectors Report. Council is required to adopt the final LDP incorporating the Inspector's recommendations within 8 weeks and agree its 'Adoption Statement'.	Service Level Agreement with Planning Inspectorate. Development Planning Team Other Council Staff ICT Support Printing Costs
Publication of Final Inspectors Report	The authority will make copies of the Inspector report and its suggested changes available for public inspection within 4 weeks of its receipt.	Jun 2021 – Jul 2021	Development Planning Team Council	Letters sent to all consultees advising availability of Inspectors Report. Copies of Inspectors Report placed on Council Web Site and at all deposit locations. Facebook & Twitter Bridgend Magazine	Council to notify its intention to adopt the LDP as soon as possible (or in any event within a further 4 weeks).	Development Planning Team ICT Support Printing Costs Postage Costs Advertisement Costs

Stage 8 Adoption

The Town and Country Planning (Local Development Plan) (Wales) Regulation 25 (2004) and 2(19) (2015)

Stage in the LDP preparation process	Purpose	Timescale	Who will be involved	Methods of involvement	Likely Outcomes & Reporting Mechanisms	Resources
Formal adoption of the Bridgend LDP as the Development Plan for Bridgend County Borough.	To advise of the adoption of the Bridgend Local Development Plan.	Aug 2021 – Sep 2021	Development Planning Team LDP Steering Group / PSB Council All Stakeholders	Send copy of adoption statement to all stakeholders. Bridgend LDP published on Council Web and placed at original Deposit locations. Send 4no. copies of the adopted LDP and adoption statement to Welsh Government. As soon as practicably possible after adoption, final LDP sent to Specific Consultation Bodies & letters sent to all other consultees.	LDP adopted by resolution of Council. Publish Adoption Statement and Final SA Report	Development Planning Team ICT Support Printing Costs Postage Costs Advertisement Costs

Contact details

You can contact the Development Planning Team using any of the following methods:

Email: ldp@bridgend.gov.uk

Telephone: 01656 643162

Post: Development Planning Team, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend, CF31 4WB

Appendix 1 – List of Consultation Bodies

The Council will consult the following consultation bodies at all stages in the preparation of the LDP.

Specific Consultation Bodies (including UK Government Departments)

- Welsh Government (including Planning division)
- Natural Resources Wales
- Abertawe Bro Morgannwg University Health Board
- Cwm Taf University Health Board
- British Telecom
- CADW
- Glamorgan Gwent Archaeological Trust
- Telecommunication Operators - O2 Airwave Service, Arqiva, O2 Plc, Three (Hutchinson), EE, T Mobile, Vodafone, NTL Communications, Virgin Media
- Gas and Electricity – Transco, Western Power Distribution, National Grid Wireless, National Grid Company Plc
- Sewerage of Water undertakers - Welsh Water Dwr Cymru
- Network Rail
- Secretary of State for Wales
- Department for Business, Energy and Industrial Strategy
- Department for Transport
- Home Office
- Ministry of Defence
- Awen Cultural Trust

Neighbouring Local Authorities

- Neath Port Talbot County Borough Council
- Rhondda Cynon Taff County Borough Council
- Vale of Glamorgan Council

Cardiff Capital Region Joint Cabinet and Other Local Authorities in the Cardiff Capital Region

- Cardiff Capital Region Cabinet
- Newport City Council
- City of Cardiff Council
- Merthyr Tydfil County Borough Council
- Blaenau Gwent County Borough Council
- Torfaen County Borough Council
- Monmouthshire County Council
- Caerphilly County Borough Council

Town and Community Councils in the Bridgend County Area (including neighbouring Town and Community Councils)

- Brackla Community Council
- Bridgend Town Council
- Cefn Cribwr Community Council

- Coity Higher Community Council
- Cornelly Community Council
- Coychurch Higher Community Council
- Coychurch Lower Community Council
- Garw Valley Community Council
- Laleston Community Council
- Llangynwyd Lower Community Council
- Llangynwyd Middle Community Council
- Maesteg Town Council
- Merthyr Mawr Community Council
- Newcastle Higher Community Council
- Ogmore Valley Community Council
- Pencoed Town Council
- Porthcawl Town Council
- Pyle Community Council
- St Brides Minor Community Council
- Ynysawdre Community Council
- Colwinston Community Council
- Ewenny Community Council
- Llangan Community Council
- St Brides Major Community Council
- Llanharan Community Council
- Gilfach Goch Community Council

Other Consultees

- Action on Hearing Loss
- Active Travel Cymru
- Barratt David Wilson Homes
- Bellway
- Bovis Homes
- Bridgend and District YMCA
- Bridgend Civic Trust
- Bridgend Coalition of Disabled People
- Bridgend College
- Bridgend County Allotment Association
- Bridgend County Borough Councillors
- Bridgend Designer Outlet
- Bridgend District Local History and Museum Society
- Bridgend Equality Forum
- Bridgend Friends of the Earth
- Bridgend Public Services Board – Bridgend County Borough Council, ABMU Health Board, South Wales Fire & Rescue, Natural Resources Wales, Public Health Wales, South Wales Police, National Probation Service, Community Rehabilitation Company, Bridgend Association of Voluntary Organisations, Valleys to Coast, Housing Welsh Government, South Wales Police & Crime Commissioner's Office, Bridgend College, Awen, Bridgend Business Forum
- Bridgend Women's Aid
- Bridgend Youth Council & Forum
- British Aggregates Association
- British Astronomical Association (Campaign for Dark Skies)

- British Gas Wales
- British Geological Society
- Business in Focus
- Cardiff International Airport
- CBI
- Celtic Energy
- Chartered Institute of Housing Cymru
- Citizens Advice Bureau
- Civil Aviation Authority
- Coal Authority
- Coastal Housing Group
- Coed Cymru (Welsh Woodland Organisation)
- Coity Walia Commoners Association
- Compute (Bridgend) Ltd
- Crown Estates Commissioners
- Davies Bros
- Design Commission for Wales
- Disability Wales
- Federation of Master Builders
- Federation of Small Businesses
- Fields in Trust
- Ford Motor Company
- Freight Transport Association
- Glamorgan Muslim Community Association
- Gofal Housing Trust
- Groundwork Bridgend
- Gypsy and Travellers Wales
- Hafod Housing Association
- Hale Homes
- Hanson Aggregates
- Health and Safety Executive
- Hendre Housing Association
- Home Builders Federation
- Jehovah's Witnesses
- Jehu
- Kier Living
- Linc – Cymru Housing Association
- Llamau Ltd
- Llanmoor Homes
- Llynfi Valley Forum
- Local and Regional Assembly Members representing Bridgend County Borough
- Local Members of European Parliament
- Local Members of Parliament
- Lovells
- Merthyr Mawr Estate Office
- National Air Traffic Services Ltd (NSL)
- National Federation of Gypsy Liaison Groups
- Network Rail
- NFU Cymru
- Ogmore Angling Association

- Ogwr DASH
- Persimmon Homes
- Planning Aid Wales
- Planning Inspectorate Wales
- Play Wales
- Porthcawl Civic Trust Society
- Quarry Products Association
- Ramblers
- Redrow Homes
- Religious Society of Friends – Quakers
- Representative Body of the Church in Wales (The)
- Riparian Owners of River Ogmore
- Road Safety Wales
- Royal Institute of Chartered Surveyors Wales
- Royal Mail Property Holding
- Royal National Institute for the Blind
- Royal Society of Architects in Wales
- RSPB Cymru
- RTPI Wales
- Shelter Cymru
- Showmen’s Guild of Great Britain South Wales and Northern Ireland
- Sports Wales
- Sustrans Cymru
- Tarmac
- Taylor Wimpey
- The Equality & Human Rights Commission
- The Wildlife Trust of South & West Wales
- United Welsh Housing Association
- Wales and West Housing Association
- Wallich (The)
- Welsh Ambulance Service
- Welsh Health Estates
- Welsh Local Government Association
- Yellow Wales

- **Chambers of Trade:-**
- CF31 Bid
- Maesteg Chamber of Trade
- Porthcawl Chamber of Trade

- **Local Transport Operators: -**
- Arriva Trains Wales
- First Cymru
- Great Western Trains Company Ltd

Appendix 2 – Timetable for Revised LDP

Page 145

	2018												2019												2020												2021											
Key Stage - Definitive	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
Stage 1 - Update Evidence Base	[Shaded]																																															
Review Evidence Base (including review of SA/SEA Framework)	[Shaded]												[Shaded]												[Shaded]												[Shaded]											
Stage 2 - Delivery Agreement (DA)	[Shaded]																																															
Preparation of Draft DA	[Shaded]												[Shaded]												[Shaded]												[Shaded]											
Political Reporting - Draft DA	[Shaded]												[Shaded]												[Shaded]												[Shaded]											
Targeted Consultation on Draft DA	[Shaded]												[Shaded]												[Shaded]												[Shaded]											
Political Reporting following consultation on DA (agreement to submit to WG)	[Shaded]												[Shaded]												[Shaded]												[Shaded]											
Submission to Welsh Government	[Shaded]												[Shaded]												[Shaded]												[Shaded]											
DA agreed by Welsh Government	[Shaded]												[Shaded]												[Shaded]												[Shaded]											
Stage 3 - Pre-Deposit Participation & Consultation	[Shaded]																																															
Consultation on Draft SA Scoping Report (5 weeks)*	[Shaded]												[Shaded]												[Shaded]												[Shaded]											
Call for Candidate Sites (8 week consultation)**	[Shaded]												[Shaded]												[Shaded]												[Shaded]											
Candidate Sites Assessments	[Shaded]												[Shaded]												[Shaded]												[Shaded]											
Identification & assessment of vision, issues and objectives	[Shaded]												[Shaded]												[Shaded]												[Shaded]											
Identification & assessment of options (growth levels and spatial distribution) & SA/SEA	[Shaded]												[Shaded]												[Shaded]												[Shaded]											
Preparation of Preferred Strategy, SA Report & HRA	[Shaded]												[Shaded]												[Shaded]												[Shaded]											

*statutory 5 week consultation to be undertaken between July –September 2018
 **statutory 8 week consultation to be undertaken between September – December 2018

Appendix 3 – Bridgend Replacement LDP: Draft Delivery Agreement Consultation Report – Summary of Key Issues Raised

Page 147

A statutory review of the Bridgend Local Development Plan (LDP) commenced in 2017, an important stage being the publication of the Draft Review Report which was subject to a four week stakeholder consultation period commencing Monday 30 April 2018 until 5pm Friday 25 May 2018. The Delivery Agreement sets out how and when the local community and other stakeholders can contribute to the preparation of the Replacement Plan and a timetable for its preparation. It is proposed that the Replacement LDP will cover a plan period up to 2033.

The LPA received 8 consultation responses. A summary of the key issues raised in relation to the questions on the Draft Delivery Agreement is provided in the table below:

Representor	Comment	LPA Response	Recommendation
The Glamorgan Gwent Archaeological Trust Ltd	The historic environment is an important part of Bridgend CBC's area, and includes statutorily designated historic assets of both areas and structures, as well as non-designated historic assets. The range of these includes areas such as the Mesolithic flint scatters at Merthyr Mawr Warren, shrunken Medieval villages, and the historic core of Bridgend, with its Medieval bridge, castle and church, industrial minerals extractive and transporting landscapes, RAF Stormy Down, as well as information on isolated finds of all periods, all of which contribute to the distinctive heritage and current form of the area. We are also able to provide information on the policies and procedures that have been adopted for development in other local authorities: for Bridgend, eleven areas have been delineated as Archaeologically Sensitive Areas in an Archaeology and Archaeologically Sensitive Areas SPG which has been supplied to you in draft in 2017 and is awaiting approval. The historic environment should not be seen as any constraint to development, but viewed with the Well-being of Future Generations (Wales) Act, contribute substantially to the well-being goals relating to culture and community, and by understanding and enhancement to the remaining goals. The Draft Review Report notes in 2.2.11 that the Historic Environment (Wales) Act 2016 has become law, giving more effective protection to the historic environment in Wales. There is a suite of relevant supporting policy (Planning Policy Wales 9, 2016 Chapter 6: The Historic Environment, technical advice notes (TAN24: The Historic Environment) and best practice guidance, some of which is still emerging. Inclusion of these in a revised Plan would acknowledge current legislation and support current professional standards.	The comments received from the Glamorgan Gwent Archaeological Trust Ltd are noted.	No change required to the Delivery Agreement.
Natural Resources Wales	Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales on the above LDP draft deliver agreement, which we received on 24 April 2018.	The comments received from Natural Resources Wales are noted.	No change required to the Delivery Agreement.

	We welcome the consultation, and we acknowledge the delivery agreement timescales. We would like to take the opportunity to offer our support, including informal engagement throughout the LDP review process.		
National Grid	National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We have reviewed the above consultation document and can confirm that National Grid has no comments to make in response to this consultation.	The comments received from National Grid are noted.	No change required to the Delivery Agreement.
Merthyr Mawr Community Council	Thank you for providing the information regarding Bridgend Local Development Plan (2013) - Consultation on Draft Review Report & Draft Replacement Local Development Plan Delivery Agreement. This was noted by Merthyr Mawr Community Council during their meeting on Monday 14th May 2018. Merthyr Mawr Community Council are satisfied with the way the review is being undertaken at present.	The comments received from Merthyr Mawr Community Council are noted.	No change required to the Delivery Agreement.
Welsh Water	Thank you for consulting Welsh Water on the Draft Review Report. We have no specific comments to make on the content but are keen to be involved in the early stages of the Replacement LDP.	The comments received from Welsh Water are noted. The LPA will liaise with Welsh Water as part of the Replacement LDP process.	No change required to the Delivery Agreement.
South Wales Police, Designing Out Crime Officer	In respect of the above, I would like to pass comment at the appropriate time, as the Designing out Crime Officer for the Bridgend County Borough Council Area, to strengthen the subject topic of Community Safety within the Local Development Plan.	The comments received from South Wales Police (Designing Out Crime Officer) are noted. The LPA will liaise with South Wales Police on this issue as part of the Replacement LDP process.	No change required to the Delivery Agreement.
Mrs M C Wilkins	Bridgend County Borough is suffering from over intensification of large housing developments; this is putting a strain on our communities and causing the highway structure to become grid locked. The LDP is against over intensification of houses and this is adopted by Bridgend County Borough Council.	The comments received from Mrs M C Wilkins are noted. The Spatial Strategy will be reviewed as part of the Replacement LDP process.	No change required to the Delivery Agreement.
Land Promotion			
Mr Stephen Blackwell	Possible inclusion of land at Pentre Beili Farm.	The draft DA consultation is not the appropriate stage in the Replacement LDP process for the submission of land for inclusion in the LDP.	No change required to the Delivery Agreement.

		There will be a formal 'Call for Candidate Sites' consultation (8 weeks) during Stage 3 (Pre-Deposit Participation & Consultation) of the Replacement LDP Process.	
--	--	--	--

Officer Amendments

- | | |
|----|--|
| 1. | <p>Paragraph 1.4.2 has been amended to show a degree of linkage between the SA (SEA), the Bridgend Well-being Plan (in accordance with the Well-Being of Future Generations (Wales) Act and Habitats Regulations Assessment (HRA).</p> <p><i>The SA, incorporating SEA, will therefore draw upon the Bridgend Local Well-being Plan (produced in accordance with the Well Being of Future Generations (Wales) Act – refer to Section 1.9) and will integrate where possible with a Wellbeing Assessment, Health Impact Assessment (HIA) and Habitats Regulations Assessment (HRA) that will also be prepared to support the Bridgend LDP Review.</i></p> |
| 2. | <p>Paragraph 1.4.3 amended to read:</p> <p>a) The first bullet point regarding SA Scoping has been expanded to reference the statutory requirement to undertake SEA screening (as this is an LDP Review rather than a first LDP). The following amendment has been made so that this bullet point reads:</p> <p><i>A Sustainability Appraisal, incorporating Strategic Environmental Assessment, Scoping Report.</i> <i>This report will identify the need to undertake a SA, incorporating SEA, of the LDP Review and set out the proposed SA methodology and consultation arrangements. In doing so it will provide an overview of sustainability baseline data conditions and issues relevant to the Bridgend area, together with a review of other plans, policies, programmes and strategies which are likely to influence the LDP Review. The existing SA Framework adopted for the first Bridgend LDP will also be reviewed and updated as necessary to provide a robust mechanism for undertaking the SA, incorporating SEA, of new LDP proposals and policy options as they emerge. This report will be subject to consultation with the SEA Consultation Bodies before any substantive proposals or policy options are subject to consultation.</i></p> <p>b) For clarity the second and third has been combined into a single bullet point as follows:</p> <p><i>The Sustainability Appraisal (SA) Report:</i> <i>All substantive proposals and policy options for a replacement LDP will be subject to a proportionate level of SA, incorporating SEA. This will include assessment reasonable alternatives to preferred options and the SA will be carried out in accordance with the SA Framework and methodology defined through SA/SEA Screening and Scoping. The SA process will be reported within iterative SA Reports which will accompany the Preferred Strategy (LDP Pre-Deposit) and Pre-Deposit Documents, with the SA Report updated between these stages to reflect changes to the emerging LDP:</i></p> <ul style="list-style-type: none"> <i>o The SA Report for the Preferred Strategy will focus on assessing likely significant effects from the proposed LDP options, spatial strategy and strategic policies; and,</i> <i>o The SA Report for the LDP Pre-Deposit Document will assess likely significant effects from all substantive components of the LDP Deposit Document, including all proposed site allocations and policies.</i> <i>o Following the completion of an Examination regarding the LDP, all binding recommendations made by the Examination Inspector will be subject to</i> |

	<p>SA, incorporating SEA, Screening, to determine whether they would give rise to any new or different likely significant effects not previously reported within the SA Report for the LDP Deposit Document. This SEA Screening will be documented within an SA Addendum.</p> <p>c) The final bullet point has been amended to make clear that the SA Adoption Statement will be published after the adoption of the revised LDP:</p> <p>A Sustainability Appraisal Post Adoption Statement will be published after the revised LDP is adopted. This will explain how sustainability considerations and the Sustainability Assessment, incorporating Strategic Environmental Assessment, have been taken into consideration in the production of the revised LDP.</p>
3.	<p>Amendment to Section 1.5 - the recommended changes outline the requirement for HRA with reference to the relevant EU Directive and the relevant Regulations for Wales. The Stages for HRA are set out in full but make it clear that there are particular circumstances for progression through the Stages for the LDP Review. In addition the revised text draws together the SA/SEA and HRA elements to state that these will take place concurrently.</p> <p><i>The requirement for Habitats Regulations Assessment (HRA) comes from the Habitats Directive, specifically Article 6(3), which requires that land use plans, including LDPs, are subject to a HRA Screening to determine whether any plan [or project] is likely to have a significant effect upon a European site, either alone, or in combination with other projects. In Wales, requirements for HRA, including for proposed modifications to existing plans, are set out within Part 6 of the Conservation of Habitats and Species Regulations 2017 and Part 2 of the Conservation of Offshore Marine Habitats and Species Regulations 2017.</i></p> <p><i>The HRA process follows a series of Stages; these will be undertaken for the LDP Review, as necessary, to meet with the requirements of the Regulations:</i></p> <ul style="list-style-type: none"> • Stage 1 - HRA Screening: to determine whether the LDP Review is likely to have significant effects on European Sites; • Stage 2 – Appropriate Assessment: If the HRA Screening indicates that the LDP Review is likely to have significant effects, a further level of assessment is needed to consider whether the LDP Review could adversely affect the integrity of one or more European site(s), either alone or in combination with other plans or projects, in view of their established conservation objectives and conservation status. If the potential for adverse effects on site integrity are identified, the Appropriate Assessment should also consider mitigation measures to control the identified impacts, to avoid adverse effects on site integrity; and • Stage 3 and 4 – Consideration of Alternatives and Imperative Reasons of Overriding Public Interest: Only where significant effects remain at the end of Stage 2 in the HRA process, is there a need to consider alternatives and Imperative Reasons of Overriding Public Interest. <p><i>The HRA process will be undertaken in conjunction with the SA (incorporating SEA) to ensure an integrated approach to assessment. It is intended that the process will run concurrently with the plan making process and form an iterative part of the LDP Review, involving the consideration of all emerging policy and site options. Natural Resources Wales will be consulted throughout the HRA process.</i></p>

Appendix 4 – Risk Assessment

Risk	Potential Impact	Probability	Mitigation Measures
Change in staff resources available to undertake revised LDP preparation.	Programme slippage	Medium	Consider additional resources (including support from other sections within the Council) and ensure robust structure. Ensure that the replacement LDP remains a top corporate priority.
Timetable proves too ambitious due to greater than anticipated workload.	Programme Slippage.	Medium/High	Consider additional resources.
Reduction and lack of financial resources.	Programme slippage. Delay in securing information required to progress plan.	Medium	Sufficient funds are allocated in the LDP budget in addition to a contingency budget to address unforeseen costs.
Corporate reorganisation of structures.	Programme slippage	Medium	Ensure that the replacement LDP remains a top corporate priority.
Delays caused by Welsh translation and/or the printing process.	Programme slippage	Low/Medium	Consider additional resources.
Significant levels of objections from statutory consultation bodies.	LDP cannot be submitted for examination without significant additional work.	Low/Medium	Ensure close liaison with, and early involvement of statutory bodies as stakeholders in the process.
Large volume and /or highly significant levels of objection to proposals e.g. site allocations.	Programme slippage. Plan cannot be submitted for examination without significant work.	Medium	Ensure close liaison and early/continued involvement of the community, statutory bodies & stakeholders throughout the plan preparation process.
Lack of consensus throughout the organisation and/ or lack of support from officers/other departments in production of the	Programme slippage	Low/Medium	Ensure close liaison with, and early involvement of key Members and Officers.

evidence base.			
Challenging timetable to prepare revised LDP within 3.5 years due to greater than anticipated workload (e.g. greater number of representations received or SA/SEA/HRA requirements).	Programme slippage	Medium	Realistic timetabling for each stage of plan preparation, adequate resources and careful project management with adequate contingencies/flexibility.
Planning Inspectorate fail to meet their timescales per the Service Level Agreement	Examination delayed.	Low/Medium	Maintain close liaison with the PI to ensure that early warning of any problems, e.g. consultation on the LDP.
LDP fails 'test of soundness'	LDP cannot be adopted without considerable additional work.	Low	Ensure LDP is sound, founded on a robust evidence base.
Additional requirements arising from the issue of new legislation and/or national guidance.e.g. revised LDP alignment with revised Planning Policy Wales and LDP Manual.	Programme slippage	Medium/High	Monitor emerging legislation/guidance; report and respond early to changes as necessary.
Involvement in preparation of Strategic Development Plan (SDP)	Programme slippage. Resource implications, extent of input to the SDP currently unknown.	Medium/High	Ensure sufficient resources are available and corporate support of SDP process and timetable from outset.
Review of revised Plan resulting from a requirement to align with a Strategic Development Plan.	Programme slippage	Low	Ensure involvement in progress of regional work. Continued liaison with Welsh Government
Direction from Welsh Government Cabinet Secretary to prepare a Joint Plan.	Work on individual LDP to date would be abortive.	Low	Ensure close liaison with Welsh Government.
Insufficient information to undertake SA/SEA.	Programme slippage.	Low/Medium	Identify expectations of consultation bodies in DA. Consider additional

			resources.
Legal challenge.	Adopted LDP may be quashed in whole or in part by the Courts.	Medium	Ensure procedures, Act, Regulations etc. are complied with.

Appendix 5 – Glossary of terms

Adopted Plan	The final version of the Local Development Plan.
Adoption	The final stage of Local Development Plan preparation where the LDP becomes the statutory development plan for the area it covers.
Annual Monitoring Report (AMR)	A yearly report to monitor the effectiveness of the LDP and ultimately determines whether any revisions to the Plan are necessary. It assesses the extent to which the LDP strategy and objectives are being achieved and whether the LDP policies are functioning effectively.
Candidate Site	A site nominated by an individual with an interest in land (i.e. landowner, developer, agent or member of the public) to be considered for inclusion in the LDP. All Candidate Sites will be assessed for suitability for inclusion as potential allocations.
Community	People living in a defined geographical area, or who share other interests and therefore form communities of interest.
Community Involvement Scheme (CIS)	The Community Involvement Scheme forms part of the Delivery Agreement. It outlines the principles of engagement and provides detail on how the Local Planning Authority will involve communities and stakeholders (including businesses and developers) in the preparation of the Local Development Plan.
Consensus Building	A process of dialogue with the community and other interested parties to understand relevant viewpoints and to seek agreement where possible.
Consultation	A formal process in which comments are invited on a particular topic or draft document usually within a defined time period.
Council	Bridgend County Borough Council
Delivery Agreement (DA)	A document comprising the local planning authority's timetable for the preparation of a Local Development Plan, together with its Community Involvement Scheme, submitted to the Welsh Government for agreement.
Deposit	A formal six week stage in which individuals and organisations can make representations on the Local Development Plan. Representations that relate to whether the plan is 'sound' can then be examined by an Inspector.
Deposit Plan	This is a full draft of the LDP which undergoes a formal consultation period prior to it being submitted to the Welsh Government for public examination.
Duly Made	Representations to the development plan which are made in the correct manner and within the specified consultation time period.

Engagement	A proactive process that seeks to encourage the involvement and participation of the community and other groups in the decision making process.
Evidence Base	Information and data that provides the basis for the preparation of the LDP vision, objectives, policies and proposals and justifies the soundness of the policy approach of the LDP.
Examination	The examination involves public examination of the Deposit LDP, the Deposit representations, the report of consultation, evidence base/background documents and the Sustainability Appraisal Report. This is carried out by the Planning Inspectorate on behalf of the Welsh Government.
Habitat Regulations Assessment (HRA)	Habitats Regulations Assessment (HRA) relates to the assessment of the impacts of a plan (or project) against the nature conservation objectives of European designated sites for any likely significant effects. HRA also ascertains whether the proposed plan would adversely affect the integrity of the site.
Indicator	A measure of variables over time, often used to measure progress in the achievement of objectives, targets and policies.
Inspector's Report	The Report prepared by an independent Inspector who examines the LDP. The Inspector's Report contains recommendations on the content of the final LDP and is binding upon the Council. The Council must adopt the LDP in the manner directed by the Inspector.
Involvement	Generic term relating to community involvement that includes both participation and consultation techniques.
Local Development Plan (LDP)	A land use plan which includes a vision, strategy, area wide policies for development types, land allocations, and policies and proposals for key areas of change and protection. Allocations and certain policies are shown geographically on the Proposals Map forming part of the Plan. The LDP is a statutory development plan that each local planning authority area is required to produce in Wales.
LDP Officer / Member Group	A group of officers and Members of BCBC established to consider issues relating to the LDP which reports to the LDP Steering Group.
LDP Steering Group	The LDP Steering Group is a group of Members whose purpose is to oversee the preparation of the LDP. The Council's Development Control Committee will undertake this role.
Local Planning Authority (LPA)	In the case of Bridgend County Borough, this is Bridgend County Borough Council.
Objective	A statement of what is intended, specifying the desired direction of change in trends.

Participation	A process rather than a single event that provides opportunity for direct engagement with the community and stakeholders to input into decision making.
Planning Inspectorate	The Wales branch of the Planning Inspectorate is an independent body that will be responsible for the formal examination of the LDP.
Planning Policy Wales (PPW)	Planning policy guidance for Wales produced by the Welsh Government is set out in this document
Pre-Deposit	Stages of preparation and consultation of the LDP before the Deposit Plan is finalised and approved by the Council.
Preferred Strategy	This sets out the broad strategic direction for the LDP. This includes the preferred level of growth along with the spatial strategy for distributing the growth. It also includes the vision, issues and objectives of the plan.
Press Releases	Sent to Welsh media, including newspapers, radio and television news stations as appropriate. Media may choose not to print or broadcast an item.
Regulation	Regulations are set out in Welsh Statutory Instruments. They provide the framework for the preparation of the LDP.
Report of Consultation	A Consultation Report is one of the documents required to be submitted for independent examination. An initial consultation report is also required for the pre-deposit stage.
Representations	Comments received in relation to the LDP, either in support of, or in opposition to.
Review Report	The Review Report provides an overview of the issues that have been considered as part of the full review process and identifies changes that are likely to be needed to the LDP, based on evidence. It also sets out the type of revision procedure to be followed in revising the LDP.
Scoping	The process of deciding the scope and level of detail of a sustainability appraisal (SA), including the sustainability effects and options which need to be considered, the assessment methods to be used and the structure and contents of the SA Report.
Soundness Tests	In order to adopt a LDP it must be determined to be 'sound' by the Planning Inspector. The Tests of Soundness are set out in PPW. There are three tests to make that judgement in relation to the plan as a whole. A framework for assessing the soundness of LDPs has been developed by the Planning Inspectorate.
Stakeholders	People whose interests are directly affected by a LDP (and/or Sustainability Appraisal/ Strategic Environmental Assessment) and whose involvement is generally through representative bodies.

Strategic Environmental Assessment (SEA)	Generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. The European Strategic Environmental Assessment Directive (2001/42/EC) requires a formal “environmental assessment of certain plans and programmes, including those in the field of planning and land use”.
Strategic Development Plan (SDP)	A Strategic Development Plan is a tool for regional planning to cover cross- boundary issues such as housing and transport. It will be prepared by a Strategic Planning Panel across a region. LPA’s must have regard to the SDP when developing their LDPs.
Submission	When the LDP, SAR and HRA are formally submitted to the Welsh Government for independent examination by a Welsh Government appointed Inspector.
Supplementary Planning Guidance (SPG)	Provide more detailed or site specific guidance on the application of LDP Policies. They provide supplementary information in respect of the policies in a LDP. SPG does not form part of the LDP and is not subject to independent examination.
Sustainability Appraisal (SA)	Tool for appraising policies, including LDPs, to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors). Each LPA is required by Section 62(6) of the Act to undertake SA of their Local Development Plan. This form of sustainability appraisal fully incorporates the requirements of the Strategic Environmental Assessment Directive.
Sustainability Appraisal Report (SAR)	A document required to be produced as part of the Sustainability Appraisal process to describe and appraise the likely significant effects on sustainability of implementing a LDP, which meets the requirements for the Environmental Report under the SEA Directive. Section 62(6) of the Act requires each LPA to prepare a report of the findings of the SA of the LDP. It is an integral part of the development plan making process.
Timetable	Sets out the dates by which key stages and processes of LDP preparation are expected to be completed. These are definitive for stages up to the deposit of the LDP and indicative for the remaining stages after.
Well-being of Future Generations (Wales) Act (2015)	The Well-being of Future Generations (Wales) Act 2015 is legislation that requires public bodies, such as local authorities, to put long term sustainability at the forefront of their thinking to make a difference to lives of people in Wales. Local authorities must work towards the seven well-being goals and enact the five ways of working set out in the Act.

Workshop	Where members of the public have the opportunity to engage in group debates and practical exercises with a written or drawn 'output'.
-----------------	---

Development Planning, Bridgend County Borough Council,
Civic Offices, Angel Street, Bridgend, CF31 4WB

Tel: 01656 643162 email: ldp@bridgend.gov.uk

