

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: Mark Galvin

Ein cyf / Our ref:

Eich cyf / Your ref:

Dyddiad/Date: Friday, 29 November 2019

Dear Councillor,

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held in the Council Chamber, Civic Offices, Angel Street, Bridgend, CF31 4WB on **Thursday, 5 December 2019 at 14:00.**

AGENDA

1. Apologies for Absence
To receive apologies for absence from Members.
2. Declarations of Interest
To receive declarations of personal and prejudicial interest (if any) from Members/Officers including those who are also Town and Community Councillors, in accordance with the provisions of the Members' Code of Conduct adopted by Council from 1 September 2008. Members having such dual roles should declare a personal interest in respect of their membership of such Town/Community Council and a prejudicial interest if they have taken part in the consideration of an item at that Town/Community Council contained in the Officer's Reports below.
3. Site Visits
To confirm a date of Wednesday 15/01/2020 for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson
4. Approval of Minutes 3 - 10
To receive for approval the minutes of the 24/10/2019
5. Public Speakers
To advise Members of the names of the public speakers listed to speak at today's meeting (if any).
6. Amendment Sheet
That the Chairperson accepts the Development Control Committee Amendment Sheet as an urgent item in accordance with Part 4 (paragraph 4) of the Council Procedure Rules, in order to allow for Committee to consider necessary modifications to the Committee Report, so as to take account of late representations and revisions that require to be accommodated.

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7.	<u>Development Control Committee Guidance</u>	11 - 14
8.	<u>P/19/696/FUL - 13 Bridgend Road, Aberkenfig CF32 9BN</u>	15 - 22
9.	<u>2019 Annual Monitoring Report (AMR) For The Bridgend Local Development Plan (LDP) 2006 - 2021</u>	23 - 102
10.	<u>National Development Framework Consultation Response</u>	103 - 120
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12.	<u>Appeals</u>	179 - 202
13.	<u>Training Log</u>	203 - 204
14.	<u>Urgent Items</u> To consider any other item(s) of business in respect of which notice has been given in accordance with Part 4 (paragraph 4) of the Council Procedure Rules and which the person presiding at the meeting is of the opinion should by reason of special circumstances be transacted at the meeting as a matter of urgency.	

Yours faithfully
K Watson
Head of Legal and Regulatory Services

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

Councillors
MJ Kearn
DRW Lewis
JE Lewis
DG Owen
JC Radcliffe
JC Spanswick

Councillors
RME Stirman
G Thomas
MC Voisey
KJ Watts
CA Webster
AJ Williams

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 24 OCTOBER 2019

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD IN COUNCIL CHAMBER, CIVIC OFFICES ANGEL STREET BRIDGEND CF31 4WB ON THURSDAY, 24 OCTOBER 2019 AT 14:00

Present

Councillor RM Granville – Chairperson

JPD Blundell	NA Burnett	DK Edwards	MJ Kearn
DRW Lewis	JC Radcliffe	JC Spanswick	MC Voisey
CA Webster	AJ Williams		

Apologies for Absence

RJ Collins, JE Lewis, RME Stirman, G Thomas and KJ Watts

Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Ingrid Lekaj	Trainee Solicitor
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Philip Thomas	Principal Planning Officer
Leigh Tuck	Senior Development Control Officer

310. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillor C Webster – Personal interest in Agenda Item 8. in that her son attended the School subject of the application and that she was a member of Bridgend Town Council who took no part in planning matters.

Prejudicial interest in Agenda Item 11. due to the business operation subject of the application being owned by a family friend. Councillor Webster left the meeting whilst this application was being considered.

Personal interest in Agenda Item 18. due to her being a member of the Royal College of General Practitioners.

Personal interest in Agenda Item 14. as she had made representations on behalf of a resident mentioned in one of the Appeals.

Councillor MC Voisey – Prejudicial interest in Agenda Items 12. and 13. as the Company subject of the application are a supplier to his business. Councillor Voisey left the meeting whilst these applications were being considered.

Councillor NA Burnett – Personal interest in Agenda Item 8. as she had a child that attended the School subject of the application, as well as her being a Local Authority Governor at this school.

311. SITE VISITS

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 24 OCTOBER 2019

RESOLVED: That a date of Wednesday 4 December 2019 be confirmed for proposed site inspections arising at the meeting, or identified in advance of the next Committee by the Chairperson.

312. APPROVAL OF MINUTES

RESOLVED: That the minutes of a meeting of the Development Control Committee dated 12 September 2019, be approved as a true and accurate record.

313. PUBLIC SPEAKERS

<u>Application No:</u>	<u>Address:</u>	<u>Name of Speaker:</u>
P/19/466/BCB	Land at Brynteg Upper School, Eweny Road, Bridgend	Councillor DA Unwin

314. AMENDMENT SHEET

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

315. DEVELOPMENT CONTROL COMMITTEE GUIDANCE

RESOLVED: That the summary of Development Control Committee Guidance as detailed in the report of the Corporate Director - Communities be noted.

316. P/19/466/BCB - LAND AT BRYNTEG UPPER SCHOOL, EWENNY ROAD, BRIDGEND

RESOLVED: That for the purposes of Regulation 4 of the Town and Country Planning Regulations 1992, permission be deemed to be granted for the above application, subject to the Conditions contained in the report of the Corporate Director – Communities:-

Proposal

Proposed new build office and multi-agency hub.

That Condition 1 of the consent be re-worded as follows, to take account of the recommendations in the Ecological Impact Assessment undertaken by Wildwood Ecology:

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

- A001 – Site Location Plan
- A002 – Topographical Survey
- A003 – Demolition and Clearance
- A004 – Site Sections
- A101 – Proposed Site Layout – Revision A
- A104 – Proposed Plans and Elevations

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 24 OCTOBER 2019

The Conclusions and Recommendations in the Ecological Impact Assessment undertaken by Wildwood Ecology dated 18 October 2019.

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

Subject to Condition 8. of the report be amended as follows:-

8. Notwithstanding the submitted drawing (BCB0073739 – A101 Rev A) no development shall commence until a scheme for the provision of a dedicated pedestrian footway, including a scheme of lighting, along the existing vehicle access to Ewenny Road to the East of the proposed development has been submitted to and approved in writing by the Local Planning Authority. The pedestrian footway shall link to the existing footway on Ewenny Road and be implemented as agreed before the development is brought into beneficial use and retained for pedestrian use in perpetuity.

Reason: In the interests of highway safety.

In terms of Condition 12 of the report, the following additional point should be added to this:

viii. No lorries associated with the construction of the site entering or leaving the site during the periods of half hour either side of the times school commencing and ending and contact being made with the Head Teacher of Brynteg Comprehensive School in order to make the school aware of the additional traffic movements.

317. P/19/550/FUL - PARC STORMY, STORMY DOWN, BRIDGEND, CF33 4RS

- RESOLVED:** (1) That Subject to the Applicant entering into a Section 106 Legal Agreement to secure a routeing agreement for traffic and HGVs/Buses entering and leaving the site
- (2) That the Corporate Director – Communities be given delegated powers to issue a decision notice granting consent in respect of the proposal, once the applicant has entered into the aforementioned Section 106 Agreement, subject to the Conditions contained in his report.

Proposal

Proposed temporary sustainable transport hub and associated works.

Subject to Condition 4 of the report being amended to include the following words:-

“ . . . including the removal of the hub container office”.

318. P/19/316/FUL - 1 WILLIAMS TERRACE, BRYNMENYN, CF32 9LS

- RESOLVED:** That permission deemed to be granted for the above application and delegated powers be given to the Group Manager Planning and Development Services to issue a decision after 4 November 2019, subject to the Conditions contained in the report of the Corporate Director – Communities:-

Proposal

Demolish existing dwelling and erect a two storey detached house.

319. P/17/369/RLX - LAND OFF HORSEFAIR ROAD, WATERTON INDUSTRIAL ESTATE, BRIDGEND, CF31 3YN

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

Proposal

Variation of Conditions 1 and 5 of P/16/472/FUL.

Subject to Condition 4 of the report being amended as follows, to ensure that the replacement fencing around the Locomotive Storage Yard is provided in a reasonable timeframe.

4. Within three months of the date of this permission a 3m high close boarded timber fence shall be erected along the northern, southern and eastern boundaries of Area 2 as indicated as boundary 'a' on the 'Layout Plan' received on 4 January 2019. The fence shall be maintained and retained in perpetuity.

Reason: In the interests of screening this part of the site operation

Subject also to the following additional Condition 16 being added to the consent, in order to control the deliveries of the pre-registered cars to site:

16. Within two months of the date of this permission, a delivery management plan for the pre-registered motor cars operation shall be submitted to and agreed in writing by the Local Planning Authority. The management plan will detail the timing, number of trips and vehicles/equipment used in the delivery of the pre-registered cars to site. All future deliveries shall be undertaken in accordance with the agreed delivery management plan.

Reason: To ensure the effective control over the future use of the site in the interests of highway safety and the amenities of residents.

320. A/19/20/ADV - LEYSHON FLINT & SONS, BRIDGEND ROAD, PENYFAI, CF31 4LL

RESOLVED: That Advertisement consent be granted in respect of the above application, subject to the Conditions contained in the report of the Corporate Director – Communities (in addition to the standard conditions).

Proposal

Proposed new advertisement signage.

321. P/19/591/FUL - LEYSHON FLINT & SONS, BRIDGEND ROAD, PENYFAI, CF31 4LL

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

Proposal

Display area spotlights

322. APPEALS

The Group Manager Planning and Development Services, reported on the Appeals both received and decided upon, since the last Committee meeting, as outlined in the report.

RESOLVED: That the information regarding the above appeals so listed in the report, be noted.

323. BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) CANDIDATE SITE - STAGE 1 ASSESSMENT

The Development Planning Team Leader presented a report, the purpose of which, was to inform the Members (of the LDP Steering Group) of the Candidate Site Stage 1 Assessment attached at Appendix 1 of the report.

The report gave some background information, following which it confirmed that the Candidate Site Assessment Methodology was consulted on informally before landowners, developers and the public were asked to nominate 'Candidate Sites' for consideration for inclusion within the Replacement Bridgend Local Development Plan (LDP). The first stage of assessment has been completed and involved the consideration of submitted Candidate Sites to determine whether they had potential to support the LDP Preferred Strategy. The next Stage (Stage 2) would involve further detailed assessment of sites that were considered to satisfy Stage 1 assessment. Following completion of Stage 2, the Council intended to seek the views of a limited number of specific consultation bodies in respect of those sites which will be considered suitable for future development and possible allocation in the Deposit LDP. Finally, a list of sites will be identified for inclusion within the Deposit LDP, acknowledging the conclusions drawn from Stage 2 and comments received from Stage 3.

Stage 1 of the Candidate Site Assessment evaluated, in broad terms, the sites that have the potential to support the Preferred Strategy spatially. It is acknowledged that in order to deliver the Preferred Strategy, future growth will need to be directed to the most appropriate and sustainable locations at a scale that will not undermine the Regeneration and Sustainable Growth Strategy.

As documented within the 2019 Settlement Assessment, Bridgend was classified as the Primary Key Settlement, along with five additional Main Settlements which include the Valleys Gateway, Porthcawl, Maesteg, Pencoed and the grouped settlement of Pyle, Kenfig Hill and North Cornelly. All six of these settlements demonstrate a strong employment function with an existing concentration of businesses plus a notable variety of shopping and community services. However, the Valleys Gateway specifically has accommodated substantial growth in recent years and there are now capacity issues running north to south at Junction 36 of the M4. This issue substantially hampers the area's potential to accommodate any significant growth until it is resolved. Therefore, the remaining four Main Settlements and the Primary Key Settlement of Bridgend are considered, by the Preferred Strategy, to be the most sustainable environments to accommodate future growth and will therefore continue to be the main focus of future planned development, the scale and type of which will need to be in line with their individual infrastructures, economies, characters and constraints.

Finally, the Development Planning Team Leader confirmed that to assess compatibility with the Preferred Strategy, Candidate Sites have been scrutinised based on the two questions detailed in paragraph 4.4 of the report. Following consideration of these, all Candidate Sites that were considered capable of satisfying Stage 1 of the assessment

progressed to Stage 2. Sites that failed Stage 1 of the assessment were detailed in the Candidate Site Assessment Report (ie Appendix 1 to the covering report.)

RESOLVED: That the Committee, in its capacity as the LDP Steering Group, noted the content of the Candidate Site Stage 1 Assessment.

324. SUMMARY OF THE WALES AUDIT OFFICE ON THE EFFECTIVENESS OF LOCAL PLANNING AUTHORITIES IN WALES

The Group Manager Planning and Development Services submitted a report, on the Wales Audit Office's (WAO) on the Effectiveness of Local Planning Authorities in Wales published on 6 June 2019.

The WAO report also considered the progress of local planning authorities in delivering their new responsibilities and the extent to which they are acting in accordance with the sustainable development principle contained within the Well-being of Future Generations (Wales) Act 2015.

The report also considered, how efficient and effective the 'local planning system' is, focussing on their performance, income and expenditure to determine how resilient services are. The report finally considered decision making and stakeholder engagement.

The report gave some background information, explaining that in 2014, the National Assembly for Wales adopted a new Planning (Wales) Act, which came into force in July 2015. This sought to ensure the planning system is 'fair, resilient and enables development' against the 5 key objectives shown in paragraph 3.1 of the report.

The Auditor General for Wales had completed a review of how planning authorities are working and how they are implementing such new responsibilities.

Paragraph 4. of the report, then outlined a summary of the main findings of the review and the Group Manager Planning and Development Services gave a resume of these for the benefit of Members.

He proceeded, by advising that the WAO had made 5 recommendations to help support local planning authorities that focused on:

- Improving how they involve stakeholders when making decisions and considering choices;
- Addressing deficits in funding and working collaboratively to increase capacity;
- Strengthening decision making, and
- Creating a clearer and more ambitious vision for their local area

The WAO had also recommended that Welsh Government review charges for development control and improve local planning authority's performance. This would involve planning fees increasing by 20% in 2020, in order to attempt to bridge the gap with fees charged in England.

RESOLVED: That Members noted the content of the report and the WAO findings following their investigation into the effectiveness of Local Planning Authorities in Wales.

325. NATIONAL DEVELOPMENT FRAMEWORK CONSULTATION

The Group Manager Planning and Development Services submitted a report, the purpose of which, was to inform the Development Control Committee of the publication of the draft National Development Framework (NDF) by the Welsh Government and its likely impact on the County Borough. Consultation on the draft closes on 1 November 2019.

The National Development Framework (NDF) is a spatial plan for addressing key national priorities in Wales through the planning system from 2020 to 2040. It covers the big issues important to Wales' success, including housing, energy, economy, transport and the environment. It identifies where nationally significant developments should take place, where key growth areas are, what infrastructure and services are needed and how Wales can contribute to the fight against climate change.

The draft NDF sets out development policies for Wales as a whole and for three national growth areas: Wrexham and Deeside (North Wales), Swansea Bay & Llanelli (Mid & South West Wales) and Cardiff, Newport and the Valleys (South East Wales).

The Group Manager Planning and Development Services, stated that the draft NDF identified 11 outcomes, which were a vision for change over the next 20 years and formed the basis for its outcomes, policies and proposals. Paragraph 4.1 of the report detailed in bullet point format what these were.

He continued by advising, that as part of the South East Wales region, Bridgend is specifically identified in the NDF as a centre of regional growth. This is based on its strategically important location as part of the South Wales Metro system and the opportunity that this provides to improve rail, bus, cycling and walking infrastructure across the region to provide a focus for investment, regeneration and associated development.

He added, that the NDF also identified Bridgend as a Priority Area for District Heating Networks, with an expectation on planning authorities to identify opportunities for integrating into new and existing development. The NDF proposes a policy for mixed use development proposals of 100 or more dwellings to prepare an Energy Masterplan to establish how such a network can be incorporated and if feasible, implemented.

- RESOLVED:**
1. The report was for information only, so no formal resolution was needed.
 2. Committee was advised that Members training session on the National Development Framework will be held on 5 December 2019.

326. HEALTH IMPACT ASSESSMENT SCREENING OF THE REPLACEMENT LOCAL DEVELOPMENT PLAN PREFERRED STRATEGY (2019)

The Senior Development Planning Officer presented a report, the purpose of which, was to inform the Development Control Committee of the outcome of the Replacement Local Development Plan Health Impact Assessment (HIA) Screening, including the workshop, findings and resulting actions (see Appendix 1 attached to the report).

He confirmed that the screening workshop was designed to inform the content of the Preferred Strategy and the LDP at an early stage, aiming to ensure consideration and integration of health, well-being and inequalities throughout the preparation of the LDP via the use of HIA.

In terms of the summary of findings section of the report, he advised that a half-day workshop took place on 12 July 2019, with representatives from Natural Resources Wales, Bridgend College, Valleys to Coast Housing, South Wales Police, South Wales Fire and Rescue, members and officers from Bridgend CBC, Bridgend Association of Voluntary Organisations, the Local Public Health Team, Public Health Wales and AWEN. Two discussion groups were facilitated by the Wales Health Impact Assessment Support Unit to conduct an initial HIA of the LDP. Key population groups who need to be considered in the LDP and the potential impacts of the LDP on the health and well-being of the people of Bridgend were identified.

The impacts on health and well-being identified between the two workshop groups were very consistent and many of the impacts identified are also priorities in the Bridgend Well-being Plan.

The Senior Development Planning Officer continued by stating that population groups potentially impacted by the plan were listed in bullet point format in paragraph 4.2 of the report. Determinants of health and well-being potentially impacted by the LDP were also shown in this section of the report.

The group working on the HIA reviewed the findings of the screening workshop and considered what next steps should be recommended in the HIA to address the issues raised. This led to identification of additional data and evidence the LDP will need to consider to ensure key health impacts are addressed, establishment of where key health impacts could be addressed in new policies within the LDP and mapping of other opportunities for health and well-being in the LDP process.

RESOLVED: That the 2019 HIA screening of the Replacement LDP Preferred Strategy be noted.

327. **TRAINING LOG**

The Group Manager Planning and Development Services presented a report, outlining the updated training log.

RESOLVED: That the report be noted.

328. **URGENT ITEMS**

There were no urgent items.

The meeting closed at 16:10

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

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

STANDARD CONDITIONS

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

Time-limits on full permission

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

Time-limits on outline permissions

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

Variation from standard time-limits

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

STANDARD NOTES

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

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

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

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

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

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

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

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

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

THE SITE INSPECTION PROTOCOL

The Site Inspection Protocol is as follows:-

Purpose

Fact Finding

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

Request for a Site Visit

Ward Member request for Site Visit

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

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

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

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

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

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

Inappropriate Site Visit

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

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

Format and Conduct at the Site Visit

Attendance

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

Officer Advice

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

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

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

Code of Conduct

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

Record Keeping

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

Site Visit Summary

In summary site visits are: -

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

Frequently Used Planning Acronyms

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

REFERENCE: P/19/696/FUL

APPLICANT: Mr H Sedman - 13 Bridgend Road, Aberkenfig CF32 9BN

LOCATION: 13 Bridgend Road, Aberkenfig CF32 9BN

PROPOSAL: Change of use from use class C3 (dwellinghouse) to C4 (House in Multiple Occupation)

RECEIVED: 12 September 2019

SITE INSPECTED: 3 October 2019

EOT AGREED: 9 December 2019

APPLICATION/SITE DESCRIPTION

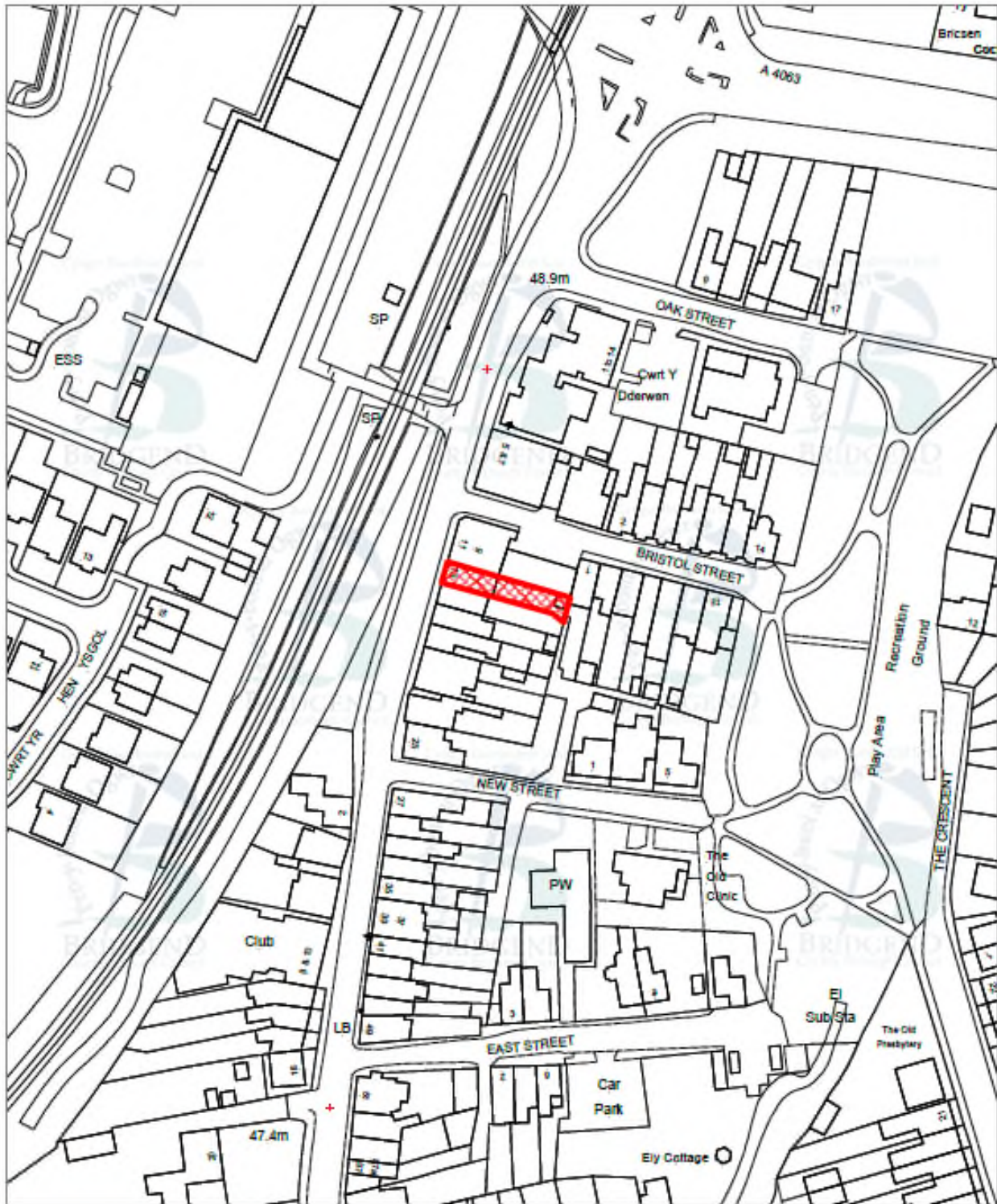
The application seeks full planning permission to change the use from a C3 (dwelling house) to C4 (House in Multiple Occupation) at 13 Bridgend Road, Aberkenfig.

The property is a two storey mid terraced property that is served by a rear garden area, on street parking and which currently operates as a 4 bedroom residential dwelling house. The internal arrangement of the property would remain as four bedrooms on the first floor with shared bathroom and a shared lounge and kitchen/diner on the ground floor. The application property is to be used by the applicant's son and three friends, i.e. four unrelated people who work locally and are young professionals.



Fig 1: Floor Plans

No internal or external alterations are proposed as part of this application.



Cyngor Bwrdeistref Siro



Mark Shepard
Chief Executive

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P/19/696/FUL

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Time of Plot:
10:45
Date of Plot:
29/11/2019



Plot generated by:
Planning Department
Department :
Planning Department

The application property comprises a two storey mid terraced property with a rear garden area which fronts the main highway (Bridgend Road). Parking is currently on street. There is a convenience store located next to the application property and a commercial garage to the rear. The application site is located within the residential settlement boundary of Aberkenfig as defined by Policy PLA1 of the Bridgend Local Development Plan (2013). The property is located within an established residential area and terraced street.



Fig 2: Street scene view of property

RELEVANT HISTORY

None

PUBLICITY

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 11 October 2019.

PLANNING POLICIES

Local Policies

The Development Plan for the area comprises the Bridgend Local Development Plan 2006-2021 which was formally adopted by the Council in September 2013. The following policies are of relevance:

- Strategic Policy SP1 – Regeneration-Led Development
- Strategic Policy SP2 – Design and Sustainable Place Making
- Strategic Policy SP3 – Strategic Transport Planning Principles
- Policy SP12 – Housing
- Policy PLA1 – Settlement Hierarchy and Urban Management
- Policy PLA11 – Parking Standards
- Policy COM3 – Residential Re-Use of a Building or Land

Supplementary Planning Guidance

SPG02 – Householder Development

SPG17 – Parking Standards

National Planning Policy and Guidance

National Planning guidance in the form of Planning Policy Wales (Edition 10 December 2018) (PPW) is of relevance to the determination of this application.

The Welsh Government has issued practice guidance relating to houses in multiple occupation which is considered relevant in the consideration of this proposal (Houses in Multiple Occupation: Practice Guidance, February 2016).

Other Relevant Policies:

Biodiversity/Ecology

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

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

Regulation 9 of the Conservation of Habitats & Species Regulations 2010 requires LPAs to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether “the three tests” have been met, prior to determining the application. The three tests that must be satisfied are:

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

Given the nature of the development (change of use of an existing building), it is considered that there will be no significant adverse residual impacts on biodiversity. Therefore, the proposal is considered to comply with the requirements of the Habitats Regulations 1994 (as amended), Section 6 of the Environment (Wales) Act 2016, guidance contained within TAN 5: Nature Conservation and Planning (2009) and relevant LDP policies.

Wellbeing of Future Generations (Wales) Act 2015

Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable

development principles to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (section 5).

The well-being goals identified in the Act are:

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

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

CONSULTATION RESPONSES

Head of Street Scene (Highways) – No objection.

REPRESENTATIONS RECEIVED

Thirteen letters of objection have been received regarding the proposed development.

Cllr James Radcliffe (Local Ward Member) – raises an objection to the development regarding concerns that the proposed development is out of character with the area, lack of off street parking in the area, impact on traffic and has requested that the application is refused. He has also requested that the LPA remind the landlord of his obligations to register with Rent Smart Wales and comply with Welsh Housing Law.

Twelve further letters of objection have been received from neighbouring properties raising the following concerns:

- The proposed use for shared housing is out of character with the area;
- Lack of parking to serve the development, businesses and the surrounding area;
- Noise disturbance;
- Draw undesirable people to the nice village of Aberkenfig;
- Highway safety;
- Anti-Social Behaviour;
- Health and safety concerns as there is currently only one access to the property via the front door.

COMMENTS ON REPRESENTATIONS RECEIVED

The majority of the issues raised above are addressed within the Appraisal section of this report.

Anti-social behaviour and noise disturbance from the future occupiers of the HMO are not material planning considerations and do not form part of the assessment of this application. Also Anti-social behaviour is a matter for the police and is controlled by other legislation outside the Planning system.

Likewise, the proposed tenure of the occupiers is not a material Planning consideration.

APPRAISAL

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

The main issues to consider in this application are the principle of the development, the impact on the character and appearance of the area, the impact on neighbouring residents amenity and the highway safety implications of the proposal.

Principle of the Development

The application site is located within the settlement boundary of Aberkenfig, as defined by Policy PLA1 of the Bridgend Local Development Plan (LDP) 2013-2021 and, as such, the conversion of the existing dwelling into a house in multiple occupation is considered acceptable.

Furthermore, Strategic Policy SP1 seeks to encourage regeneration led development within the settlement hierarchy and it is considered that the proposed change of use of the existing building to another form of residential use in a predominantly residential locality is compatible with surrounding land uses and is acceptable. It is also considered that the proposed development is located within a sustainable location being located close to public transport links and local amenities.

In view of this, the proposed development is considered to accord with Strategic Policy SP1 and Policy PLA1 of the Bridgend Local Development Plan (2013) and can be supported in principle.

Impact on the character of the existing property, street scene and wider area.

The application building is located within a predominantly residential area containing numerous small stores which generally operate within A1 and A3 use classes and is situated in close proximity to a mixture of other uses and local amenities. Bridgend Road is characterised by traditional terraced properties and it is considered that the conversion of an existing dwelling to a HMO (with no external or internal works proposed as part of the scheme) would provide a valuable and additional/alternative type of living accommodation to the locality whilst not harmfully or significantly eroding the character and appearance of the existing area as a whole.

The introduction of a relatively small HMO of the nature proposed would not so adversely impact the essential character of the area and the amenities of the locality given its location near the local service area of Aberkenfig to warrant a recommendation to refuse the planning application in this regard. Furthermore, the proposal is for a single HMO and as such would not result in an undue concentration of such uses in this location.

In terms of the level of amenity and standard of accommodation being created for future occupiers of the proposed HMO, each bedroom facility would have a satisfactory outlook with appropriate habitable room space and kitchen/bathroom facilities being proposed to support the use. The site benefits from an enclosed rear garden that would provide a form of external amenity area and waste/recycling bin storage areas for the future residents of the premises (in line with the requirements of Planning Policy Wales 2018 which advises that development proposals should provide adequate facilities and space for the collection, composting and recycling of waste materials).

In addition and as advised within the Welsh Government's Practice Guidance Note on Houses in Multiple Occupation (March 2017), anti-social behaviour is a broad term and responsibility for dealing with anti-social behaviour is shared between a number of agencies, particularly the Police, local authorities and landlords. There are a raft of regulations and several pieces of legislation (The Anti-social Behaviour, Crime and

Policing Act 2014, Part III Environmental Protection Act 1990, Noise Act 1996, Section 80ZA of the Environmental Protection Act 1990, Community Protection Notices and The Clean Neighbourhoods and Environment Act 2005 etc.) to deal with anti-social behaviour in relation to HMOs and these are dealt with separately from the Planning system. It is a matter for the landlord to manage the property and its occupiers in a reasonable manner.

The development proposes no external changes to the facade of the building and therefore, the visual appearance of the property will not be altered as a result of the proposed development. It is considered that the proposed development respects the character of the existing building and local character of the area and accords with the general requirements of Policies SP2 (2) and SP3 (3) of the Bridgend Local Development Plan (2013).

Impact on neighbouring amenities

In terms of the likely impacts on neighbouring residential amenities, with particular reference to the immediate residents of Bridgend Road and Bristol Street to the side of the site, it is considered the proposed use would not unreasonably compromise the level of amenity that is currently enjoyed and can be reasonably expected in such a locality. It is considered in land use planning terms that the the level of activity and other likely effects of the use would not significantly exceed what was previously experienced when the building was used as a residential dwelling house. The objections raised make reference to possible anti-social behaviour problems as a result of the proposed use. Any such issues are matters for the Police and other agencies.

Accordingly, it is considered that the proposed development is acceptable in terms of the likely impact on neighbouring amenity levels and therefore accords with Policy SP2 (12) of the Local Development Plan and the Council's Supplementary Planning Guidance SPG02: Householder Development.

Access and Parking

The Transportation Officer has assessed the submitted application and noted that the dwelling does not currently benefit from off-street parking and current residents park on-street. Therefore this change of use from a dwelling house to a HMO with no additional bedrooms is considered to be acceptable and no objection is raised regarding highway safety. Accordingly, whilst there is limited on street parking available, the proposal would not generate an increase demand for parking and the proposal can reasonably be considered on a nil detriment basis.

The proposed development is therefore acceptable in highway safety terms and accords with Policy SP2 (6) of the Local Development Plan (2013) and the Council's Supplementary Planning Guidance SPG: 17 – Parking Standards.

CONCLUSION

This application is recommended for approval because the development complies with Council policy and guidelines and would not adversely affect the character of the existing property, street scene or wider area, prejudice highway safety, privacy or visual amenities nor so significantly harm neighbours' amenities. The concerns raised by the neighbours are acknowledged however, in this case and on balance, they are not considered to outweigh the other material issues connected to the development such as to warrant refusal on those grounds.

RECOMMENDATION

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

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

documents:

Site Location Plan and ' Existing Floor Plans' received on 12 September 2019.

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

**JONATHAN PARSONS
GROUP MANAGER PLANNING & DEVELOPMENT SERVICES**

Background Papers

None

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO DEVELOPMENT CONTROL COMMITTEE

5 December 2019

2019 ANNUAL MONITORING REPORT (AMR) FOR THE BRIDGEND LOCAL DEVELOPMENT PLAN (LDP) 2006 - 2021

1. Purpose of Report

- 1.1 To report to Development Control Committee the findings of the Bridgend County Borough Local Development Plan 2019 Annual Monitoring Report (AMR) (attached as Appendix 1).

2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

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

3. Background

- 3.1 Following the adoption of the Bridgend Local Development Plan in September 2013, the Council has a statutory obligation under Section 76 of the Planning and Compulsory Purchase Act 2004 to produce an AMR.
- 3.2 The 2019 AMR is required to be submitted to the Welsh Government prior to the 31 October 2019 and this target was met with it being submitted on 28 October 2019.
- 3.3 The main aim of the AMR is to assess the extent to which the LDP Strategy and Policies are being achieved. The AMR therefore has two primary roles, firstly, to consider whether the Policies identified in the monitoring process are being implemented successfully and secondly, to consider the Plan as a whole against all of the information gathered to determine whether a complete or partial review of the Plan is necessary.

The Requirement for Monitoring

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

- 3.5 In this context the AMR is required to identify Policies that are not being implemented and for each such Policy:
- Outline the reasons why the Policy is not being implemented;
 - Indicate steps that can be taken to enable the Policy to be implemented;
 - Identify whether a revision to the Plan is required;
 - Specify the housing land supply from the Housing Land Availability Report for that year and for the full period since the adoption of the Plan;
 - Specify the number of net additional affordable and general market dwellings built in the Local Planning Authority (LPA) area for that year and for the full period since the adoption of the Plan.
- 3.6 The LDP Manual supplements this requirement by setting out additional factors that should be assessed in the AMR:
- Whether the basic strategy remains sound (if not, a full Plan review may be needed);
 - What impact the Policies are having globally, nationally, regionally and locally;
 - Whether the Policies need changing to reflect changes in national policy;
 - Whether Policies and related targets in the LDP have been met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG);
 - Where progress has not been made, the reasons for this and what knock on effects it may have;
 - What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives;
 - If Policies or proposals need changing, the suggested actions that is required to achieve them.
- 3.7 Monitoring the Plan also accords with the requirements for monitoring the sustainability performance of the Plan through the Strategic Environmental Assessment/Sustainability Appraisal (SEA/SA).

4. Current Situation

- 4.1 The Council has a statutory obligation under Section 61 of the Planning and Compulsory Purchase Act 2004 to keep all matters under review that are expected to affect the development of its area. In addition, Section 76 of the Act requires the Local Planning Authority to produce information on these matters in the form of an 'Annual Monitoring Report' for submission to the Welsh Government. This is the fifth AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1 April 2018 to 31 March 2019 and is required to be submitted to Welsh Government by the end of October 2019 (the AMR was submitted to Welsh Government on 28 October 2019).
- 4.2 There have been many changes since 2013 that will impact on the successful implementation of the LDP, the most notable are the changes in the Welsh Economy and the changes in the regional context. The AMR therefore considers whether the development strategy that underpins the LDP remains valid and assesses whether or not the Strategy Policies contained in the LDP are being effective in delivering the Development Strategy and meeting the objectives of the Plan.
- 4.3 The LDP Regulations and the LDP Manual specify that the AMR is required to include:
- An Executive Summary;
 - A review of changes to national and regional policy and guidance and their implications for the LDP;
 - SEA/SA Monitoring based on the SEA/SA Monitoring Framework;
 - LDP Monitoring based on the LDP Monitoring Framework;
 - Statutory Indicators; and
 - Recommendations on the course of action in respect of Policies and the LDP as a whole.

Key findings of the Annual Monitoring Process

- 4.4 An overview of the LDP Monitoring Data for the fifth AMR period provides an interesting insight into the implementation of the LDP over the past 12 months. The key findings are set out below:
- The 2019 Joint Housing Land Availability Study (JHLAS) indicates that 579 new homes were completed during the monitoring period 1 April 2018 to 31 March 2019;

- The 2019 JHLAS indicates that the Council has a housing land supply assessed against the housing requirement of the Bridgend LDP of 2.9 years;
- To date 1,347 affordable dwellings have been delivered;
- During the monitoring period 1 April 2018 to 31 March 2019, 3.73 hectares of vacant employment land was developed;
- Within Bridgend Town Centre, 60 of the 377 commercial properties surveyed were vacant – representing a vacancy rate of 16.09%;
- Within Porthcawl Town Centre 11 of the 204 commercial properties surveyed were vacant – representing a vacancy rate of 5.39%;
- Within Maesteg Town Centre 10 of the 167 commercial properties surveyed were vacant – representing a vacancy rate of 5.99%;
- The requirement as to whether the Council will need to identify a Gypsy and Traveller Site is now determined by the new requirements of the Housing (Wales) Act 2014. The Act 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. A refreshed GTAA will be conducted in 2020.
- The County Borough is making a significant contribution to national renewable energy targets and the Renewable Energy technology continues to be actively promoted in Bridgend with the selection of two demonstrator schemes - the Bridgend Town Heat Network and the Upper Llynfi Valley Heat Network (Caerau Minewater) Projects. The Caerau Minewater Heat Project was announced in August 2017 as the third prize winner in the NEA and British Gas Energy Impact Awards 2017- 2018. The generating capacity from large scale wind turbines (within and immediately adjacent to the refined SSA) is 59 MW. As such the County Borough is making a significant contribution to national renewable energy targets.

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

Conclusions

- 4.6 This is the fifth AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1 April 2018 to 31 March 2019 and is required to be submitted to Welsh Government by the 31 October 2019. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed.
- 4.7 In the Local Planning Authority's opinion, overall the strategy remains sound however, a number of key housing provision policy targets are not being met which indicates that these Policies are not functioning as intended. The Local Planning Authority are progressing with the statutory review of the LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land. It is important to acknowledge that whilst the level of growth in some areas is slower than anticipated, evidence collected through the monitoring process clearly suggests that good progress is being made in the delivery of the majority of LDP targets, which must be seen as a positive. Notwithstanding the above, further investment into the local economy is required and specific consideration will be given to the opportunities to stimulate take up of new employment land and mixed-use regeneration sites by taking a pro-active approach with landowners and developers especially where development sites are in the Council's ownership and bring forward new schemes, masterplans and development briefs to facilitate development. The Council believes that the development which has taken place in the County Borough of Bridgend since the adoption of the LDP together with the projected future investment from the public and private sector, will ensure that the LDP continues to be a success for our communities.

5. Effect upon Policy Framework & Procedure Rules

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

6. Equality Impact Assessment

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

7. Financial Implications

- 7.1 Officer time and cost associated with the data collection and analysis of the monitoring indicators and preparation of the AMR will be met from the Development Planning budget and carried out by existing staff.
- 7.2 The cost of the LDP Review will be met from the Development Planning budget and carried out by existing staff with expert advice procured from consultants as required.

8. Recommendations

- 8.1 That Development Control Committee note the content of the AMR Report.

Jonathan Parsons
Group Manager Planning & Development Services

5 December 2019

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Civic Offices, Angel Street
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Background documents

2019 Annual Monitoring Report for the Bridgend Local Development Plan 2006-2021

Annual Monitoring Report 2018-2019

Local Development Plan (2006 – 2021)



Local Planning Authority

Bridgend County Borough Council

1. INTRODUCTION

- 1.1 The Bridgend County Borough Local Development Plan (2006 – 2021) was formally adopted by the Council on the 18th September 2013. Following the adoption of the Bridgend LDP, the Council has a statutory obligation under section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR). This is the fifth AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2018 to 31st March 2019 and is required to be submitted to Welsh Government by the 31st October 2019.
- 1.2 The main aim of the AMR is to assess the extent to which the LDP Strategy and Policies are being achieved. Therefore, the AMR has two primary roles; firstly to consider whether the policies identified in the monitoring process are being implemented successfully; and secondly to consider the plan as a whole against all of the information gathered to determine whether a complete or partial review of the plan is necessary.
- 1.3 Notwithstanding the outcome of this fifth monitoring report and whether a partial or full review of the plan is needed based on its findings, given that it has been 5 years since the LDP was adopted, the Council has formally commended a full review of the Plan.
- 1.4 In this respect, this report will form part of the ongoing evidence base that will underpin the new Replacement Plan and will supplement the information contained in the LDP Review Report, submitted to Welsh Government in June 2018.
- 1.5 It will also assess whether the existing LDP remains fit for purpose up until its end date of 2021.

The Requirement for Monitoring

- 1.6 In order to monitor the Local Development Plans performance, it needs to be considered against a set of monitoring aims and indicators. Chapter 7 of the LDP sets out the Monitoring Framework that forms the basis of the AMR and provides information that is required to be included by LDP Regulation 37.
- 1.7 In this context the AMR is required to identify policies that are not being implemented and for each such policy:
 - Outline the reasons why the policy is not being implemented;
 - Indicate steps that can be taken to enable the policy to be implemented;
 - Identify whether a revision to the plan is required;
 - Specify the housing land supply from the Housing Land Availability Report for that year, and for the full period since the adoption of the plan; and

- Specify the number of net additional affordable and general market dwellings built in the LPA area for that year, and for the full period since the adoption of the plan.

1.8 The LDP Manual (Edition 2, 2015) supplements this requirement by setting out additional factors that should be assessed in the AMR:

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

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

Format and Content

1.10 The structure of the AMR is as follows:

- Chapter 2: Executive Summary (page 4)** - provides a succinct written summary of the key monitoring findings;
- Chapter 3: Monitoring Framework (page 8)** – explains the process of monitoring the LDP, how to quantify the resulting data and if necessary, determine whether a review of the LDP and Sustainability Appraisal (SA) is required;
- Chapter 4: Contextual Change (page 11)** – analyses the potential impact of factors such as changes to national planning policy, the economic climate and local issues on the implementation of the LDP;
- Chapter 5: Local Development Plan Monitoring (page 22)** – provides an analysis of the effectiveness of the LDP policy framework in delivering the plans targets;
- Chapter 6: Sustainability Appraisal Monitoring (page 61)** – analyses the impact the LDP is having on the social, economic and environmental well-being of Bridgend and;
- Chapter 7: Conclusions and Recommendations (page 67)** – provide an overview of the findings of the AMR and makes recommendations about issues that require further consideration.

2. EXECUTIVE SUMMARY

2.1 Section 76 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to monitor the implementation of their adopted LDPs by preparing an Annual Monitoring Report (AMR). This is the fifth AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2018 to 31st March 2019 and is required to be submitted to Welsh Government by 31st October 2019.

Background

2.2 The Council formally adopted the Bridgend County Borough Local Development Plan (LDP) on the 18th September 2013. Following the adoption of its LDP, the Council has a statutory obligation under section 61 of the Planning and Compulsory Purchase Act 2004 to keep all matters under review that are expected to affect the development of its area. In addition, as stated above, section 76 of the Act requires the Council to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government.

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

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

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

Key findings of the Annual Monitoring Process

External Influences

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

Policy and Legislation

- 2.6 The AMR is required to identify documents, at national and regional level, that may have implications for the policies in the LDP and to assess them to identify their implications. Welsh Government did not introduce any national legislative changes during the current monitoring period, although has published a draft National Development Framework (NDF) for consultation from 7th August 2019 to 1st November 2019. The NDF will replace the Wales Spatial Plan, and will set out the 20 year spatial framework for land use in Wales, providing a context for the provision of new infrastructure/growth and the national and regional level. It will seek to address national priorities through the planning system, including sustaining and developing a vibrant economy, decarbonisation, developing resilient ecosystems and improving the health and well-being of our communities.
- 2.7 National planning policy is contained in Planning Policy Wales and Edition 10 (PPW 10) was published in December 2018. PPW 10 sets out the land use planning policies and overarching sustainable development goals for Wales, revised to contribute towards the statutory well-being goals of the Well-being of Future Generations Act. PPW 10 secures a presumption in favour of sustainable development and considers a plan-led approach to be the most effective means of securing sustainable development through the planning system. PPW 10 has a strong focus on promoting placemaking, which is considered instrumental to achieving sustainable places, delivering socially inclusive development and promoting more cohesive communities.

External Conditions

National Context

- 2.8 The UK economy has been recovering at a relatively strong rate since early 2013, although there was a slight slowdown in growth in late 2014 due to slower global growth (before the EU referendum). UK economic growth is projected to remain modest at 1.4% in 2019 and 1.3% in 2020, compared with a long-term trend rate of around 2%. These projections are based on analysis by PwC and assume that a Brexit deal is eventually agreed leading to an orderly exit from the EU. Due to the possibility

of a more disorderly Brexit, risks are weighted to the downside. Consumer spending has continued to drive the economy, although the housing market has eased and job creation is predicted to slow over the next year. Business investment has been on a declining trend as a result of ongoing Brexit-related uncertainty and this is expected to continue prior to a resolution.

The Local Development Context & Economic Conditions

- 2.9 Land Registry Price Paid data shows that the median price paid for residential properties across the County Borough rose from £150,025 at year ending March 2018 to £152,000 at year ending March 2019; an increase of 1.32%. The same data source indicates the median price paid for properties in Bridgend was below the national Wales median price of £157,500 at year ending March 2019.
- 2.10 Analysis of the monitoring data indicates a relatively low take up of employment land, which has been running at an average of 2ha per annum since 2013/14. Despite Ford announcing plans to close its Bridgend engine plant in September 2020, there is need for the strong manufacturing base of the area to be maintained and this will form a key aspect of the Replacement LDP's Strategy. There are also positive signs with an above recent average take-up of employment land (3.2ha) in 2018/19. Other proposals relate to planning permissions granted for:-
- P/18/557/FUL Change use of the existing on site units to create a multi-let industrial estate including B1, B2 and B8 uses, Newton Down Industrial Estate Tythegston Court Tythegston
 - P/18/382/FUL New industrial unit, land adjacent to Unit 20 Ogmores Crescent Bridgend Industrial Estate
 - P/18/292/FUL Change of use to container storage depot, former Mole Valley off Main Avenue Litchard Industrial Estate CF31 2AZ
 - P/18/712/FUL Demolition of existing units and erect new Class B1/B2/B8 development with associated parking and servicing, Units 4-9 Kingsway Buildings Kingsway Bridgend Industrial Estate CF31 3YH
 - P/18/663/FUL Temporary 30 year full planning permission for the development of a Biomethane gas to grid facility (to utilise excess gas from the adjacent anaerobic digestion facility) on land previously utilised as a recycling centre at Stormy Down Airfield

Strategic Environmental Assessment/Sustainability Appraisal Monitoring

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

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

LDP Policy Monitoring

2.13 An overview of the LDP Monitoring Data for the 5th AMR period provides an interesting insight into the implementation of the LDP over the past 12 months. The key findings are set out below:

- The 2019 JHLAS indicates that 579 new homes were completed during the monitoring period 1st April 2018 to 31st March 2019;
- The 2019 JHLAS indicates that the Council has a housing land supply, assessed against the housing requirement of the Bridgend LDP of 2.9 years;
- To date 1,347 affordable dwellings have been delivered;
- During the monitoring period 01 April 2018 to 31 March 2019 3.73 hectares of vacant employment land was developed;
- Within Bridgend Town Centre of the 377 commercial properties surveyed 60 were vacant – representing a vacancy rate of 16.09%;
- Within Porthcawl Town Centre of the 204 commercial properties surveyed 11 were vacant – representing a vacancy rate of 5.39%;
- Within Maesteg Town Centre of the 167 commercial properties surveyed 10 were vacant – representing a vacancy rate of 5.99%;
- The requirement as to whether the Council will need to identify a Gypsy and Traveller Site is now determined by the new requirements of the Housing (Wales) Act 2014. The Housing (Wales) Act 2014 requires each local authority in Wales to undertake a Gypsy and Traveller Accommodation Assessment to ensure that needs are properly assessed and planned for. In summary, the GTAA covers the period 2016-2031 and estimates the additional pitch provision needed for Gypsies and Travellers in Bridgend. For the first 5 years of the GTAA plan period, there is no requirement for **additional pitches**, and for the remainder of the GTAA plan period, **a further 1 additional pitch is required**. This gives a total need for the whole GTAA plan period of 1 additional pitch. A refreshed assessment will be carried out to inform the Replacement LDP.
- The County Borough is making a significant contribution to national renewable energy targets and the Renewable Energy technology continues to be actively promoted in Bridgend with the selection of two demonstrator schemes:- the

Bridgend Town Heat Network and the Upper Llynfi Valley Heat Network (Caerau Minewater) Projects. The Caerau Minewater Heat Project was announced in August 2017 as the third prize winner in the NEA and British Gas Energy Impact Awards 2017-18. The generating capacity from large-scale wind turbines (within and immediately adjacent to the refined SSA) is 59 MW. As such the County Borough is making a significant contribution to national renewable energy targets.

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

3. MONITORING FRAMEWORK

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

LDP Monitoring Aims, Indicators, Targets, Triggers and Outcomes

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

The Sustainability Appraisal Objectives and Indicators

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

Monitoring Progress

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

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

Review of the Plan

- 3.8 Notwithstanding the outcome and findings of this fifth AMR for the monitoring period 2018 to 2019, the Council has formally commenced a statutory review of its LDP.
- 3.9 The LDP Delivery Agreement and Review Report was submitted to Welsh Government on 21st June 2018 and a letter from Welsh Government dated 25th June 2018 confirmed that the Council could proceed with the preparation of a Replacement LDP in accordance with the timetable set out in its Delivery Agreement.
- 3.10 In accordance with the requirements of Welsh Government the overall timetable for the preparation of the replacement plan is set within a time-frame of 3½ years from its formal commencement, with adoption of the Replacement LDP programmed in 2021.

Local Development Plan Wales (2005)

- 3.11 Government sets out in LDP Wales paragraph 4.43 the following requirements:
- *Whether the basic strategy remains sound (if not, a full plan review may be needed);*
 - *What impact the policies are having globally, nationally, regionally and locally;*
 - *Whether the policies need changing to reflect changes in national policy;*
 - *Whether policies and related targets in LDPs have been met or progress is being made towards meeting them, including publication of relevant Supplementary Planning Guidance (SPG);*
 - *Where progress has not been made, the reasons for this and what knock on effects it may have;*
 - *What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and*
 - *If policies or proposals need changing, what suggested actions are required to achieve this.*
- 3.12 *The AMR must also specify the housing land supply (from the current Housing Land Availability Study) and the number of net additional affordable and general market dwellings built in the authority's area, and report on other LDP indicators.*

4. CONTEXTUAL CHANGE

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

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

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

Policy and legislation

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

Legislative Changes

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

National Planning Policy National Development Framework (NDF)

4.5 On 7th August 2019 Welsh Government published the **Draft National Development Framework (NDF)** for public consultation, which considers the issues significant to Wales's prosperity and well-being, such as the economy, housing, transport, energy, and the environment. It identifies where national developments should take place, where the key growth areas are and what infrastructure and services are needed. The draft NDF is set in the context of a vision that will help deliver sustainable places across Wales by 2040, by supporting placemaking and ensuring our choices direct development to the right places, making the best use of resources, creating and sustaining accessible healthy communities, protecting our environment and supporting prosperity for all.

National Planning Policy Amendments

Draft Planning Policy Wales (Edition 10)

- 4.6 Edition 10 of Planning Policy Wales (PPW 10) sets out the land use planning policies and overarching sustainable development goals for Wales, revised to contribute towards the statutory well-being goals of the Well-being of Future Generations Act. PPW secures a presumption in favour of sustainable development and considers a plan-led approach to be the most effective means of securing sustainable development through the planning system. PPW has a strong focus on promoting placemaking, which is considered instrumental to achieving sustainable places, delivering socially inclusive development and promoting more cohesive communities. Placemaking is deemed a holistic approach that “considers the context, function and relationships between a development site and its wider surroundings” (PPW, 2018, p.16).
- 4.7 In order to inform the spatial strategy, PPW requires development plans to “include a spatial strategy covering the lifetime of the plan which establishes a pattern of development improving social, economic, environmental and cultural well-being” (PPW, 2018, para 3.38). The link between the number of homes due to be provided and the expected job opportunities is clearly emphasised, as is the location of any new development in relation to existing or planned infrastructure. This is held important to minimise the need to travel, reduce private car reliance and increase opportunities for cycling, walking and the use of public transport. Development plans are deemed to “provide the main means for achieving integration between land use and transport planning” (PPW, 2018, para. 4.15).
- 4.8 PPW specifies a well-defined search process to identify development land. Sustainable previously developed land and/or underutilised sites within existing settlements should be reviewed first before suitable, sustainable greenfield sites within or on the edge of settlements are considered. In either case, “a broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting” (PPW, 2018, para. 3.46). Significant weight is attached to developing active and social places in the form of well-connected cohesive communities.

Prosperity for All: A Low Carbon Wales, 2019

- 4.9 This Plan sets the foundations for Wales to transition to a low carbon nation; setting out the Welsh Government’s approach to increasing efficiency and cutting emissions of greenhouse gasses by at least 80% by 2050. This is vital to meet the requirements of the Environment (Wales) Act 2016, thereby contributing to a fairer and healthier society. The five ways of working of the Well-being of Future Generations (Wales) Act 2015 guide Wales’s decarbonisation action, ensuring effective collaboration and involvement with stakeholders to integrate decarbonisation, limit further effects of climate change and maximise all 7 national well-being goals.
- 4.10 The planning system has an important role in facilitating decarbonisation. Planning Policy Wales’ focus on placemaking encourages well-designed development that

ensures communities have all the services they need within easy reach. A wide plethora of other planning related priorities also encourage lower carbon emissions whilst simultaneously creating places where people can live well. These include promoting renewable energy developments, restricting the use of fossil fuels and incorporating active travel principles (walk and cycling) into new developments. Low carbon infrastructure can ultimately help increase efficiency through the way energy is produced and transmitted, the design and construction of buildings and the transportation of people and goods. All development plans must ultimately support these strategic decarbonisation goals to facilitate clean grown and build resilience to the impacts of climate change.

Regional Context

Strategic Development Plans (SDP)

- 4.11 The Planning (Wales) Act 2015 sets out the process for establishing and preparing a Strategic Development Plan (SDP). Welsh Government invited all Local Planning Authorities to submit proposals for SDPs, stating that the ability to plan strategically to support the Cardiff Capital Region (CCR) is essential to ensure that key economic, social and environmental outcomes are achieved in a cohesive and evidence based approach, across the wider region.
- 4.12 On 29th January 2018, the Cardiff Capital Region Cabinet agreed that work should commence on a Strategic Development Plan for the area and advised the then Welsh Government Cabinet Secretary, Lesley Griffiths, that there was consensus amongst all 10 Leaders in the Cardiff Capital Region to support the principle of a Strategic Development Plan for the region, whilst recognising that this required approval from all 10 Councils to proceed. Although Bridgend County Borough Council is proceeding with a Replacement LDP, simultaneous collaborative working will be undertaken with neighbouring authorities and the broader region to prepare an SDP. A joint evidence base will also be shared wherever possible to this end.

Cardiff Capital Region and City Deal

- 4.13 The Cardiff Capital Region (CCR) comprises an area of South East Wales, consisting of the ten local authorities, (including Bridgend) who are working collaboratively in order to tackle issues that affect the whole of the region, such as poor transportation links and unemployment, with the aim of working together and collaborating on projects and plans for the area. The Authorities forming the Capital Region are progressing the City Deal to fund projects aimed at boosting the competitiveness of the region over the next 20 years. The CCR City Deal will help boost economic growth by improving transport links, increasing skills, helping people into work and giving businesses the support they need to grow.
- 4.14 It represents a £1.28 billion programme which aims to achieve a 5% uplift in the regions GVA by delivering a range of programmes which will increase connectivity, improve

physical and digital infrastructure as well as regional business governance. A governance structure is in place in the form of a Regional Cabinet made up of the Leaders and Chief Executives of the 10 local authorities. A Programme Director has recently been appointed and the Delivery Team is based at Nantgarw. Considerable progress has been made with the agreement of a 5 year Strategic Plan and a number of projects have been assigned. This includes £734 million to the South Wales Metro, with electrification of the core valley lines and 37.9 million to establish a semi-conductor cluster, to create 2,000 jobs. In addition, a Housing Investment Fund is to be established, together with Digital and Skills and Employment Strategies. The progress of the City Deal will be reported in future AMRs.

External Conditions (National Context)

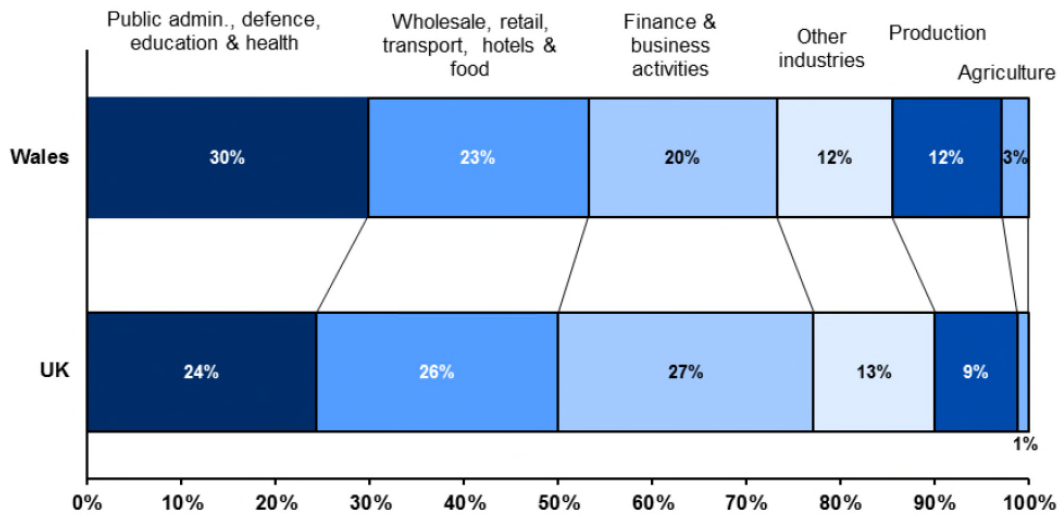
Economy

- 4.15 In terms of the UK Economy, the latest OECD (2019) Economic Report notes that the projected economic growth for 2019 and 2020 is likely to be modest, at just over 1%, based on the assumption that there will be a smooth transition and exit from the EU after 2020. Brexit-related uncertainties are deemed likely to curtail investment until future trading arrangements become clearer, although the economy is nevertheless predicted to benefit from a supportive fiscal stance in 2019 plus modest global growth recovery in 2020.
- 4.16 The report notes that inflation should converge to 2% by the end of 2020, which is close to target, although ongoing economic uncertainties are deemed to justify retaining the policy interest rate as constant until there are clear indications of accelerating prices.
- 4.17 The OECD reports that firms have been meeting consumer demand by hiring rather than investing. This has resulted in tight labour markets and receding inflation to support household consumption. These trends have meant the UK unemployment rate (aged 16 and over, seasonally adjusted) is at its lowest level since 1974 (3.8%) and labour force participation has increased. The employment rate is anticipated to remain broadly stable, although labour market strength masks real uncertainty facing some goods and services sectors.
- 4.18 The saving rate has been volatile, increasing on average in the most recent period. Growth has slowed in major trading partners. The current account deficit has been expanding, nearing 4½ per cent of GDP, which reflects worsening trade, particularly in the car sector, and deteriorating income balances. There has been significant stockpiling in the first quarter of 2019, which is likely to be mostly imported goods.
- 4.19 In terms of the likely impact of Brexit on the Welsh economy, the demos ‘think-tank’ has said that Wales will be hit hardest by a UK hard Brexit in comparison to other UK regions. 60.7% of exports from Wales currently go to the EU as its biggest and most valuable trading partner, compared with 49.5% for the UK. Notwithstanding this, businesses that trade outside the EU have done well as a result of the weak pound, which effectively render exports cheaper in real terms. In addition, as Wales only has

4% of its workforce from the EU, the government does not expect there to be any shortages of workers.

- 4.20 For Wales, PwC forecast GDP growth will be consistent with their forecast UK rate of 1.6%. Whilst it is therefore positive that the Welsh economy is expected to keep pace with the UK average (and outperform Northern Ireland, the North East of England and Yorkshire and Humberside), the rate of growth is not significant enough to close the gap with London and the South East, meaning Wales will continue to lag. Certain sectors are expected to struggle; PwC expect manufacturing output to grow at a rate lower than the economy as a whole and other analysts predict a squeeze on retail, hotels and restaurants. This outlook is based on a smooth Brexit Deal, although will be much worse if there is no Brexit deal or the UK's departure is not smooth. Indeed, the Bevan Foundation's 2019 Outlook for Wales stresses that most forecasts assume a 'smooth Brexit', whereas in reality, the modest economic growth predicted could yet prove unrealistic. This is deemed likely to increase pressure on public services.
- 4.21 In June 2019, the Minister for Finance and Trefnydd announced a capital investment package of £85 million as part of the First Supplementary Budget 2019-20. This immediate capital funding boost is intended to support Wales in the event of a no deal Brexit and will fund a range of projects (including housing, road network maintenance, local government and the Economy Futures Fund) that can be delivered quickly in year. This investment package is designed to provide a range of economic benefits which are aligned to Welsh Government priorities and can stimulate wider economic demand. This is in addition to the dedicated £50m EU transition fund and the £121m Business Finance package, delivered through the Development Bank of Wales.
- 4.22 In terms of outlook, given that Cardiff has become the driver for economic activity for the Welsh economy there is a need to harness this growth to the Cardiff Capital Region and beyond. This will need to be supported with infrastructure investment, including completion of the electrification of the main line to Cardiff in and delivery of the South Wales Metro.
- 4.23 Unemployment in Wales is forecast to remain broadly in line with the UK trend, although it is unlikely that Wales' relatively good average performance will be enough to minimise the particularly high levels of unemployment in some areas (i.e. 7.2% in Rhondda Cynon Taf and 7% in Caerphilly). However, as Wales only has 4% of its workforce from the EU, the government does not expect there to be any shortages of workers.
- 4.24 As shown in Figure 1, Employment in Wales in 2017 was proportionately higher in the public administration, defence, education and health sector (which is not the same as the public sector); the production sector; and the agriculture, forestry and fishing sector. Employment in Wales was proportionately lower in the wholesale, retail, transport, hotels and food sector and the finance and business activities sector.

Figure 1: Share of Workplace Employment by Industry, Wales and the UK, 2017



Source: Welsh Government Statistical Bulletin, October 2018

Housing Market

4.25 Welsh Government data shows that housing starts and completions were relatively stable prior to the economic downturn in 2007-08; with between nine and ten thousand starts per annum and approximately eight thousand homes completed. During 2008-09, the number of annual starts fell steeply, and, whilst numbers began to recover from 2012-13 they remain below the levels seen before the economic downturn. In 2018/19, 5,974 dwellings were started across Wales; 1 per cent less than in the previous year. This is the lowest annual number recorded since 2013-14. The number of new dwelling completions also fell during 2018-19 and 13 per cent less than recorded in the previous year. The figure of 5,777 new dwellings completed during 2018-19 was the lowest recorded since 2012-13.

The Local Development Context & Economic Conditions

- 4.26 In order to properly understand the local context for the LDP, it is necessary to consider a range of factors which affect implementation. These factors include changes to the local policy framework, local economic conditions (in particular the operations of the housing and commercial markets) and the investment strategies of major public and private sector organisations.
- 4.27 The following information relates specifically to the local context in terms of housing delivery and local housing market economic conditions.

Bridgend Joint Housing Land Availability Study 2019

- 4.28 The recently published 2019 JHLAS shows that the County Borough has a housing land supply of 2.9 years. This is below the minimum requirement of 5 years assessed against the housing requirement of the adopted LDP. However, for the monitoring period 2018-19, 579 dwellings were completed, which represents the highest completion rate since 2015 and is well above the average annual dwelling completion rate (457 dwellings) exhibited throughout the existing LDP period. A Replacement LDP is being prepared in order to address the shortfall in housing land supply.

Bridgend Housing Market

- 4.29 Land Registry Price Paid data shows that the median price paid for residential properties across the County Borough rose from £150,025 at year ending March 2018 to £152,000 at year ending March 2019; an increase of 1.32%. The same data source indicates the median price paid for properties in Bridgend was below the national Wales median price of £157,500 at year ending March 2019. The Land Registry has recorded over 2,700 property sales in the County Borough in 2018/19, 9% of which were registered as new build. Notwithstanding the overall median, Hometrack Data illustrates that the County Borough's property market centres on the following price bands:

- Flats: £75k to £100k
- Terraced houses: £100k to £125k
- Semi-detached houses: £150k to £175k
- Detached houses: £225k to £250k

- 4.30 The resale market shows that properties are currently taking 5.8 weeks to sell on average, compared with 8.2 weeks 12 months ago. Properties achieve on average 97% of their asking price, compared to 96% 12 months ago.
- 4.31 The percentage of the County Borough's population that was economically active fell slightly from 75.4% at year ending 31st March 2018 to 74% at year ending 31st March 2019 (based on data from the Labour Force Survey). This compares to 76.7% for Wales and 78.5% for the United Kingdom at year ending 31st March 2019.

Bridgend Economy

- 4.32 Bridgend County Borough is at the heart of the South Wales economy and is a significant regional employment hub. The Annual Population Survey identified that 74% of the County Borough's population were economically active from April 2018-March 2019, of which 71% were in employment (refer to Table 1). This is slightly below the Welsh average, although Bridgend's unemployment rate (4.3%) was just under the Welsh average (4.6%) over the same period.

Table 1: Economic Activity April 2018 – March 2019

Variable	Bridgend		Wales	Great Britain
	Number	Percent	Percent	Percent
Economic activity rate - aged 16-64	64,500	74.0	76.7	78.7
Employment rate - aged 16-64	61,700	70.8	73.1	75.4
Unemployment rate - aged 16-64	2,800	4.3	4.6	4.2

Data Source: ONS Annual Population Survey

- 4.33 Comparatively, the 2018 Business Register and Employment Survey identified 39,000 employees in full time work and 18,000 in part time work in Bridgend, notably occupied in health (15.5%), manufacturing (15.5%), and retail (13.8%). The percentage of Bridgend employees working in the manufacturing sector is 4.1% higher than the average for Wales as a whole and the County Borough has specific strengths in advanced manufacturing (refer to Table 2). Despite Ford announcing plans to close its Bridgend engine plant in September 2020, there is need for the strong manufacturing base of the area to be maintained and this will form a key aspect of the Replacement LDP Preferred Strategy.

Table 2: Employee Jobs

	Bridgend (employee jobs)	Bridgend (%)	Wales (%)	Great Britain (%)
Total employee jobs	58,000	-	-	-
Full-time	39,000	67.2	64.5	67.6
Part-time	18,000	31.0	35.4	32.4
Employee jobs by industry				
B : Mining and quarrying	10	0.0	0.1	0.2
C : Manufacturing	9,000	15.5	11.4	8.1
D : Electricity, gas, steam and air conditioning supply	50	0.1	0.6	0.5
E : Water supply; sewerage, waste management and remediation activities	450	0.8	1.0	0.7
F : Construction	3,000	5.2	5.1	4.7
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	8,000	13.8	14.0	15.2
H : Transportation and storage	1,750	3.0	3.3	4.8
I : Accommodation and food service activities	3,500	6.0	8.0	7.6
J : Information and communication	1,750	3.0	2.1	4.2

K : Financial and insurance activities	700	1.2	2.6	3.5
L : Real estate activities	800	1.4	1.6	1.7
M : Professional, scientific and technical activities	2,500	4.3	5.6	8.7
N : Administrative and support service activities	4,500	7.8	6.9	9.1
O : Public administration and defence; compulsory social security	6,000	10.3	7.1	4.3
P : Education	4,500	7.8	9.1	8.9
Q : Human health and social work activities	9,000	15.5	16.9	13.2
R : Arts, entertainment and recreation	1,250	2.2	2.4	2.5
S : Other service activities	800	1.4	1.8	2.0

Data source: ONS Business Register and Employment Survey 2018

- 4.34 The number of enterprises (defined as the overall businesses, made up of each of their individual sites or workplaces) in the County Borough has increased from 3,175 in 2014 to 3,685 in 2018 based on the UK Business Count. This represents a 16% increase, which is just above the Welsh average increase of 14.8% over the same period. Much of the local growth has been in the £100-199,000 turnover band, although the number of enterprises turning over £5,000,000+ has increased in both absolute (55 to 80) and relative terms (45%) from 2014-2018. In terms of industry, the change in number of enterprises across the County Borough are largely accounted for by manufacturing (25% of overall growth) and professional, scientific and technical professions (20% of overall growth).
- 4.35 Travel to work patterns from the 2011 Census show that there is a relatively balanced level of commuting into and out of the County Borough. The main locations people commute in from are Rhondda Cynon Taf (23% of all in-commuting), Neath Port Talbot (21%) and the Vale of Glamorgan (14%). Conversely, the main destinations of County Borough residents commuting out for work are Cardiff (27% of all out-commuting), Neath Port Talbot (18%) and Rhondda Cynon Taf (15%). It is also important to emphasise that 68% of residents both live and work in Bridgend County Borough.
- 4.36 The majority of jobs are focused within Bridgend (62%), reflecting the fact that the town is the County Borough's largest settlement and its historical role as a service, employment hub and regional service centre. This is likely to continue into the future as the town is seen as an attractive place for business to locate, given the existing employment base and the availability of skilled labour. Key employment locations are the town centre, Bridgend Industrial Estate, Waterton Industrial Estate, Bridgend Science Park and Brackla and Litchard Industrial Estate.
- 4.37 The concentration of the overall employment base in the south-east of the County Borough (approximately 70% of the total area identified) is unsurprising due to the proximity of the M4 corridor. This does represent a mismatch between the geographical

location of employment land within the County Borough and the areas of deprivation, which are predominantly in the north. It is undoubtedly important that future growth is directed towards the most efficient and sustainable locations with accompanying transport infrastructure to promote accessible employment sites that capitalise on active travel opportunities. However, the Replacement LDP will also support the socio-economic renewal of deprived communities across the whole administrative area.

4.38 In 2018, 689 hectares (ha) of employment land was identified for Class B1, B2 and B8 Uses within the County Borough, of which 36 hectares are deemed available for immediate development and a further 15 ha are deemed likely to be available within the next 12 months. However, the rate of recent industrial land take-up has been approximately 2 ha per annum and this needs to be balanced with both economic forecasts of potential labour demand and demographic projections of potential labour supply to inform future employment land requirements.

4.39 Analysis of the monitoring data indicates a relatively low take up of employment land, which has been running at an average of 2ha per annum since 2013/14. There are nevertheless some positive signs with an above recent average take-up of employment land (3.2ha) in 2018/19. Other proposals relate to planning permissions granted for:-

- P/18/557/FUL Change use of the existing on site units to create a multi-let industrial estate including B1, B2 and B8 uses, Newton Down Industrial Estate Tythegston Court Tythegston
- P/18/382/FUL New industrial unit, land adjacent to Unit 20 Ogmores Crescent Bridgend Industrial Estate
- P/18/292/FUL Change of use to container storage depot, former Mole Valley off Main Avenue Litchard Industrial Estate CF31 2AZ
- P/18/712/FUL Demolition of existing units and erect new Class B1/B2/B8 development with associated parking and servicing, Units 4-9 Kingsway Buildings Kingsway Bridgend Industrial Estate CF31 3YH
- P/18/663/FUL Temporary 30 year full planning permission for the development of a Biomethane gas to grid facility (to utilise excess gas from the adjacent anaerobic digestion facility) on land previously utilised as a recycling centre at Stormy Down Airfield

4.40 In addition, other sectors of the economy including tourism and services, not dependent on being located on traditional employment sites are also continuing to grow. Within Porthcawl, developments continue to come forward associated with the regeneration of the resort, including replacement and refurbishment of buildings within the Harbourside area, flood defence works at the Town Beach, a new watersports facility at Rest Bay, and planning consents for additional tourist accommodation at Moor Lane and additional touring caravan and campervan pitches off Zig-Zag Lane.

- 4.41 In terms of the service sector, a mixed-use scheme at the former OCLP Club in Bryntirion was completed in 2018/19, delivering 2 new retail units and 18 affordable apartments. Redundant warehouse space has also been converted to a gym at Brackla Shopping Centre.
- 4.42 In terms of health and wellbeing, a new Health Centre is under construction in Porthcawl, the Princess of Wales Hospital is developing a new ward at its site in Coity Road, Bridgend, and at Sunnyside, Bridgend planning permission has been approved for a healthcare centre, together with supported affordable housing.
- 4.43 The above chapter has identified a number of key contextual changes and developments occurring at the national and local level together with the broader economic climate. These issues will be considered further in the context of preparing the Replacement Plan.

5. LOCAL DEVELOPMENT PLAN MONITORING

To Produce High Quality Sustainable Places			
Strategic Development Distribution		Primary Policy: Strategic Policy SP1	LDP Objectives: 1a, 1b, 1c, 1d
Monitoring Aim: Development to be distributed according to the Regeneration-Led Sustainable Development Spatial Strategy		Other Policies:	
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
1. 85% or more of housing development on allocated sites takes place within the SRGAs by 2021.	Percentage of the total housing allocation in the Plan developed in the SRGAs.	By 2016 38% or more of the total proposed housing development on allocated sites takes place within the SRGAs.	By 2016 less than 38% of the total proposed housing development on allocated sites takes place within the SRGAs.
2. 80% or more of employment development on Policy REG1 and SP9 sites takes place within the SRGAs by 2021.	Percentage of the total annual employment development on Policy REG1 and SP9 sites located within the SRGAs.	80% of the annual employment development takes place within the SRGAs and Strategic Employment Sites.	Less than 80% of the annual employment development takes place within the SRGAs and Strategic Employment Sites.
3. To ready the Strategic Employment Sites for delivery.	Strategic Employment Sites status in the annual Employment Land Review study.	By 2016 all the Strategic Employment Sites are classified by the Annual Employment Land Review as immediately or short term available. By 2016 all Strategic Employment sites will have a planning consent or approved development brief.	By 2016 all the Strategic Employment Sites are not classified by the Annual Employment Land Review as immediately or short term available. By 2016 all Strategic Employment Sites do not have a planning consent or an approved development brief.
<u>Analysis of Results</u>			
In order to Produce High Quality Sustainable Places, Strategic Policy SP1 aims to ensure that development is distributed according to the LDP's Regeneration-Led Sustainable Development Strategy. To assess how effective the LDP is in implementing its overall Strategy a number of indicators and targets have been devised by the Council that measure the 'spatial distribution' of housing and employment development. Policy Target 1 measures the spatial distribution of			

housing growth and requires that 85% or more of housing development, on allocated sites takes place within the Strategic Regeneration Growth Areas (SRGAs) by 2021.

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

At 2018, since the base date of 2009, a total of 3491 housing units have been completed on all allocated sites, 2536 of these units have been completed within the 4 SRGAs – which represents 73% 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%. However, a revised housing requirement and trajectory is being developed for the Replacement LDP.

In distribution terms 'between' the 4 SRGAs, Bridgend and the Valleys Gateway have over performed in terms of delivery, with 69% of completions taking place in Bridgend (compared with a distribution of allocations of 42%) and 25% of completions, within the Valleys Gateway (compared with a distribution of 16% of allocations), Porthcawl (6%) and Maesteg and the Llynfi Valley (0%) have underperformed in terms of relative delivery, which is largely attributed to the delay in bringing forward the Porthcawl Waterfront Regeneration Area and within the Llynfi Valley, where there has been issues of housing market viability and the need to overcome various site constraints by land reclamation and land assembly. (A review of these sites is provided in the analysis for Monitoring Target 25).

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

For the monitoring period 1st April 2018 – 31 March 2019, 3.39 hectares of vacant employment land was taken up for development on allocated sites within the SRGAs comprising of 2.48 hectares within the Bridgend SRGA and 0.91 hectares within the Valleys Gateway SRGA. 91% of take-up of employment land therefore took place within SRGAs, exceeding the monitoring target of 80%, indicating that spatial distribution is on track.

Strategic Employment Sites

SP9(4) Ty Draw Farm – This strategic allocation was originally part of a larger (6 ha) employment land allocation. As part of the plan review, planning permission was granted in 2014 for a mixed-use development with a reduced quantum (2.23 ha) of new employment land (application P/12/796/FUL, granted 22/01/14). The balance of the site was released for housing with the intention that this would enable the delivery of the remaining employment land. The residential elements (for 94 dwellings associated access, open space) have now been built out and commercial property agent's Lambert Smith Hampton are currently advertising the remaining 2.2 hectares employment site. The marketing details explain the envisaged quantum of space is around 65,000 sq ft of B1 space. The proximity of this employment space to the residential dwellings render office accommodation a suitable complementary use.

The 2019 Economic Evidence Base Study comments that there may be potential for light industrial as an alternative to a 100% office scheme on this site. The Study also recommends re-designating the small quantum of remaining employment land as a 'normal' employment site within the Replacement LDP as opposed to a 'strategic site'. The rationale for this recommendation is that a strategic site allocation would seek to deliver high value uses, and, while the site is accessible to the motorway and may attract high value uses, it is not deemed sensible to limit the site's scope to only 'high value'. The location and remaining scale of the site is considered to be more conducive to delivery of local offices and some lighter industrial uses within the B1 use class. The Replacement LDP will take this recommendation into account as Plan preparation progresses.

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. 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 2019 Economic Evidence Base Study recognises that Island Farm is immediately adjacent to the Science Park, and its land allocation allows for a doubling of the Science Park site. The Study acknowledges that there is planning permission for a stadium plus other sports / leisure uses and 21,000 sq m office, and some of the leisure element is coming forward. However, it also emphasises that there has been no known interest in expanding the Science Park through any form of B1 use and considers Island Farm to be a complex site that is undeliverable in its current form. Based on this fact and the somewhat reduced (60ha) of employment land need identified across the County Borough, the Study only recommends carrying forward two of the four existing Strategic Sites in the Replacement LDP, re-designating Ty Draw Farm as a 'normal' employment site and reconsidering the role of Island Farm. The balance of land allocations suggests that this site may be better suited for re-designation as a mixed used scheme comprising residential, sport, leisure, commercial and offices. This will be assessed through the Replacement LDP.

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

The 2019 Economic Evidence Base Study comments that the site is 46.2 gross hectares, but due to its topography and shape, there is 20.4 net hectares available for employment uses. Within the 20.4 ha, the Welsh Government, as owner, is promoting a scheme for 71,441 sq m of employment space. This is currently laid out as several rows of terraces assumingly to fit the topography of this site, which may dictate the type of occupier that could take the site in the future. Several informal approaches have been made regarding an end occupier. The site has a possibility to be rail linked – from the existing Ford railhead at the northern end of the site. Given Welsh Government support, and the site’s location close to the main (and generally successful) Bridgend estates, the Study consider this site to be a key strategic employment site for re-allocation in the Replacement LDP. This is expected to be the Borough’s main inward investment site within the Replacement LDP, supported by the Welsh Government and the remaining land for further expansion of the successful wider area.

SP9(3) – Pencoed Technology Park is also owned by Welsh Government. The site straddles the eastern administrative boundary of Bridgend and RCT. The site is identified and the focus of High Quality Life Sciences and manufacturing and is already the home of a number of high profile investments. Welsh Government have extended their ownership at the site by acquiring the brownfield former Sony land holding. Substantial infrastructure is in place, including ‘road stubs’ to undeveloped parcels, including the land within Bridgend’s administrative area, and the site is considered to be immediately available for development. In January 2017, planning permission was granted to NHS Wales for a change of use of the former Sanken Power Systems building to create a National Imaging Academy offering a state of the art facility to train Consultant Radiologists and ancillary office work space (planning application P/17/39/FUL refers). This site was chosen by the NHS for its strategic location in the heart of ‘South Wales’ and proximity to the strategic road network. The creation of National Academy is extremely positive as it demonstrates that the Technology Park is in the right location to attract new business but also has the potential to become a hub for office headquarters for both the public and private sectors.

The 2019 Economic Evidence Base Study comments that Pencoed Technology Park presents a good opportunity in bringing forward new office units given the existing neighbouring uses and motorway access. As referred to above the site is in both Bridgend County Borough and neighbouring Rhondda Cynon Taf, with plots totalling some 17 ha currently being marketed, including 5 ha in Bridgend. The study concludes that ‘together with the 1 ha left to come forward at Bocam Park, this location represents the Borough’s most attractive location for out of centre office’ and advocates re-allocating the site as a strategic site in the Replacement LDP.

Performance	
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Action

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

Issues relating to the deliverability of some of these problematic sites will be the subject of rigorous testing during the statutory LDP review process.

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

Analysis of Results

The aim of Strategic Policy SP2 is to ensure that all development contributes to Sustainable Place Making.

In order to monitor whether development is meeting Sustainable Place Making criteria set out in Policy PLA4, the Council considers 4 Policy Targets (4, 5, 6 and 7) to ensure that no vulnerable development takes place within the C1 and C2 floodplain (Policy Target 4); no development will adversely impact on water quality and quantity (Policy Target 5); all development proposals give consideration to climate change (Policy Target 6) and that by 2021 60% of permitted residential development is on brownfield land (Policy Target 7).

In terms of Policy Target 4, between 1st April 2018 and 31st March 2019, 7 developments for highly vulnerable (residential) development were permitted within a C1 & C2 flood zone:

However, 6 out of the 7 planning applications did not receive any objections from NRW. Only 1 Planning Application for a retention of a temporary log cabin received an objection from NRW (P/18/256/FUL refers). NRW regarded the development as highly vulnerable and felt the application should not be permitted within a zone C2 area as it was not considered to be in accordance with TAN15. However, given the temporary nature of the development, the Council granted planning permission subject to appropriate conditions.

As such the assessment 'trigger' has not been breached, and the Plan is therefore on target in 2018/19.

With respect to Policy Target 5, during the monitoring period 1st April 2018 – 31 March 2019 no development was permitted contrary to NRW and/or Dwr Cymru/Welsh Water's advice that would adversely impact on water quality or quantity.

Policy Target 6 requires that all development proposals will give consideration to climate change adaptation techniques within a Design and Access Statement. Part of the interim target for this indicator is that by 2015 there should be a revision of SPG12 – Climate Neutral Development which was originally adopted in 2007. This SPG was updated and replaced by SPG 12 – Sustainable Energy on the 30th April 2014.

Furthermore, of the 21 qualifying developments approved during the monitoring period 1st April 2018 to 31st March 2019, 3 planning applications failed to give consideration to environmental sustainability matters, sustainable building techniques and/or energy usage within a Design and Access Statement. This issue will be addressed as part of the Replacement Local Development Plan process.

In terms of Policy Target 7, of the 579 new residential units that were permitted between 1st April 2018 and 31st March 2019, 352 or 61% were on previously developed land, just above the target of achieving 60% of permitted residential units on previously developed land by 2021.

Performance

Action

Continue monitoring.

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

- PLA7(13) – National Cycle Network 885 to Bridgend. The majority of this scheme was substantially completed through funding obtained via the Welsh Governments Local Transport Fund in March 2018. It is anticipated that sufficient funding from the same source will be available to complete the remaining section of the proposal in 2018/19.

A number of ‘rail’ proposals included within Policy PLA7, relating to improvements to the capacity of the Maesteg – Bridgend Railway line and a new railway station at Brackla, are now investment proposals reserved for the Welsh Government, and not the LTP. Welsh Government are now the coordinating body for investment in all railway related matters, including all new rail services, rail infrastructure and railway stations. Walking and Cycling Schemes included within the new Phase 1 LTP programme, up to 2021 are:-

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

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

In terms of highway schemes:-

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

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

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

To Protect and Enhance the Environment			
Natural Environment		Primary Policy: Strategic Policy SP4	LDP Objectives: 2a, 2b, 2c
Monitoring Aim: To protect sites and buildings of acknowledged natural, built and historic interest		Other Policies: ENV1, ENV2, ENV4, ENV5, ENV6, ENV7, ENV8	
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
9. No inappropriate development takes place in the countryside of the County Borough.	Amount of land in the countryside (ha) lost to development which is permitted by way of a departure application to Policy ENV1.	No land in the countryside lost to development which is permitted by way of departure applications to Policy ENV1.	> 0 ha of land in the countryside lost to development which is permitted as a departure application to Policy ENV1.
10. No inappropriate development in Green Wedges which would contribute to the coalescence of settlements.	Planning permissions given for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.	No planning permissions given for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.	1 or more planning permissions granted for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.
11a. No development will take place which adversely affects a Special Landscape Area.	Number of developments permitted with the potential to adversely affect a Special Landscape Area.	No planning permissions approved contrary to the advice of NRW or the Council's Countryside section / Landscape Officer. 2014: Production of a Green Infrastructure SPG.	1 or more planning permissions granted contrary to the advice of NRW or the Council's Countryside section / Landscape Officer. Green Infrastructure SPG is not in place by 2014.
11b. No development will take place which affects the integrity of a designated site for nature conservation.	Number of developments permitted which adversely affect the features of a protected site for nature conservation.		
11c. No development will take place which results in detriment to the favourable conservation status of European protected species, or significant harm to species protected by other statute.	Number of developments permitted with the potential to result in detriment to the favourable conservation status of European protected species, or significant harm to species protected by other statute.		

Analysis of Results

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

In terms of Policy Target 9, 'inappropriate' development in the countryside, between 1st April 2018 and 31st March 2019 there were 9 planning applications granted that would be classified as potential departures' from Policy ENV1 of the LDP:

- P/17/776/FUL: The Hollies, Heol Yr Ysgol, Coity, CF35 6BL.
Erection of two storey side extension and single storey porch/wc
- P/17/816/FUL: Pyle Garden Centre, 2 Heol Mostyn, Pyle, CF33 6BJ.
Redevelopment and extension for extended coffee shop/restaurant area, farm shop, kitchen area, toilets and 2 new concession retail units.
- P/17/1083/FUL: Bridgend Grid, 132kV Substation off Great Western Avenue, Bridgend, CF31 1NN.
Extension to existing 132kV grid substation to accommodate new 33/132kV switchroom building; 2.4m high steel palisade security fencing with 3.6m electric fencing behind; internal access road & gravelled surface.
- P/17/485/FUL: Land fronting Junction 35 of M4, Pencoed, CF35 5HY.
Erection of drive-through coffee shop with associated access, parking and landscaping.
- P/18/520/FUL: Rockwool Ltd, Wern Tarw Road, Wern Tarw, Bridgend, CF35 6NY.
New hardstanding to the south of the plant for external storage of materials, new operational buildings and new vehicular access off Wern Tarw Road.
- P/18/361/FUL: Ground floor, west wing, 31 Ffordd Yr Hen Gae, Pencoed, CF35 5LJ.
Change use of ground floor of west wing to eye clinic.
- P/18/627/FUL: Myrtle Cottage, Farm Road, Cefn Cribwr, CF32 0HA.
Retention/completion of private garage & fuel store, hardstanding & means of enclosure forming an extension to residential curtilage
- P/18/557/FUL: Newton Down Industrial Estate, Tythegston Court, Tythegston, CF32 0NE.
Change use of the existing on site units to create a multi-let industrial estate including B1, B2 and B8 uses
- P/18/854/FUL: The Haven, 21 Abergarw Meadow, Abergarw, Brynmenyn, CF32 8YG.
Inclusion of land into curtilage of Haven, retention of wooden outbuilding (games room, decking and hot tub) and new access gate to the stables.

However, these proposals were not deemed to be 'inappropriate' development in the countryside after a full assessment and therefore considered to be acceptable.

In terms of Policy Target 10 'inappropriate' development within a 'Green Wedge' (defined by Policy ENV2 of the LDP) which would contribute to the coalescence of settlements, there were 7 planning applications permitted within the Green Wedges between 1st April 2018 to 31st March 2019 that had the potential to be contrary to Policy ENV2. However, when assessed none of these proposals were classified as inappropriate or contributed to the coalescence of settlements. Policy ENV2 is therefore working successfully.

In terms of Policy Target 11a, development adversely affecting Special Landscape Areas (defined by Policy ENV3), 1 proposal was approved within Special Landscape Areas during the period 1st April 2018 and 31st March 2019. This proposal however was not the subject of 'objection' from the Council's Countryside and/or Landscape Officer or were approved contrary to the advice of NRW and related to either agricultural buildings or replacement buildings with the defined Special Landscape Areas and were considered appropriate.

Similarly with respect to Policy Targets 11b and 11c, no proposals have been granted within the County Borough, contrary to the advice of NRW or the Council's Countryside Section that would be detrimental to the conservation of designated sites of nature conservation or would adversely affect the protection and conservation of European protected species (or species protected by other statutes). Those applications which may have the potential to detrimentally effect protected species or designated sites of nature conservation were required to adhere to specific conditions and submit method statements of work to the Council before any work commences.

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

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

To Protect and Enhance the Environment			
Built and Historic Environment		Primary Policy: Strategic Policy SP5	LDP Objectives: 2a
Monitoring Aim: To protect sites and buildings of acknowledged natural, built and historic interest			Other Policies: ENV8
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
12. Development proposals do not adversely impact upon buildings and areas of built or historical interest and their setting.	Occasions when development permitted would have an adverse impact on a Listed Building; Conservation Area; Site/Area of Archaeological Significance; or Historic Landscape, Park and Garden or their setting.	No Planning consents are issued where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT). 2015: Production of Built Heritage Strategy.	1 or more planning consents are issued where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT). Built Heritage Strategy is not in place by 2015.
<p><u>Analysis of Results</u></p> <p>Strategic Policy SP5 of the LDP aims to Conservation conserve, preserve or enhance the built and historic environment of the County Borough and its setting. Policy Target 12 measures how effective Policy SP5 has been in achieving this outcome, by monitoring whether developments have been permitted which would have an adverse impact on a Listed Building, Area, Site/Area of Archaeological Significance or Historic Landscape, Park and Garden or their setting.</p> <p>The assessment is undertaken by analysing whether planning consents have been issued where there are outstanding objections from the Council's Conservation and Design Team, CADW or Glamorgan Gwent Archaeological Trust (GGAT). Analysis for the monitoring period 1st April 2018 to 31st March 2019 of those planning applications where these bodies have been specifically consulted, indicate that no proposals were permitted that had any 'outstanding' objections.</p> <p>In this respect the Council is therefore on target to achieving its aim of protecting sites and buildings of acknowledged built and historic interest.</p> <p>Interim Monitoring Target 12 is to produce a Built Heritage Strategy by 2015 and to adopt the Strategy as Supplementary Planning Guidance (SPG). This target has not been achieved to date and will be addressed as part of the Replacement Local Development Plan process.</p>			
Performance			
<u>Action</u>			
Progress Built Heritage Strategy and adopt as SPG.			

To Protect and Enhance the Environment			
Minerals		Primary Policy: Strategic Policy SP6	LDP Objectives: 2d
Monitoring Aim: Safeguard areas of aggregates and coal resources			Other Policies: ENV10, ENV11, ENV12
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
13. Maintain a minimum 10 year aggregate landbank throughout the plan period.	Aggregates landbank for Bridgend County Borough in years.	Maintain a minimum 10 year supply of aggregates resource.	Less than a 10 year supply of aggregates resource.
14. No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.	Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone or a minerals safeguarding area.	No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.	1 permanent, sterilising development permitted within a mineral buffer zone or a minerals safeguarding area.
<u>Analysis of Results</u>			
<p>Strategic Policy SP6 aims to provide a contribution to national, regional and local demand for a continuous supply of minerals. LDP Policy Targets 13 and 14 have a particular focus on monitoring whether the LDP maintains a minimum landbank for aggregates (Policy Target 13) and also safeguarding against permanent sterilising development within mineral buffer zones and mineral safeguarding areas (Policy Target 14).</p> <p>Policy Target 13 specifically requires the maintenance of a minimum 10 year aggregate landbank throughout the plan period within the County Borough. The latest 2015 SWRAWP Annual Report (finalised in December 2017) calculates the 10 year aggregate landbank as 49 years. As such the LDP is meeting its target of providing a minimum 10 year supply.</p> <p>With respect to Policy Target 14, analysis of planning applications show that no permanent sterilising developments have been approved in the monitoring period 1st April 2018 to 31st March 2019, within mineral safeguarding areas or mineral buffer zones, that did not comply with the criteria of LDP Policies ENV9 or ENV10. The LDP is therefore meeting its monitoring target with respect to Policy Target 14.</p>			
Performance			
<u>Action</u>			
Continue monitoring.			

To Protect and Enhance the Environment															
Waste		Primary Policy: Strategic Policy SP7	LDP Objectives: 2d												
Monitoring Aim: Seeks to meet the County Borough's contribution to regional and local waste facilities			Other Policies: ENV14, ENV15, ENV16												
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger												
15. Provide 7.7 to 11.9 hectares of available land (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities to meet the regionally identified need to treat up to 228,000 tonnes of waste per annum.	The availability of 7.7 to 11.9 hectares of land (or consented for that purpose) on sites identified under Policy SP7 to meet the identified need to treat up to 228,000 tonnes of waste per annum.	7.7 to 11.9 hectares of land is provided (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities.	The availability of land on the sites identified under Policy SP7 falls below 7.7 hectares (or has not been developed for that purpose).												
<p><u>Analysis of Results</u></p> <p>Strategic Policy SP7 aims to make provision for new waste treatment facilities to meet regional (and local) waste treatment needs.</p> <p>Strategic Policy SP7 identifies 5 sites where waste facilities will be favoured at Heol y Splott, South Cornelly, Brynmenyn Industrial Estate, Village Farm Industrial Estate, Brackla/Litchard Industrial Estate and Waterton Industrial Estate. Waste proposals on other appropriate sites or land allocated for industrial purposes may also be permitted, provided the proposal meets the criteria set out in Policy ENV16 of the LDP.</p> <p>In order to satisfy regional (and local) waste treatment needs Policy Target 15 requires the availability of 7.7 to 11.9 hectares of land (or land consented for that purpose), on the 'favoured' sites set out in SP7.</p> <p>At the monitoring date of 31st March 2019, the table below illustrates that 31.22 hectares of land remained available on SP7 sites.</p> <table border="1"> <tr> <td>SP7(1)</td> <td>Land at Heol-y-Splott, South Cornelly</td> <td>3.68 ha</td> </tr> <tr> <td>SP7(2)</td> <td>Brynmenyn Industrial Estate, Brynmenyn</td> <td>6.97 ha</td> </tr> <tr> <td>SP7(3)</td> <td>Village Farm Industrial Estate, Pyle (cumulative total)</td> <td>2.89 ha</td> </tr> <tr> <td>SP7(4)</td> <td>Brackla/Litchard Industrial Estate, Bridgend</td> <td>7.70 ha</td> </tr> </table>				SP7(1)	Land at Heol-y-Splott, South Cornelly	3.68 ha	SP7(2)	Brynmenyn Industrial Estate, Brynmenyn	6.97 ha	SP7(3)	Village Farm Industrial Estate, Pyle (cumulative total)	2.89 ha	SP7(4)	Brackla/Litchard Industrial Estate, Bridgend	7.70 ha
SP7(1)	Land at Heol-y-Splott, South Cornelly	3.68 ha													
SP7(2)	Brynmenyn Industrial Estate, Brynmenyn	6.97 ha													
SP7(3)	Village Farm Industrial Estate, Pyle (cumulative total)	2.89 ha													
SP7(4)	Brackla/Litchard Industrial Estate, Bridgend	7.70 ha													

SP7(5)	Waterton Industrial Estate, Bridgend	9.98 ha
Total		31.22 ha

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

Performance



Action

Continue monitoring.

To Protect and Enhance the Environment			
Energy Generation, Efficiency and Conservation		Primary Policy: Strategic Policy SP8	LDP Objectives: 2d
Monitoring Aim: That the County Borough contributes towards requirements		the country's renewable energy	Other Policies: ENV17, ENV18
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
16. All major planning applications assess the potential for onsite Renewable / Low Carbon Energy technologies.	Major planning applications which are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17.	100% of all major planning applications are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17. 2014: Production of Energy Opportunities Plan SPG.	<100% of all major planning applications are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17 in any year. Energy Opportunities Plan SPG is not in place by 2014.
17. To increase the amount (in MW) of energy produced in the County Borough from renewable sources.	Permitted and installed capacity (MW) of renewable electricity and heat projects within the County Borough.	Annual increase in the permitted or installed capacity of renewable electricity and heat projects within the County Borough through the Plan period. 2014: Production of Energy Opportunities Plan SPG.	No annual increase in the permitted or installed capacity of renewable electricity and heat projects within the County Borough. Energy Opportunities Plan SPG is not in place by 2014.
18. 35MW of renewable energy generated in the refined Strategic Search Areas (Policy ENV18) by the end of the Plan period.	The capacity of renewable energy developments (MW) installed inside the refined Strategic Search Areas (Policy ENV18).	If planning applications which would cumulatively meet the 35MW target are not submitted by 2018.	If planning applications which would cumulatively meet the 35MW target are not submitted by 2018.
<u>Analysis of Results</u>			
The monitoring aim of Strategic Policy SP8 is to ensure that development proposals within the County Borough contribute to meeting national renewable energy efficiency targets. The Monitoring Framework sets out 3 targets (16, 17 and 18) to measure how effective the Plan has been in achieving this aim.			

Policy Target 16 requires that all major planning applications assess the potential for on-site renewable/low carbon energy technologies and this is measured by analysing whether each major application is accompanied by a renewable/low carbon energy assessment – this is a requirement of Policy ENV17. Of the ‘qualifying’ developments no major planning applications submitted (and granted) for the monitoring period 1st April 2017 to 31st March 2019 were accompanied by a ‘specific’ energy assessment, although many were accompanied by Energy Statements and/or addressed renewable energy and low carbon issues in their accompanying Planning Statements or Design and Access Statements.

This is the fifth consecutive year that the Council has failed to meet the requirements of monitoring target 16 however it must be recognised that energy efficiency in new development is achieved by strict adherence to Building Regulations. This issue will be scrutinised in detail during the statutory LDP review and consideration given as to whether the policy approach needs to be amended and whether it is appropriate going forward, given the regulatory changes that have occurred since the adoption of the LDP.

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

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

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

During the Monitoring Period 1st April 2018 to 31st March 2019 5.0 mw of renewable additional electricity capacity was permitted. The scheme approved relates to a temporary 30 year full planning permission for the development of a Biomethane gas to grid facility (to utilise excess gas from the adj anaerobic digestion facility) on land previously utilised as a recycling centre at Stormy Down Airfield

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

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

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

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

During the Monitoring Period 1st April 2018 to 31st March 2019 no applications have been approved within the refined Strategic Search Areas (SSAs). However, it is important to note that within zones 31-34 the Council has already consented planning applications at Pant Y Wal and Fforch Nest wind farms totalling 35MW – thereby exceeding this capacity. All of this capacity is already installed and operational. It should be noted that Zone 20 was excluded from the capacity assessment on the basis of the operational Ffynon Oer wind farm in Neath Port Talbot. The Plan has therefore met its target with respect of the generation of 35MW of renewable energy by the end of the Plan period.

In addition the Pant Y Wal extension, comprising of an additional 10 wind turbines with a generating capacity of 3MW each was consented on 28/02/15. Although not located within the refined SSA boundary, the turbines are located immediately adjacent to it and within the wider SSA. 8 of these consented wind turbines have been built and became operational, exporting electricity to the grid in December 2017. As such an additional 24 MW of capacity has been added this year.

As such the generating capacity from large-scale wind turbines (within and immediately adjacent to the refined SSA) is 59 MW. As such the County Borough is making a significant contribution to national renewable energy targets.

Performance – Policy Target 16

Action

Policy Research

This is the fifth year that the Council has failed to meet the requirements of monitoring target 16. This issue and Policy ENV17 will be the subject of rigorous testing during the statutory LDP review to determine whether the policy remains appropriate.

Performance – Policy Targets 17 & 18

Action

Continue monitoring.

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

During the monitoring period 01 April 2018 to 31 March 2019 a total of 3.73 hectares of vacant employment land was developed. During the preceding year 2.67 hectares of employment land was developed. The LDP's strategic aim of delivering 6.3 ha of employment land per annum allocated by Policies SP9 and REG1 per annum has not been fully met for the fifth consecutive year with respect to Policy Target 21 and take up is running at 2 ha per annum on average.

The 2019 Economic Evidence Base Study examines this issue further, summarising that the existing LDP allocation of land for future employment use was significantly more than the identified need at the time. It also adds that changes to national policy means there now needs to be a stronger balance between the supply of employment land and the need identified. The refreshed demand assessment identifies that at most 60 ha of employment land can be justified over the replacement 15-year plan period, averaging at 4 ha per annum. This allows for 2 ha of net growth (associated with the housing requirement justified for the Replacement LDP Preferred Strategy) and also to provide for replacement of past losses at 2 ha per year. This is less than the 88.45 ha demand figure identified in the existing LDP for the 2006-21 period, which was based on an average employment land delivery of 6.33 ha per annum and led to 120 ha of employment land being allocated. However, the more recent Study is unable to justify the same quantum of land in the Replacement LDP given the lower levels of past take-up and refreshed levels of growth.

There is currently approximately 64 ha of remaining undeveloped REG1 land. The Study deems 43.7 ha suitable to re-allocate, comprising almost all undeveloped parcels within existing estates, to meet 'normal employment need', plus a small addition to meet single user expansion opportunities (3.3 ha, which would be separate to County Borough need). As previously mentioned, the study only recommends carrying forward two of the four existing Strategic Sites in the Replacement LDP, re-designating Ty Draw Farm as a 'normal' employment site and reconsidering the role of Island Farm. The balance of land allocations suggests that this latter site may be better suited for re-designation as a mixed used scheme comprising residential, sport, leisure, commercial and offices. This will be assessed through the Replacement LDP. Overall, the study supports re-allocation of 71.7 ha of land, which is a little less than 20% in excess of the 60 ha need estimate. This possible over-supply is deemed optimal to provide flexibility in releasing certain sites where the planning balance may suggest that sites are better used for alternative uses. This can include, for example, where a site may be viewed as equally good for housing, retail or community uses, and where releasing the site for these other uses does not threaten the integrity of the remaining employment sites. This refreshed evidence base will be considered as the Replacement LDP progresses.

In terms of providing a readily available supply of land for development for employment purposes the monitoring target associated with Policy Target 20 is that 30% or more of vacant land allocated by Policies SP9 and REG 1 is classed as immediately available or available in the short term. The 2018 Employment Survey demonstrates that 35.96 ha of land is immediately available and a further 14.93 ha is available in the short term.

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

Action

Contextual indicators and comparisons with other local authorities show that notwithstanding the low take up of employment land the 'real' economy is relatively buoyant and that the failure to meet this target is the result of the recent very deep recession and the regaining of previous lost capacity. The Council's Economic Development Section has highlighted that few empty units remain on the boroughs industrial estates and there is pent up demand for small to medium sized units. Bridgend retains its locational advantages for business and can expect higher levels of employment land take-up in the latter part of the Plan period. The formal review of employment land (i.e. the Economic Evidence Base Study) supports a smaller need for employment land and recommends re-allocating some of the strategic sites. This evidence will be considered as part of the Replacement LDP preparation process.

Performance – Policy Target 20	
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Action

Continue monitoring.

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

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

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

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

The latest 2018 annual retailing and commercial centre survey indicates that:-

- Within Bridgend Town Centre of the 373 commercial properties surveyed 60 were vacant – representing a vacancy rate of 16 %.
- Within Porthcawl Town Centre of the 204 commercial properties surveyed 11 were vacant – representing a vacancy rate of 5.39%.
- Within Maesteg Town Centre of the 167 commercial properties surveyed 10 were vacant – representing a vacancy rate of 5.99%.

The LDP's strategic aim of maintaining and protecting the vitality and viability of town centres has not been fully met for the monitoring period 1st April 2018 to 31st March 2019 with respect to Policy Target 21. The monitoring target has been missed for Bridgend specifically. The 2019 Retail Study emphasises that there is the potential to consider greater flexibility through secondary shopping areas at the periphery of the existing centre, where A1, A2 and A3 uses are unlikely to be forthcoming due to the form of existing building stock. The Replacement LDP Preferred Strategy proposes to amend Bridgend's primary shopping area to include the Bridgend Shopping Centre, which has been redeveloped since adoption of the LDP. It also proposes to re-designate the adopted primary shopping area along Lower Nolton Street and Wyndham Street as a secondary shopping area to reflect the current distribution of uses. This will help promote greater flexibility and promote the potential for a wider range of uses.

Equally, the Preferred Strategy proposes to condense the primary shopping area in Maesteg to reflect the current distribution of uses. Specifically, the primary shopping area along Commercial Street will be re-designated as a secondary shopping area.

No changes are proposed to the primary shopping area in Porthcawl. Secondary Shopping Areas will be designated on the Esplanade, Lias Road, John St and New Road. Opportunities will also be sought to improve the connectivity between John Street and New Road.

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 108 units within the Primary Shopping Frontages 67 were in A1 use – representing 62%.
- Within Porthcawl Town Centre of the 96 units within the Primary Shopping Frontages 63 were in A1 use – representing 66%.
- Within Maesteg Town Centre of the 85 units within the Primary Shopping Frontages 51 were in A1 use – representing 60%.

The current data highlights only a marginal decrease in the proportion of units in A1 use within the Primary Shopping Frontages of Bridgend and Maesteg Town Centres compared to last year. At 60% the annual target has been met. Given the significant structural change that is taking place within the retail sector this data is encouraging.

The proportion of units occupied by A1 uses in Porthcawl's primary shopping frontages has stayed the same at, which reflects the resilience of the town centre linked to its status as a tourist resort.

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

The interim target for Policy Target 22 is that a Primary Shopping Frontage SPG should have been prepared and in place in 2014, as such the Council has not met its target with respect to this interim indicator for the fifth consecutive year although a draft officer document exists. Updated retail evidence, as part of the ongoing preparation of the Replacement LDP will inform this SPG and future retail policy to ensure that the vitality and vibrancy of town centres is maintained in the future.

Policy Target 23 aims to regenerate 'Key Sites' identified in the LDP within our town centres and is monitored by whether these sites have had development briefs or masterplans prepared. Limited progress has been in this monitoring period in preparing these proposals within Bridgend town centre. However, the Council is in the process of developing a Town Centre Regeneration Development Framework, the purpose of which is to set out priorities for future regeneration investment and how this will work with other strategic opportunities at a regional level. This work includes developing opportunities for key town centre sites identified by Policy REG9.

Performance – Policy Target 21 & 23			
<u>Action</u>			
Policy Research		<p>The LDP's strategic aim of maintaining and protecting the vitality and viability of town centres has not been partially met for the monitoring period 1st April 2018 to 31st March 2019 with respect to Policy Target 21.</p> <p>The issue will be scrutinised in detail as part of the LDP Replacement Plan process, using the 2019 Retail Study Assessment to provide clarity on the appropriate policy direction. The Council will develop the Town Centre Regeneration Development Framework as a means of updating Policy REG9 of the LDP and attracting future investment.</p>	
Performance – Policy Targets 22			
<u>Action</u>			
Prepare Supplementary Planning Guidance and consider LDP Replacement Plan retail policy relating to Primary Shopping Frontages based on updated evidence from the 2019 Retail Study.			
To Protect and Enhance the Environment			
Tourism		Primary Policy: Strategic Policy SP11	LDP Objectives: 1c, 3c, 3d
Monitoring Aim: Encourage high quality Sustainable Tourism			Other Policies: REG2, REG13
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
24. To increase year on year the number of visitors to the County Borough.	Annual number of visitors to the County Borough.	Year on year increase of visitors to the County Borough.	Decrease in visitors to the County Borough compared to previous year.
<u>Analysis of Results</u>			
Strategic Policy SP11 aims to promote and encourage high quality sustainable tourism, through the implementation of various appropriate projects relating to activity based tourism, business, events and cultural tourism.			
Policy Target 24 measures how effective the Plan is in promoting and encouraging tourism and the indicator is to increase the annual number of visitors to the County Borough.			

The latest STEAM figures for Bridgend indicates that the total visitor numbers in 2018 for the County Borough declined; the STEAM data highlights that the number of staying visitors within the Borough totalled 0.63 million which represents a slight increase on 2017's figures which is consistent with the aims and objectives of the Borough's tourism strategy and LDP policies.

This has resulted in 4,041 jobs, which is considered positive for the County Borough's economy. The County Borough's tourism offer is continually being enhanced and schemes that have progressed during this year's monitoring period include a scheme at Rest Bay Porthcawl, relating to a replacement visitor destination in the form of a café and watersports facility at the former Malc's Café and implementation of the new flood defence works at Porthcawl's town beach, which will build on the recent successes in regenerating the Harbour Area. Consent has also been given for the demolition of the Sea Cadets building at the East Pier, Porthcawl.

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

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

To Create Safe, Healthy and Inclusive Communities			
Housing and Affordable Housing		Primary Policy: Strategic Policy SP12	LDP Objectives: 1c, 3c, 3d
Monitoring Aim: Requires 9,690 market (including 1,370 affordable) dwelling units to be accommodated in the County Borough during the Plan period		Other Policies: COM1, COM2, COM3, COM5, COM6	
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
25. Maintain a 5 year supply of housing land for development throughout the plan period.	Forecast supply of housing land.	Maintain a 5 year supply of housing land for development throughout the plan period.	Less than a 5 year supply of housing land is recorded.
26. Provide 9,690 new dwellings by 2021 based on the three 5 year tranches set out in Policy SP12.	Annual dwelling completions.	By 2011 provide 2,085 dwellings. By 2016 provide 4,973 dwellings. By 2021 provide 9,690 dwellings.	Less than 4,973 dwellings developed by 2016.
27. Develop COM1 and COM2 Residential Allocations at or above the estimated number of units specified.	Number of units permitted on COM1 and COM2 Residential Allocations.	Residential Allocations developed at or above the estimated number of units specified in Policies COM1 and COM2.	Residential Allocations developed below the estimated number of units specified in Policies COM1 and COM2.
28. Develop Small and Windfall sites, over 0.15 hectares, at a density of 35 dwellings per hectare or more.	Average density of Small and Windfall sites over 0.15 hectares.	Small and Windfall sites over 0.15 hectares developed at a density of 35 dwellings per hectare or more.	Small and Windfall sites over 0.15 hectares developed at a density of less than 35 dwellings per hectare.
29. Provide 1,370 affordable dwellings by 2021 through the planning system as secured by condition or S106.	Annual affordable housing completions.	By 2011 provide 295 dwellings. By 2016 provide 703 dwellings. By 2021 provide 1,370 dwellings.	Dwelling completions fall below specified requirement.
30. Monitor the need for a permanent or transit Gypsy & Traveller site.	The annual number of authorised and unauthorised Gypsy & Traveller encampments in the County Borough.	Approve the Bridgend County Borough protocol for the management of unauthorised gypsy and traveller encampments by April 2014.	The Bridgend County Borough protocol for the management of unauthorised Gypsy and Traveller encampments is not approved by 2014. An increase above 3 unauthorised Gypsy and Traveller Sites recorded in 1 year by the

		No increase in the average of 3 unauthorised Gypsy and Traveller Sites recorded in 1 year by the biannual Gypsy and Traveller Caravan Count and / or the Gypsy and Traveller Protocol.	biannual Gypsy and Traveller Caravan Count and / or the Gypsy and Traveller Protocol for 2 consecutive years will require the identification of a site.
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Analysis of Results

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

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

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

The recently published 2018 JHLAS shows that the County Borough has housing land supply, assessed against the housing requirement of the Bridgend LDP of **2.9 years**.

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

2015	5.4
2016	5.1
2017	4.0
2018	3.4
2019	2.9

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

It is considered that the most effective way of rectifying this issue is through progression of a Replacement LDP given the importance attached to the land supply issue. The Replacement Plan will necessitate the LPA to update its evidence base, review the existing LDP strategy, and rectify the land supply issues by identifying and allocating additional housing land. This will assist in seeking to avoid 'planning by appeal' and ad hoc development coming forward outside the development plan system and not in accordance with the LDP's strategy.

The Local Planning Authority will however continue to actively work with landowners and developers to bring forward existing LDP residential allocations and other sites which already have the benefit of planning permission.

This and previous AMR's has shown that the Local Development Plan has performed well delivering many significant benefits for our communities. Most of the housing sites and associated infrastructure allocated in the LDP have been delivered. As expected Bridgend SRGA has delivered the highest proportion of residential units (reflecting the growth strategy of the LDP), in particular Parc Derwen which has delivered 1342 residential units. However, it is acknowledged that in the Strategic Regeneration Growth Areas of Maesteg and the Llynfi Valley and in Porthcawl a number of challenging brownfield sites have stalled due to a combination of viability issues and in some cases land ownership issues albeit that progress is being made in bringing these sites forward. Whilst the LDP's key housing provision policies have largely been successful, it must be acknowledged that as the plan enters the final stages of its 'life-cycle' it is inevitable there would be land supply issues.

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

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

North East Bridgend (Parc Derwen) COM1(1)

Development is ongoing, with Persimmon Homes / Charles Church active on site. A total of 157 new dwellings were completed in 2018/2019.

Planning permission was granted for 113 dwellings at parcel R16 on 8th February 2019 and development has already commenced, with 19 units under construction.

Development parcels currently consented and being built out are already close to realising the original capacity of 1515 units with a significant parcel remaining (R20). A full planning application is soon expected from Persimmon for circa 100 units on this parcel, increasing the original site capacity by 40 units to 1555. Pre application discussions have taken place.

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 550 new dwellings together with commercial and recreation facilities to serve the new community, the industrial estate, the village of Coity and the wider residential community of Brackla to the south. A Development Brief has been approved to provide a planning policy document to guide a phased development of the land.

Lovell Partnership have already completed 99 affordable housing units on the eastern part of the site.

The western portion of the site benefits from consent for 220 units, (including 12 affordable units), which is being developed by Persimmon Homes. In total, 97 of these units have been completed and 46 are under construction (including 6 of the affordable units).

The eastern part of the site also benefits from consent for 239 dwellings being developed by Taylor Wimpey and is also under construction. Hitherto, 72 of these units have been completed and 43 are under construction.

Parc Afon Ewenni COM 1(3)

A multi directional traffic light controlled junction has been approved as part of planning application P/15/368/OUT to serve the site.

A decision was recently made by the Council to develop a modern, permanent depot at the far east of the Waterton site, which is to be funded by sale of the adjacent land for residential purposes. This will be guided by the development brief for the Council owned land in the east of the site, which is being prepared by GVA.

The central part of the site has outline consent and the Section 106 Agreement relating to Planning application P/15/368/OUT was signed 2nd March 2018 for up to 240 dwellings.

The development of the western portion of the site, in SW Police ownership, is proposed to follow from 2020 onwards in order to fund their ongoing rationalisation programme at their HQ Site.

There is considerable developer interest in the site and it is expected that the 3 portions of the site will be developed out concurrently, with 3 developers active on the site by 2021.

Coity Road Sidings COM 1(4)

A small part of this mixed-use site has planning consent for a self-storage facility. Uncertainty regarding whether the part landowner (Dainton) may expand their commercial operations on the site has been clarified by an appeal decision which upheld the Council's decision to refuse an incompatible energy use and underlined the site's suitability for housing purposes. The residential element and implementation of the proposed park & ride facility could indeed still come forward.

There has however been no positive dialogue with the landowners to bring the site forward for residential development and the site has recently been submitted as a candidate site for commercial / employment use. The Council is duly considering the future of this site as part of the replacement LDP process, although it still currently a residential allocation under the current adopted LDP and will be considered as such unless the site's status is reconsidered as part of the replacement LDP. It is nevertheless acknowledged that this site does not form part of the 5 year housing land supply at present.

Land at Waterton Lane COM 1(7)

Pre-application meetings and design parameter advice have taken place with Development Control Officers and agents representing the land-owner, on the basis of developer interest in the site from a volume house builder. The land has recently changed hands and is now in the ownership of Phillip Jenkins (Wick Van Hire).

Discussions with the land-owner show that he is open to negotiation and discussions on future disposal and is looking to the development of the adjacent Parc Afon Ewenni as a guide to potential timing of release.

Jubilee Crescent COM 1(8)

Development complete in 2019.

Brocastle Estate COM 1(10)

The site is being developed by Hafod Care Association for assisted living units for the elderly in conjunction with the 78 bed nursing home. The remaining 30 units represent the second phase of the development project and involve 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.

The Head of Development at Hafod has reconfirmed that there are still plans to bring forward the remaining 30 units within the five year period and the organisation remains committed to the scheme.

South Wales Police COM 1(5)

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

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

The most recent planning application for 39 dwellings was approved at development control committee of 3rd September 2015. The permission combines housing allocations. The Section 106 agreement was signed on the 9 November 2016. Part of the site has been acquired by V2C and they have indicated that 26 units are due to be completed by 2021/22.

Parc Farm COM 1(13)

Development complete in 2019.

Land at Llangewydd Road COM 2(6)

A reserved matters planning application for 194 units was submitted by Barratt Homes and granted planning permission on 15th June 2018, including 39 units of affordable housing. One unit has been completed and fifteen are under construction.

Barratt Homes estimate a maximum completion rate of 40 units pa, which will be the subject of review should delivery rates exceed this level.

Ysgol Bryn Castell COM 2(7)

A planning application from Barratt Homes for Phase 1 of the site for 67 dwellings (including 14 affordable flats), accessed off Cefn Glas Road was approved in September 2015 and the development is complete.

A development brief has also been completed and was approved by Members in 2016.

A full application for 135 dwellings on the adjacent parcel of land was submitted by Persimmon Homes on 19th December 2018 and is being considered by the Council. Development is anticipated to commence within this financial year subject to planning permission being granted.

Former Washery Site, Maesteg COM 1(16)

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

ARUP have been engaged to design a detailed scheme for remediation and will oversee the SI works. These intrusive SI works are shortly due to take place and the site is then due to be disposed of with the benefit of this information in the coming months. The remediation scheme will provide a developable opportunity ready for commencement.

Ewenny Road COM 1(17)

Outline planning application P/13/808/OUT for a mixed use development, including 115 dwellings and a 50 unit residential extra-care facility (165 units total) was presented to Development Control Committee in June 2014. This has been amended to 138 dwellings.

BCBC are currently interrogating the findings of a Site Investigation commissioned by the proposed purchaser and negotiations are now continuing. A very recent preliminary enquiry has been received from a consultant seeking to progress the development.

Coegnant Reclamation Scheme COM 1(18)

Site is seen as having scope for development in the latter part of the five year period as market sentiment and land values improve in the upper valley areas.
Crown Road, Maesteg COM 1(19)

Meeting and subsequent discussions have taken place with landowners where they indicated that they intend to either develop the site themselves on a plot by plot basis but may release to local developer. No significant known site constraints. The adjacent Bryneithin Home site has been sold to a developer and the Prior Notification of the demolition of the former care home was approved in July 2015 and demolition has been carried out, which provides an additional incentive for development.

Y Parc COM 1(21)

Sustainably located and relatively flat development site within walking distance of Maesteg Town Centre.

The site was sold by Cooke & Arkwright in an auction (21st April 2016) to a Mr Patel. Discussion with Mr Patel has shown that he intends to develop the site within the next 5 years and is in the process of engaging consultants to progress the site and undertake pre-application discussions with the Council.

However, given that this positive dialogue has not yet taken place and there is as yet no developer on board, it is agreed that the site should not contribute to the 5 year land supply.

Porthcawl Regeneration Area COM 1(25)

The Council are now the sole landowners, with no remaining 3rd party interest in Phase 1 of the site. The Council are therefore actively pursuing delivery of Phase 1 by means of a 'residential-led' approach. This approach is being developed as a way forward by the Council by a Masterplan and delivery plan for Phase 1 of the site is being refined with advice from Design Commission for Wales. Jubb Engineering Consultants have also been engaged to provide further technical input. As part of this process it is anticipated that the Portway will remain as per its existing alignment, therefore considerably reducing the need for up-front major infrastructural highway works, thereby facilitating early development.

The approach and timing of Phase 1 will complement the recent successful implementation of the Harbour refurbishment and of the listed Jennings Building which now incorporates 3 commercial leisure operators together with 13 live-work units on the upper floor. The Jennings development will also complement a proposal for a flagship harbourside leisure building at 'Cosy Corner', which has planning permission. The proposed 'maritime' centre, which has been awarded EU development funding, will incorporate an educational and visitor centre and a national centre for surfing and water sport excellence. Proposals for the building were approved in 2016.

The regeneration of the site and Phase 2 (rear of Sandy Bay) is also likely to benefit from a Welsh Government Coastal Risk Management Programme funding for major flood defence works. The scheme is currently at Detailed Design stage (being funded by Welsh Government).

Residential completions can be expected from early 2021 onwards on a number of parcels. The current phasing and delivery strategy identifies three residential sites coming forward within the Salt Lake Site. Two of the three phases are reliant upon the delivery of improved sea defences in order to address coastal flood risk. The other phase is not reliant on these improvements and can be brought forward in advance of these works.

Based on the current programme, the sea defences are to be completed by the end of 2020. Any agreement to purchase the site is not likely to be finalised until these works are completed, however, this does not preclude the Council from marketing the site in advance of the coastal works being completed, nor does it preclude the Council or any third party from submitting a planning application for the foodstore site in advance of works completion.

It is thus expected that the delivery of the phase unconstrained by coastal flood risk can be realised by 2021/22 with an allocation of 100 units. As for the development phases that rely on coastal defences in order to be delivered, 100 units in 2022/23 and 100 units in 2023/24 is considered realistic and achievable. This will be duly reviewed in next year's study based on progress on the land disposal and coastal defence works.

Albert Edwards Prince of Wales Court COM 1(28)

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.

Land off Maesteg Road COM 1(31)

Llanmoor Homes have developed the southern part of the site and are now due to commence development of the second phase. Planning application P/16/366/OUT was approved by Development Control Committee in March 2018. Llanmoor Homes have indicated a build rate of 60 units per annum from 2020/21 onwards.

Planning permission has also been granted for additional retail / commercial development within the designated commercial hub in the southern part of the site (planning application P/15/322/FUL refers) and this has been implemented.

Parc Tyn Y Coed COM 1(32)

Barratt's western part of the site is complete. Eastern part of the site is in separate ownership including adjacent Council owned land. There is developer interest in bringing forward an alternative scheme for a wider area. A new reserved matters application for 9 dwellings was submitted in March 2019 and these units are expected to come forward shortly.

Gateway to the Valleys COM 1 (34)

For ease of reference as part of the JHLAS process it has been agreed to re-classify this site as 2 separate sites with individual proformas and entries in the site schedule; one relating to the 'Linc Cymru' development (Site A) and the other relating to the privately owned land to the east (Site B). Site A was completed in 2019. Site B's landowner and agent are actively engaging with developers including RSLs, and anticipate delivery by 2020/21

Conclusion

It is recognised that there are a few challenging allocations that have progressed slower than anticipated but significant progress has been made in bringing some sites forward with Masterplans and Development Briefs in place. In addition, planning applications relating to many of these sites are substantially advanced demonstrating private sector interest and that the LDP strategy is broadly on track. It must be recognised that many of these sites have not come forward due to viability and market conditions, especially in the valleys, and these will be reviewed as part of the Replacement Plan and preparation process and updated evidence. Given the importance of delivering COM1 and COM2 sites, particularly in terms of their contribution to the 5 year land supply, the Local Planning Authority recognises the need to address deliverability issues immediately through the statutory LDP Review process and will continue to monitor their progress closely.

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

The table below highlights the annual completions set out in the JHLAS studies from 2013-2018 are consistently below the LDP average completion rate (646 dwellings per annum). The cumulative impact of not achieving the LDP average completion rate has resulted in failure to meet the interim monitoring target to deliver 4,973 residential units by 2016 (by 401 units). (4572 units by 2016 completed).

Year	LDP Average Completion Rate	JHLAS Total Completions		Annual Need Identified In JHLAS	No. Years Land Supply
2013	646	332	-48%	561	5.7
2014	646	517	-20%	894	6.0
2015	646	621	-4%	940	5.4
2016	646	520	-19%	1020	5.1
2017	646	406	-37%	1011	4.0
2018	646	390	-39%	1123	3.4
2019	646	579	-10%	1136	2.9

Whilst it is disappointing that target 26 has not been met, the deficit is a reflection of the overall trend in the UK and Wales for housing completions. The 2016 interim target was met however in 2017 with total completions for the 11 year period 2006-2017 of 4978 units. A further 969 units were built out between 2017-2019; as such, the total completions to date from 2006-2018 is 5947 units, leaving a residual requirement of 3743 units by 2021.

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

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

Site	Number of units indicated in LDP	Total Unit Capacity
COM1(2) North East Brackla Regeneration Area	550	558
COM1(8) Jubilee Crescent	40	48
COM1(17) Ewenny Road	125	138
COM1(31) Land off Maesteg Road	538	676
COM2(7) Ysgol Bryn Castell	150	202
COM2(22) Ty Draw Farm	94	105

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

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

An analysis of permissions granted from 1st April 2018 to the end of the monitoring period 31st March 2019 has been undertaken and 8 planning consents are relevant to this monitoring target, ranging from small-scale proposals for only 1 dwelling up to larger unit size windfall developments of 18 dwellings.

Site Ref.	Address	Size (Ha)	Units	Density
1071	Former OCLP, Elm Crescent, Bridgend	0.23	18	78.26
65	Adj Waun Wen, Bettws Road	1.11	9	8.11
232	Land adj 9 Parkfields Road, Bridgend	0.34	1	2.94
812	St John's Priory, Merthyr Mawr Road, Bridgend	0.19	1	5.26
944	Celynfa, Cefn Road, Cefn Cribbwr	0.18	1	5.56
1024	Coity Primary School, Heol yr Ysgol, Coity	0.30	7	23.33
1046	Land off Heol Faen, Maesteg	0.19	2	10.53

1082	Land south of All Saints Way, Penyfai	0.24	4	16.67
1071	Former OCLP, Elm Crescent, Bridgend	0.23	18	78.26

Taking account of the total area of 2.78 hectares for these proposals, and the total number, 43 units to be delivered, the 'average' density of eligible small and windfall sites is 15.47 dwellings per hectare. The LPA is not unduly concerned that Policy Target 28 has not been met as it is considered that design quality, place making and respecting site context are more important than strict adherence to this density figure. The Council will therefore continue to monitor this issue closely in future AMRs.

In terms of the delivery of affordable housing, Policy Target 29 requires the delivery of 1,370 units by 2021. Within this monitoring period 134 affordable housing units were delivered, providing a 2019 total of 1,347 units. Policy Target 29 is therefore on track.

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

Another part of the Council's interim target was to ensure that the Protocol for the Management of Unauthorised Gypsy and Traveller Encampments should be approved by April 2014. Notwithstanding this achievement, the protocol needs to be refreshed given that there has been substantive organisational and personnel changes with respect to how the Council now fulfils its statutory housing and public protection functions. This has been achieved with the protocol being approved by Management Team, and a Lead Officer responsible for the protocol's implementation identified. For the monitoring period 1st April 2018 to 31st March 2019, there were 8 recorded incidences. However, formal action was not necessary and all (apart from one) unauthorised encampments were on Council land. Notwithstanding whether or not the assessment trigger of Policy Target 30 is breached within this or subsequent years, the requirement as to whether the Council will need to identify a Gypsy and Traveller Site is now however determined by the requirements of the Housing (Wales) Act 2014.

The Housing (Wales) Act 2014 requires each local authority in Wales to undertake a Gypsy and Traveller Accommodation Assessment to ensure that needs are properly assessed and planned for. An assessment was submitted to Welsh Government in February 2016 and was formally approved by Bridgend County Borough Council Cabinet and Welsh Government. The GTAA covers the period 2016-2031 and estimates the additional pitch provision needed for Gypsies and Travellers in Bridgend. For the first 5 years of the GTAA plan period up to 2021 there is no requirement for **additional pitches**. For the remainder of the GTAA plan period, **a further 1 additional pitch is required**. This gives a total need for the whole GTAA plan period of 1 additional pitch.

The more up-to-date needs of Gypsies and Travellers will be identified in a refreshed Accommodation Assessment, which is due to be completed in 2020.

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

To Create Safe, Healthy and Inclusive Communities			
Community Uses	Primary Policy: Strategic Policy SP13		LDP Objectives: 1c, 3c, 3d
Monitoring Aim: The retention of existing community uses and facilities and seek to develop new ones, where needed.			Other Policies: COM7, COM8, COM9, COM10, COM11, COM12, COM13, COM14, COM15
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
31. The retention or enhancement of Community Facilities.	Number of applications approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.	No applications approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.	1 application approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.

Analysis of Results

Strategic Policy SP13 aims to maintain and improve the quality of life of residents of the County Borough by retaining or enhancing a range of social and community facilities. In the interest of service efficiency the Policy also requires that where new or replacement facilities are proposed, co-location of facilities is considered before stand-alone facilities.

Policy COM7 of the LDP specifically protects against facility loss, unless justified by provision of suitable alternative provision, if it is demonstrated that there is an excess of provision or the facility is no longer required.

For the monitoring period 1st April 2018 to 31st March 2019 no planning applications were approved that conflicted with the protective aim of Policies SP13 or COM7.

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

6. SUSTAINABILITY APPRAISAL MONITORING

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

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

- 6.9 Under the Sustainability Objectives of a 'prudent use of natural resources' the LDP has delivered on all of its targets relating to air, climate change, water land/soil, minerals and waste and renewable energy. Although not specifically measured under 'renewable energy' as part of the SA monitoring process there is also scope for further improvement, with the proper implementation of Policy ENV17 of the LDP and the requirement for major planning application to be accompanied by renewable/low carbon energy assessments which is commented on in the previous section.
- 6.10 SA Monitoring also shows that, the LDP is meeting its objective of 'the effective protection of the environment'. However, the 'Built Heritage Strategy' has not been prepared but is anticipated in 2020.

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

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

10	Water	To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	IND5: NRW / DCWW observations on development control applications	•
11	Land / Soil	To use land efficiently, retaining undeveloped land and bringing damaged land back into use	IND9: The amount of departure planning application permitted outside of the designated settlement boundaries of the County Borough	•
			IND10: Green Wedge designated land lost to inappropriate development which contributes to coalescence of settlements.	•
12	Minerals and waste	To maintain the stock of minerals and non-renewable primary resources	IND13: Amount of aggregates landbank permitted as a percentage of total landbank identified in the Regional Technical Statement	•
			IND14: Number of planning permissions for permanent, sterilising development permitted within a buffer zone or a minerals safeguarding area.	•
13	Renewable energy	To increase the opportunities for energy generation from renewable energy sources	IND17: Progress on adoption of an Energy Opportunities Plan	•
			IND17/18: Permitted and / or installed capacity of renewable electricity and heat projects within the County Borough.	•
Maintenance of high and stable levels of economic growth and employment				
14	Employment	To ensure that there is a vibrant local economy which is at the forefront of a wider regional	IND2: % of total County Borough employment land developed in the SRGA	•

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

7. CONCLUSIONS AND RECOMMENDATIONS

7.1 This is the fifth AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2018 to 31st March 2019 and is required to be submitted to Welsh Government by the 31st October 2019. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed.

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

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

7.3 The evidence collected as part of the annual monitoring process for 2018-19 indicates that the LDP Strategy remains sound, effective and is for the most part being delivered, however the Local Planning Authority acknowledges that it must continue to progress with the statutory review of the LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land. Whilst the impact of the global economic recession has meant that development in some areas is slower than predicted, it remains the Councils view that the LDP will continue to provide a robust foundation to deliver sustainable economic growth and regeneration.

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

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

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

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

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

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

- 7.8 Chapter 4 highlights significant changes in national planning policy guidance as well as proposed changes to the structure of the planning system in Wales during between 2013 and 2018. These national policy changes will be considered further during the statutory LDP Review.

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

- 7.9 The findings of the LDP and SA monitoring exercise are outlined in chapters 5 & 6 of the AMR.
- 7.10 The following paragraphs provide a brief commentary on the LDP monitoring targets that have not been fully met.
- 7.11 The monitoring objectives relating to 'maintaining high and stable levels of economic growth and employment' has not been fully achieved with respect to 'Employment'. The analysis shows that the LDP did not deliver the annual take-up of employment land of 6.3 hectares. However, as noted in the main body of the AMR report, more recent evidence suggests 4ha per annum is more accurately reflective of past take up and more recent growth levels. This will be considered as the Replacement LDP progresses.
- 7.12 In terms of achieving the required proportion of A1 retail uses in Primary Shopping Areas, the County Borough performed adequately, with Bridgend, Porthcawl and Maesteg Town Centres achieving the required proportion (60%) of A1 uses in Primary Shopping Areas.
- 7.13 Under the Sustainability Objectives of a 'prudent use of natural resources' the LDP has delivered on all of its targets relating to air, climate change, water land/soil, minerals and waste and renewable energy. Although not specifically measured under 'renewable energy' as part of the SA monitoring process there is also scope for significant improvement, with the proper implementation of Policy ENV17 of the LDP and the requirement for major planning application to be accompanied by renewable/low carbon energy assessments which is commented on in the previous section. This issue will be considered further at the statutory LDP Review stage with any amendments made to the LDP as necessary.
- 7.14 Interim Monitoring Target 12 set out a requirement to produce a Built Heritage Strategy by 2015 and to adopt the Strategy as Supplementary Planning Guidance (SPG). This target has not been achieved to date and will be addressed during the LDP Review.

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

- 7.15 The main reason for the slow delivery of some parts of the LDP is linked to the impact of the global economic recession on the operations of the housing and commercial markets. A continued reduction in investment in housing and commercial development will inevitably have an adverse impact on the delivery of some elements of the LDP.
- 7.16 Section 5 provides a detailed analysis of the success of the plan to date against the monitoring indicators and factors in terms of delivering sustainable development. It also provides a summary of how the plan has performed specifically in 2018/19.
- 7.17 The findings of the SA monitoring exercise are outlined in Section 6 of the AMR. The results indicate that overall, the plan is contributing towards sustainable development in the County Borough of Bridgend.

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

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

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

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

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

- 7.21 This is covered in detail in the main body of the AMR report. The Local Planning Authority started a statutory review of the LDP in 2018.

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

- 7.22 As outlined in the previous chapters of the AMR report, the LDP Strategy remains broadly sound however, a number of key housing provision policy targets are not being

met which indicates that these policies are not functioning as intended. The statutory review of the LDP will address the shortfall in the housing land supply.

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

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

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

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

8. RECOMMENDATIONS

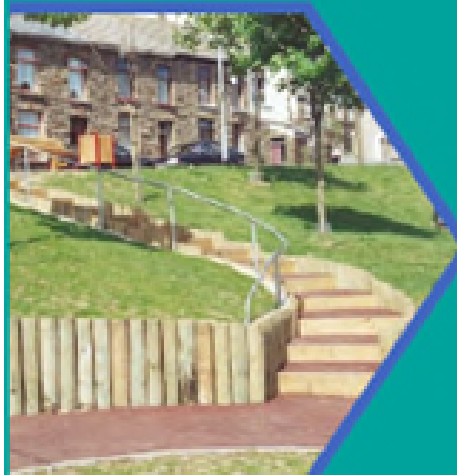
- 8.1 In the Local Planning Authority's opinion the overall the strategy remains sound, however, a number of key housing provision policy targets are not being met which indicates that these policies are not functioning as intended. The Local Planning Authority is progressing with the statutory review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

Recommendations

- 8.2 As a result of the findings of the Annual Monitoring Report for 2019 it is recommended:
1. Bridgend Local Planning Authority continues with the statutory review of its LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land;
 2. The actions set out in the AMR to address underperformance are implemented; and
 3. Continue to monitor the Plan through the preparation of successive AMRs

Bridgend Local Development Plan

Annual Monitoring Report 2018/19



October 2019

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BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO DEVELOPMENT CONTROL COMMITTEE

5 DECEMBER 2019

National Development Framework Consultation Response

1. Purpose of report

- 1.1 To report Bridgend County Borough Council's response to the publication of the draft National Development Framework (NDF) by the Welsh Government (attached as Appendix 1). The NDF consultation on the draft closed on 1 November 2019 and can be accessed at: <https://gov.wales/draft-national-development-framework>

2. Connection to Corporate Improvement Objectives/other Corporate priorities

- 2.1 This Report assists in the achievement of the following Corporate priority:
- Supporting a successful economy – taking steps to make the County a good place to do business, for people to live, work, study and visit and to ensure that our schools are focused on raising the skills, qualifications and ambitions of all people in the County.

3. Background

- 3.1 The National Development Framework (NDF) is a spatial plan for addressing key national priorities in Wales through the Planning system from 2020 to 2040. It covers the big issues important to Wales' success, including housing, energy, economy, transport and the environment. It identifies where nationally significant developments should take place, where key growth areas are, what infrastructure and services are needed and how Wales can contribute to the fight against climate change.
- 3.2 The draft NDF sets out development policies for Wales as a whole and for three national growth areas: Wrexham and Deeside (North Wales), Swansea Bay & Llanelli (Mid & South West Wales) and Cardiff, Newport and the Valleys (South East Wales). This regional approach aligns with other Welsh Government strategies and allows a consistent approach to policy implementation across Wales, including the delivery of Strategic Delivery Plans (SDPs) for each of the regions identified. The draft NDF identifies 11 outcomes which are a vision for change over the next 20 years and form the basis for its policies and proposals.

4. Current situation/proposal

- 4.1 The outcomes, policies and proposals contained within the NDF aim to deliver the following:
- growth, including new housing and economic development, to be focused on towns and cities with good public transport and active travel networks;
 - urban centres and public transport hubs as focal points for higher density development;

- large public services facilities in town and city centres accessible by walking, cycling and public transport;
- sustainable rural communities and the appropriate growth of rural towns and villages;
- the delivery of more affordable homes;
- the introduction of Mobile Action Zones to help increase mobile coverage in areas of poor or no signal;
- ultra-low emission vehicles and the roll out of electric vehicle charging infrastructure across Wales ;
- the establishment of a national forest;
- large scale (10 mega watts and over) on-shore wind and solar energy development and identified Priority Areas for this;
- Priority Areas for District Heat Networks and identified towns across Wales where such schemes should be suitable;
- safeguarding of important ecological networks and the need to maintain and enhance green infrastructure as part of new development proposals.

As part of the South East Wales region, Bridgend is specifically identified in the NDF as a centre of regional growth. This is based on its strategically important location as part of the South Wales Metro system and the opportunity that this provides to improve rail, bus, cycling and walking infrastructure across the region to provide a focus for investment, regeneration and associated development. The NDF recognises the potential for regeneration and sustainable inclusive economic growth to help deliver the ambitions of the Our Valleys, Our Future project.

The NDF also identifies Bridgend as a Priority Area for District Heating Networks, with an expectation on Planning authorities to identify opportunities for integrating into new and existing development. The NDF proposes a policy for mixed use development proposals of 100 or more dwellings to prepare an Energy Masterplan to establish how such a network can be incorporated and if feasible, implemented.

Bridgend County Borough Council's response to the draft NDF consultation is attached as Appendix 1.

5. Effect upon policy framework and procedure rules

- 5.1 It is anticipated that the NDF will be published by Welsh Ministers in Autumn 2020. When it is, it will represent the top tier of the Development Plan hierarchy in Wales with the Strategic Development Plan (SDP) at regional level and the Local Development Plan (LDP) at local Authority level operating below it.
- 5.2 The LDP will need to be in general conformity with the NDF however, there are no identified impacts on the ongoing review of the LDP. The Council has published its draft Preferred Strategy in accordance with the emerging policies of the NDF. At its core, the Preferred Strategy promotes growth to be focused on existing settlements in accordance with a settlement hierarchy which highlights the importance of public transport connectivity. Policies within the LDP will emphasise the need for the provision of Active Travel infrastructure to be incorporated into development proposals. The Preferred Strategy also emphasises the opportunities presented by the projects and activities identified in the Bridgend Smart Energy Plan to promote

decarbonisation. Specifically, the LDP will incorporate policies to ensure proposed developments demonstrate how the proposal will facilitate a connection to a District Heating Network or robustly justify why the connection is not technically and/or economically viable and suggest an alternative approach.

6. Equality Impact Assessment

6.1 There are no direct implications associated with this report.

7. Well-being of Future Generations (Wales) Act 2015 implications

7.1 The NDF 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 There is no cost implication for the Authority relating to the preparation of the NDF as it is a Welsh Government function. The cost of the ongoing 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 Development Control Committee notes the contents of Bridgend County Borough Council's response to the publication of the draft National Development Framework consultation (attached as Appendix 1).

Jonathan Parsons
Group Manager Planning & Development Services
5 December 2019

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Appendix 1

Organisation	Bridgend County Borough Council
Your address	Civic Offices, Angel Street, Bridgend CF31 4WB
Preferred contact details (email/phone/post)	ldp@bridgend.gov.uk

Consultation Response Form

1. NDF Outcomes (Chapter 3)

The NDF has proposed 11 Outcomes as an ambition of where we want to be in 20 years' time.

- Overall, to what extent do you agree or disagree the 11 Outcomes are a realistic vision for the NDF?

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	<i>Don't know</i>	<i>No opinion</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- To what extent do you agree with the 11 Outcomes as ambitions for the NDF?

Agree with all of them	Agree with most of them	Agree with some of them	Agree with none of them	<i>Don't know</i>	<i>No opinion</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- If you disagree with any of the 11 Outcomes, please tell us why:

We are broadly supportive of the 11 Outcomes, although we would welcome increased evidence based policy commentary on how the conflicting objectives are to be delivered. For example, as written, the objectives seek economic growth and increased affordable housing provision whilst reclaiming lost biodiversity and protecting greenfield land. The NDF is silent on how these conflicts are to be resolved. There are also gaps in evidential analysis and information, the type of analysis that is required when producing other plans such as Local Development Plans.

Whilst the protection of the environment is an accepted principle of sustainable development, the NDF renders greenfield development difficult to plan for, which can be necessary to meet housing and economic development aspirations where a lack of developable and deliverable brownfield land remains. In order to ensure that the economic and social elements of sustainable development are delivered through land use planning, it is essential to balance all sustainability objectives. More explicit reference to this balanced approach would be welcomed in the NDF.

2. Spatial Strategy (Policies 1 - 4)

The NDF **Spatial Strategy** is a guiding framework for where large-scale change and nationally important developments will be focused over the next 20 years.

- To what extent do you agree or disagree with the spatial strategy and key principles for development in...

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	<i>Don't know</i>	<i>No opinion</i>
Urban areas (Policies 1, 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rural areas (Policy 4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- If you have any comments on the spatial strategy or key principles for development in urban and rural areas, please tell us:

The spatial strategy recognises a “National Growth Area” covering most of South East Wales, which is supported given the growth agenda planned and committed to through the Cardiff Capital Region.

Growth in existing settlements:

Policies 1, 2 and 3 seek to concentrate growth within towns and cities, highlighting that large-scale public service facilities (such as universities and colleges, hospitals and public sector organisation buildings) should be located in town and city centres (Policy 2 refers). This is welcomed and it is recognised that development should primarily be focused towards existing settlements, especially where they benefit from good transport networks that support sustainable travel however, it is unclear whether the NDF has been informed by any urban capacity studies to determine whether there are sufficient, suitable sites available within town/city centres across Wales. Many of these sites have been developed for housing in recent years and the number of vacant/available sites (particularly brownfield sites) within existing settlements in the region is now limited. An over-reliance on growth within existing settlements could stifle growth within the “National Growth Areas” and undermine the delivery of the NDF and its outcomes.

The Policy should therefore also acknowledge that development on the periphery of settlements can also deliver sustainable development, especially where there are current transport routes or the possibility of new routes being opened up. A stronger acknowledgement that some development may need to take place on the edges of

settlements and on greenfield land will ensure that the most sustainable options for accommodating growth can be pursued.

The Planning system should deliver sustainable development in locations that represent the best compromise between the competing sustainability objectives. More overt references to this end would be welcomed.

Publicly owned land:

Policy 3 emphasises the importance of publicly owned land in delivering development including for mixed use and affordable housing. Whilst this is welcomed in principle, it is considered that there is not a significant amount of existing Council owned land available in the South East region for development, particularly in town centre locations.

Supporting rural communities:

Policy 4 supports ‘appropriate proportionate growth in rural towns and villages’ but recognises this is best planned at regional and local levels. This is welcomed and should be based on evidence prepared at LDP level.

3. Affordable Housing (Policy 5)

The NDF sets out the approach for providing affordable housing, encouraging local Authorities, social landlords and small and medium-sized construction and building enterprises to build more homes.

- To what extent do you agree or disagree with the approach to increasing affordable housing?

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	<i>Don't know</i>	<i>No opinion</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- If you disagree, in what other ways can the NDF approach the delivery of affordable housing?

We are broadly supportive of all initiatives aimed at increasing the supply of affordable housing across Wales however, there are some areas of uncertainty that require clarification within Policy 5.

The housing need evidence underpinning Policy 5 is fundamentally informed by the 2014 based household projections and alternative demographic scenarios haven't been considered. It is questionable as to whether this will impact upon the approach for SDPs and LDPs in terms of setting a housing requirement as use of principal projections at the local level may not be deemed robust by a multitude of stakeholders. Additional clarity on the status of the national and regional housing need estimate identified would also be welcomed. As the evidence base states, the estimates of need

'should not be used as housing targets' and therefore Policy 5 should be reworded to state that the national and regional estimates of housing need should form part of the evidence base to set affordable housing targets at smaller spatial scales. Unless this is clarified, there is a concern that the 47% affordable housing estimate could dictate inclusion of similar targets within SDPs and LDPs. This may not be deliverable (based on smaller scale viability estimates), desirable (in terms of planning for sustainable communities) or appropriate (based on more detailed assessments of housing need at lower geographies). Crucially, the national need identified also fails to factor in supply and is therefore a gross level of need as opposed to a net level of need. This can be misleading, especially if interpreted as a housing target without sufficient explanation of its basis and limitations.

The 'affordable housing' element identified in the NDF is also not TAN 2 compliant and only considers rented forms of affordable housing. This is because the national assessment has opted not to consider key measures of affordability such as house price to income ratios and first time buyer mortgageability. The need for other intermediate products such as low cost home ownership, homebuy and shared ownership has therefore not been considered. There is a risk that the NDF could be perceived as inconsistent with TAN 2 due to this mismatch between evidence and national policy definitions. The supporting text to Policy 5 states "we recognise that the affordability of housing is not uniform across Wales and different responses will be needed in different parts of Wales to meet the needs of local communities". This is very much welcomed although as the national supporting evidence only considers social rent and intermediate rent to be affordable housing, it is unclear whether Policy 5 of the NDF intends to redefine affordable housing and in turn, whether this would also trigger a revision of TAN 2. It is also unclear whether other TAN 2 compliant intermediate products (that may be identified as being in need locally) will be considered contributory to the delivery of Policy 5.

The NDF should also more overtly recognise the role that the private sector has in delivering affordable housing. This is largely influenced by market forces such as development viability, land/build costs, developer risk and return on investment which varies across Wales. In this regard, it is still important to allocate land in locations where developers have appetite to build and where development viability is strong enough to support a policy requirement for increased levels of affordable housing and other necessary infrastructure. In areas with weaker market viability or significant development cost, public sector intervention is often needed to help deliver sites and this should be clearly recognised in the NDF.

Finally, it should be noted that in order to develop quality places with cohesive communities where people want to live, new housing developments need to deliver a sustainable mix of house types and tenures. It would be inappropriate to plan for large scale housing developments where the proportion of affordable housing is too large and fails to create a sustainable mixed community. Delivering the identified need of 47% affordable housing on large scale sites is unlikely to be desirable as it would render it difficult to deliver appropriate clusters of affordable housing or enable sustainable mixed communities to be created.

4. Mobile Action Zones (Policy 6)

- To what extent do you agree or disagree the identification of mobile action zones will be effective in encouraging better mobile coverage?

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	<i>Don't know</i>	<i>No opinion</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- If you disagree, in what other ways can the NDF improve mobile phone coverage in the areas which currently have limited access?

The identification of mobile action zones is welcomed and will assist in the development and enhancement of telecommunications infrastructure across Wales.

5. Low Emission Vehicles (Policy 7)

- To what extent do you agree or disagree that Policy 7 will enable and encourage the roll-out of charging infrastructure for ultra-low emission vehicles?

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	<i>Don't know</i>	<i>No opinion</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- If you disagree, in what other ways can the NDF enable and encourage the roll-out of charging infrastructure for ultra-low emission vehicles?

The NDF's attempt to encourage the roll-out of charging infrastructure for ultra-low emission vehicles is welcomed, particularly to support rural areas where sustainable transport infrastructure is not always readily available however, there is need to plan for development of the local electricity grid which is not currently capable of meeting the needs of a dramatic and rapid increase in electric vehicles and charging points. The charging infrastructure and wider changes need to be underpinned by an energy plan for the region which should inform Policy 7. In addition, this needs to be supported by improvements to complementary sustainable transport infrastructure across Wales to tackle other transport issues such as congestion.

6. Green Infrastructure (Policies 8 & 9)

- To what extent do you agree or disagree with the approach to maintaining and enhancing biodiversity and ecological networks?

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	<i>Don't know</i>	<i>No opinion</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Policy 9 sets out Welsh Government's commitment to developing a 'National Forest' but does not explain how Welsh Government will identify delivery sites and mechanisms to achieve this aim. We are supportive of this initiative but would like more information from Welsh Government on how it will increase woodland cover in Wales by 2000 hectares per annum from 2020 (i.e. next year).

Such proposals should be planned for the long-term to protect our environmental assets now and for future generations in accordance with the WBFG Act. Further consideration should be given to the regulatory framework protecting trees as an environmental asset. They should be protected for their ecological value and not just amenity value.

Renewable Energy and District Heat Networks (Policies 10-15)

- To what extent do you agree or disagree with the NDF's policies to lower carbon emissions in Wales using...

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	<i>Don't know</i>	<i>No opinion</i>
Large scale wind and solar developments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
District heat networks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- If you disagree with the NDF's approaches to green infrastructure, renewable energy or district heat networks, what alternative approaches should we consider to help Wales to enhance its biodiversity and transition to a low carbon economy?

The NDF identifies Bridgend as a Priority Area for District Heating Networks with an expectation on Planning Authorities to identify opportunities for integration into new and existing developments. The NDF proposes that, as a minimum, mixed use development proposals of 100 or more dwellings should consider the potential for a District Heat Network.

This is very much welcomed and is in conformity with our local evidence base. Bridgend piloted a whole system approach to local area energy planning as part of 'The Smart Systems and Heat Programme'. Many possible future local energy scenarios were assessed to identify areas within Bridgend more likely to be suitable for development of district heat, hybrid and electric-heating solutions in combination with different levels of targeted fabric retrofit. District heating emerged as the most dominant heat type selected for the more densely populated areas of Bridgend. Building upon this evidence base, our Deposit Plan will include a detailed development management policy that seeks to ensure the use of low/zero carbon heating technologies for new development. Specifically, this policy will aim to facilitate proposals for District Heating Networks or Ground/Air Source Heat Pumps (informed by the SMP and Renewable Energy Assessment) within the County Borough, providing a highly sustainable means of heating developments. This policy will help ensure that development is designed in such a way so as to not prejudice the future development of a potentially County wide District Heating Network and enable development to connect to it at a later date once it becomes operational. Future allocations defined in the Deposit Plan are likely to be significant energy consuming developments and will be required to explore the potential of district heating or the use of ground or air source heat pumps. Therefore this policy will ensure that development proposals will need to be accompanied by an 'Energy Assessment' which investigates the potential to incorporate on-site zero and low carbon equipment and establish connections to existing sources of renewable energy. Opportunities for linking with district heating networks and where appropriate, sharing renewable energy with the wider public should also be explored.

Put succinctly therefore, these policies are welcomed and align with our local evidence base and emerging policies within the Bridgend Replacement LDP.

7. The Regions (Policy 16)

- To what extent do you agree or disagree with the principle of developing Strategic Development Plans prepared at a regional scale?

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	<i>Don't know</i>	<i>No opinion</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The NDF identifies three overall regions of Wales each with their own distinct opportunities and challenges. These are North Wales, Mid and South West Wales and South East Wales.

It is clear that the NDF delegates a significant amount of decision making to regional plans and this is broadly supported given that SDPs will have a more robust and detailed evidence base than is apparent with the NDF.

The Cardiff Capital Region (CCR) Cabinet already signed up to the principle of an SDP for the Cardiff Capital Region on 10 June 2019 and a report is currently being considered by all 10 Councils in the region to seek formal approval to proceed.

In terms of the boundary for the SDP, the CCR Cabinet consider the most appropriate boundary is the 10 Local Planning Authority areas in the South East Wales region thus excluding the areas of the Brecon Beacons National Park (BBNP) Authority area. The NDF states that LPAs should determine the geographical footprints of the SDP however, the map of the South East region includes the BBNP areas and this could cause some confusion. The NDF should therefore be explicit under Policy 16 that the SDP need not include the whole region.

Bridgend County Borough is in a unique position as the gateway to both the Swansea Bay Region and the Cardiff Capital Region. The interdependencies and relationships between the Swansea Bay Region and the Cardiff Capital Region is of particular importance to Bridgend and indeed, the success of the NDF more broadly. Chapter 5 and Policy 16 clearly reference the distinctive opportunities and challenges that each region has, emphasising that many policy areas are best considered at the regional scale however, stronger emphasis on the importance of collaborative inter-regional planning, particularly within Authorities bordering wider regions, would be welcomed.

Policy 16 Strategic Policies for Regional Planning also refers to 'gypsy and traveller need'. It needs to be clear that the SDP will be looking specifically at transit sites and that permanent sites will be identified in LDPs and based on evidence of local need.

8. North Wales (Policies 17-22)

We have identified Wrexham and Deeside as the main focus of development in North Wales. A new green belt will be created to manage the form of growth. A number of coastal towns are identified as having key regional roles, while we support growth and development at Holyhead Port. We will support improved transport infrastructure in the region, including a North Wales Metro, and support better connectivity with England. North West Wales is recognised as having potential to supply low-carbon energy on a strategic scale.

- To what extent do you agree or disagree with the proposed Policies and approach for the North Region?

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	<i>Don't know</i>	<i>No opinion</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. Mid and South West Wales (Policies 23-26)

Swansea Bay and Llanelli is the main urban area within the region and is our preferred location for growth. We also identify a number of rural and market towns, and the four Haven Towns in Pembrokeshire, as being regionally important. The haven Waterway is nationally important and its development is supported. We support proposals for a Swansea Bay Metro.

- To what extent do you agree or disagree with the proposed Policies and approach for the Mid and South West Region?

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	<i>Don't know</i>	<i>No opinion</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The NDF clearly references the importance of co-ordinating housing, economic growth and connectivity infrastructure across the whole region although crucial interdependencies between the Swansea Bay Region and the Cardiff Capital Region should also be highlighted. This is fundamental to collaborative, inter-regional strategic planning to deliver the objectives of the NDF, recognising Bridgend County Borough's pivotal position in this respect.

Policy 26 stresses that the SDP should seek to improve connectivity across the region through long term proposals such as the Swansea Metro scheme. There should also be strong emphasis on developing links between the Swansea Metro and the South Wales Metro to enhance inter and intra-regional connectivity, maximising opportunities to improve accessibility across these regions. Strategic transportation links at bordering areas such as Bridgend can provide a basis for better integrating land-use and transport planning.

10. South East Wales (Policies 27-33)

In South East Wales we are proposing to enhance Cardiff's role as the capital and secure more sustainable growth in Newport and the Valleys. A green belt around Newport and eastern parts of the region will support the spatial strategy and focus development on existing cities and towns. Transport Orientated Development, using locations benefitting from mainline railway and Metro stations, will shape the approach to development across the region. There is support for the growth and development of Cardiff Airport.

- To what extent do you agree or disagree with the proposed Policies and approach for the South East Region?

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	<i>Don't know</i>	<i>No opinion</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any comments about the NDF's approach or policies to the three regions, please tell us. If you have any alternatives, please explain them and tell us why you think they would be better.

Spatial Strategy

We support the identification of Bridgend as a Centre of Regional Growth. This is justified by the strategically important location as part of the South Wales Metro system and the opportunity that this provides to improve rail, bus, cycling and walking infrastructure across the region to provide a focus for investment, regeneration and associated development. The NDF also recognises the potential for regeneration and sustainable inclusive economic growth to help deliver the ambitions of the Our Valleys, Our Future project, which is welcomed however, more broadly speaking, it is unclear why certain specific Centres have been identified as Centres for Regional Growth and not others or what their role is in the region. In contrast, in the Mid and West Wales region, Policy 24 recognises the role of the Regional Centres identified there as the focus for managed growth. The NDF should take a consistent approach to this type of settlement across Wales. Decisions about the spatial strategy for the region should be taken at a regional and local level, as recognised at various points in the NDF.

In particular we have some concerns regarding Newport being identified as a major focus of growth in terms of the wider implications this will have on the rest of the region. This is especially given the fact that a significant proportion of Newport is located within a Zone 3 Flood Zone as detailed within the consultation draft of TAN 15. There are also serious transport constraints namely the congested M4 and the Brynglas Tunnels that need to be addressed for the NDF Strategy to be successful.

In order to deliver the Strategic Policies 1 and 4, it may be more appropriate for the NDF to recognise the whole of the South East Region as an area where sustainable growth is required with the strategy for delivery being determined at a regional and local level through the SDP and LDPs respectively.

Housing

The estimates of additional homes have been derived from the Estimates of Housing Need in Wales by Tenure (2018-based). The statistical release for the Estimates of Housing Need provides caveats that they are estimates based on a given set of assumptions, aimed at forming a basis for policy decisions. It is clear that the figures in the statistical release “should not be used as housing targets” yet there is a real danger that the inclusion of a single figure in the NDF without a full explanation of what this figure is will result in the figure being treated as a target.

There is some recognition that these estimates provide part of the evidence base and context on which the SDP should be based but this should go further to state explicitly that this figure is not a housing target but is informed by household projections that are based on past trends.

Strategic Transportation

In terms of the illustrative map at page 63, the symbolic ‘M’ for South Wales Metro could be improved by showing more detail on the map. This is particularly important when the text refers to the major strategic opportunity the Metro provides to improve infrastructure across the region and provide a focus for investment, regeneration and associated development. There is a fundamental need for the Swansea Bay Metro to be closely planned and linked with the South Wales Metro (via Bridgend) to successfully deliver the intended outcomes of the NDF.

Whilst there is a heavy emphasis on Transit Orientated Development in the SE Wales region, this should not, in principle, preclude sites in areas not well served by Metro provided there is opportunity to improve or add new public transport infrastructure. There should be added emphasis on this point. Intra-urban connectivity should also be shown as moving between east and west in the South East Wales region and not just from the Valleys heading southwards. The importance of developing transport links to and from the region including the other regions and England should also be stressed. It is noted that there is a different policy approach to links to the English regions between North Wales and South East Wales i.e. in North Wales the wider cross-border links to Cheshire/Liverpool City Region are recognised and encouraged (Policy 17). There is no similar reference in Policy 28. The NDF should recognise and support the important cross-border links in South East Wales in the same way as North Wales.

11. Integrated Sustainability Appraisal

As part of the consultation process, an Integrated Sustainability Appraisal (ISA) was conducted to assess the social, economic and environmental impacts of a plan. The report identified a number of monitoring indicators, including health, equalities, Welsh language, the impact on rural communities, children’s rights, climate change and economic development.

- Do you have any comments on the findings of the Integrated Sustainability Appraisal Report? Please outline any further alternative monitoring indicators you consider would strengthen the ISA.

No comment

12. Habitats Regulations Assessment

As part of the development of the NDF, a Habitats Regulations Assessment (HRA) was undertaken. The purpose of the HRA process is to identify, assess and address any 'significant effects' of the plan on sites such as Special Areas of Conservation and Special Protection Areas for birds.

- Do you have any comments on the Habitats Regulations Assessment report?

No comment.

13. Welsh Language

We would like to know your views on the effects that the NDF would have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English.

- What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

No comment

Please also explain how you believe the proposed NDF could be formulated or changed so as to have:

- I. positive effects or increased positive effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language, and
- II. no adverse effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language.

No comment

14. Further comments

- Are there any further comments that you would like to make on the NDF, or any alternative proposals you feel we should consider?

Bridgend County Borough Council has published its draft Preferred Strategy in accordance with the emerging policies of the NDF. At its core, the Preferred Strategy promotes growth within or on the edge of existing settlements in accordance with a settlement hierarchy which highlights the importance of public transport connectivity. Policies within the LDP will emphasise the need for the provision of Active Travel infrastructure to be incorporated into development proposals. The Preferred Strategy

also emphasises the opportunities presented by the projects and activities identified in the Bridgend Smart Energy Plan to promote decarbonisation and connections to a District Heating Network. These principles strongly accord with the draft NDF.

It is noted however, that the NDF provides no policy framework for a number of land uses including retail, recreation and leisure, minerals, tourism and general infrastructure. Whilst it is acknowledged that there are a number of documents that set out national strategies for some of these issues, the NDF should provide a more holistic spatial context to address such issues of national importance and provide the spatial framework for the policy framework at lower tiers.

The NDF would also benefit from more explicit signposting to evidence that supports the Policies and intended outcomes it contains, whilst demonstrating that they are deliverable. The NDF is setting outcomes that SDPs and LDPs will need to conform to and prove through examination that they are deliverable, based on robust evidence.

15. Are you...?

Providing your own personal response	<input type="checkbox"/>
Submitting a response on behalf of an organisation	<input checked="" type="checkbox"/>

Responses to the consultation will be shared with the National Assembly for Wales and are likely to be made public, on the internet or in a report. If you would prefer your response to remain anonymous, please tick here	<input type="checkbox"/>
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BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO DEVELOPMENT CONTROL COMMITTEE

5 December 2019

REPORT OF THE CORPORATE DIRECTOR COMMUNITIES

ANNUAL PERFORMANCE REPORT 2018-2019

1. Purpose of the Report

- 1.1 The 2019 Annual Performance Report (APR) has been completed and forwarded to the Welsh Government and is brought before Members for information. The report covers the period from April 2018 to March 2019.
- 1.2 The BCBC APR document is attached at Appendix 1.

2. Connection to Corporate Improvement Plan/Other Corporate Priorities

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

3. Background

- 3.1 In line with Welsh Government requirements, Bridgend County Borough Council submitted its first APR in October 2015. The APR process was proposed by the Welsh Government as a result of the "Positive Planning" consultation in December 2013.
- 3.2 This Report provides members with an update on the direction of travel in terms of performance since last year. The APR, which is part narrative and part statistical, outlines the performance of Bridgend as a Local Planning Authority over the period 2018-19 against a number of key national indicators and benchmarks and also includes the results of a customer satisfaction survey.
- 3.3 The data is derived from information supplied to Welsh Government and the Wales Data Unit which, in turn, forms part of the national Planning performance framework. Despite having one of the smallest Planning teams in Wales, Bridgend continues to be one of the top performing Planning Authorities in Wales, providing an excellent service and value for money to its customers.
- 3.4 Whilst the number of Planning staff has reduced by almost half in recent times, the number of Planning applications, particularly major schemes, has slightly increased. Some of the key points arising from the APR are:-
 - A reduction in Planning applications determined from 987 in 2018 to 878 in 2019.
 - The same average determination time for all applications as the last two years (73 days) which is still below the Welsh average of 77 days.
 - A decrease in the percentage of applications determined within the required timescales from 88% in 2018 to 80% in 2019 (although 95% of householder

applications were determined within the required timescales compared to 90% in 2018).

- The number of major applications determined has increased from 20 in 2018 to 21 over the last year.
- The determination time for major applications increased from an average of 221 days in 2018 to an average of 255 in 2019 and this above the Welsh average of 232 days.
- 38% of the 21 major applications were determined within the required timescales compared to the Welsh average of 69%.
- The number of appeals received increased from 22 in 2018 to 25 in 2019 which equates to 2.6 appeals for every 100 applications.
- The appeal success rate has also increased from 55% to 75% which is still above the all Wales average of 66%.
- During 2018/2019 no applications for costs against us were upheld.
- In terms of enforcement performance, BCBC has investigated 87% of the cases within 84 days compared to 82% in 2018 and this is still better than the all Wales average of 77%.
- BCBC has taken an average of 21 days to take positive enforcement action against an average of 32 days last year.
- Continuous and up to date Development Plan coverage.
- A 3.4 year supply of housing land as at 2018/2019 compared to a 4 year supply in 2017/2018.

3.5 In terms of Town and Community Council responses to the survey:

- 2 (33%) of the Town and Community Council clerks that responded to the 2018-19 survey felt that their Council has enough time and resources to effectively contribute to development management in our area, compared to 59% of clerks that responded across Wales.
- 4 (67%) reported that they are 'always' able and 2 (33%) reported that they are 'sometimes' able to respond to applications within the 21 day statutory time period.
- 3 respondents (50%) stated that our LPA investigates enforcement cases 'very promptly' or 'reasonably promptly', compared to 36% of respondents across Wales.
- 3 respondents (50%) reported that they are either 'very satisfied' or 'somewhat satisfied' with how our LPA generally responds to investigating breaches. This was 40% for Wales.

3.6 In addition, and as was the case in previous years, it is significant that no member-made decisions went against officer advice during this period. This compares very favourably to the all Wales average of 9% of member-made decisions going against Officer recommendation. This equated to 0% of **all** planning application decisions going against officer advice; 0.5% across Wales.

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

4. Equality Impact Assessment

4.1 The report raises no issues that impact on equality.

5. Wellbeing of Future Generations (Wales) Act 2015

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

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

6. Next Steps

6.1 The Local Planning Authority's APR for 2018/2019 has been formally submitted to the Welsh Government.

7. Recommendation

(1) That Members note the content of this report and the LPA's Annual Performance Report for 2018/2019.

Jonathan Parsons
Group Manager Planning and Development Services

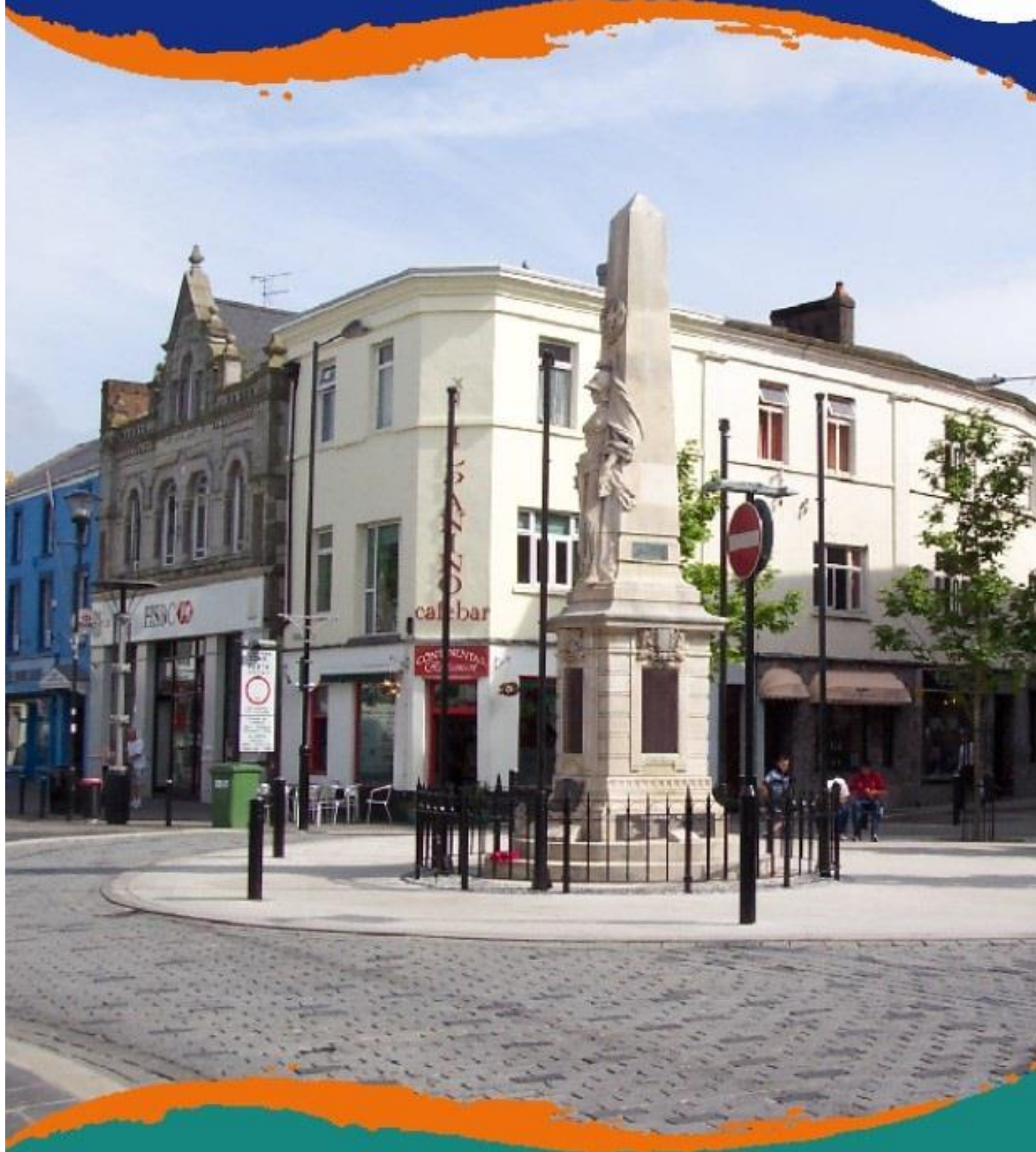
Contact Officer: Rhodri Davies – Development and Building Control Manager

Telephone Number: 01656 643152 e-mail: rhodri.davies@bridgend.gov.uk

Background Papers

Appendix 1 - BCBC APR for 2018/2019

Annual Performance Report 2019



Local Planning Authority
Bridgend County Borough Council

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1. PREFACE

"I am pleased to introduce the 2019 Annual Performance Report for Bridgend County Borough Council's Planning Service. It is my privilege to serve as the Cabinet Member for Communities where Planning has a key role in my portfolio. Effective land use planning lies at the very heart of delivering economic, social and environmental prosperity throughout the County Borough. Bridgend has always been at the forefront of providing an innovative and responsive planning service in order to achieve this.

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



Councillor Richard Young, Cabinet Member for Communities

2. CONTEXT

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

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

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

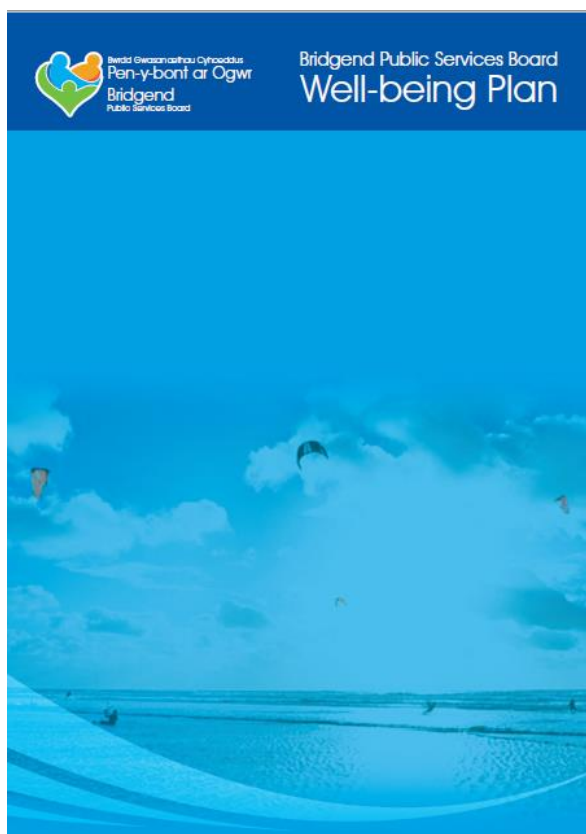
The County Borough is home to the Ford Bridgend Engine Plant, a manufacturing facility of Ford of Europe, the Sony UK Technology Centre, a division of Sony Europe Limited, which is the manufacturing and customer service centre for Sony in the UK, The UK Headquarters for Rockwool and the World renowned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

Planning Background

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

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

Place and Fit within the Corporate Plan and Strategies



<https://www.bridgend.gov.uk/media/3657/bridgend-wellbeing-bps-plan-e-0518.pdf>

The wellbeing plan identifies four Wellbeing Objectives:-



These objectives are translated into the Corporate Plan Bridgend's Corporate Plan (2018-2022) - Working Together to Improve Lives, has 3 key priorities. These are:-

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

effectively and as efficiently as possible and supporting the development of resources throughout the community that can help deliver our aims.

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

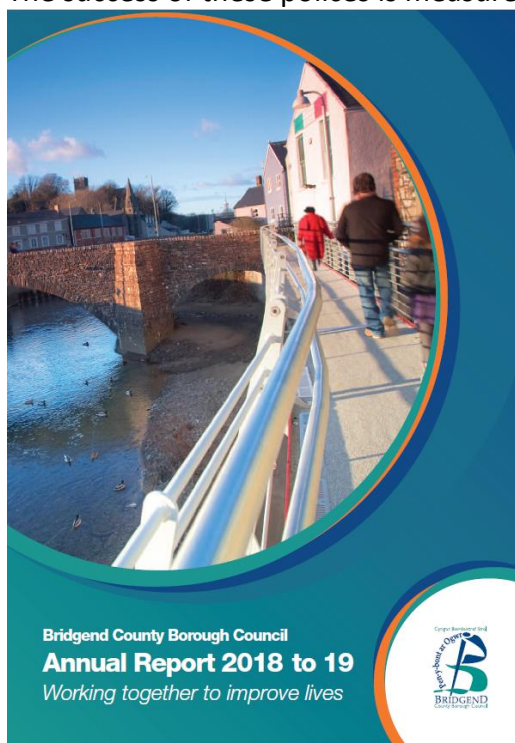


One Council Working Together To Improve Lives

Corporate Plan 2018-2022 reviewed for 2019-2020

<https://www.bridgend.gov.uk/media/5604/corporate-plan-2019-20docx.pdf>

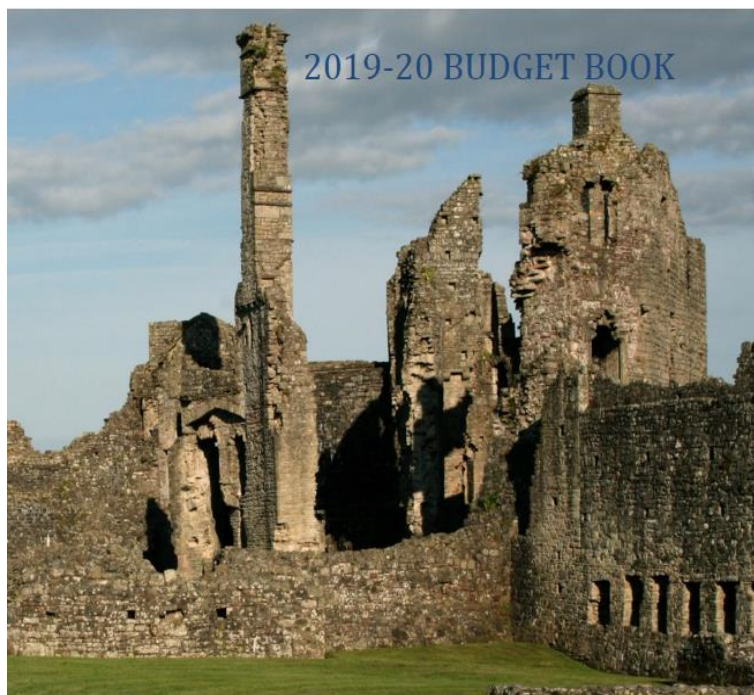
The success of these policies is measured in the Annual Report:



<https://www.bridgend.gov.uk/media/7035/bcbc-annual-report-e-2018-19.pdf>

The Budget Book sets out the Council Budget and Medium Term Financial Strategy:

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



Mae'r ddogfen yma hefyd ar gael yn Gymraeg.
This document is also available in Welsh.

<https://www.bridgend.gov.uk/media/5581/budget-book-2019-20-fm-v6.pdf>

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

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

The Vision of the Bridgend Local Development Plan is:-

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

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

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

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

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

Existing and Previous Major Influences on Land Use (e.g. heavy industrial, agricultural, energy, transport)

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

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

With further planned post-War urban growth based on local manufacturing, it became the administrative centre for the area.

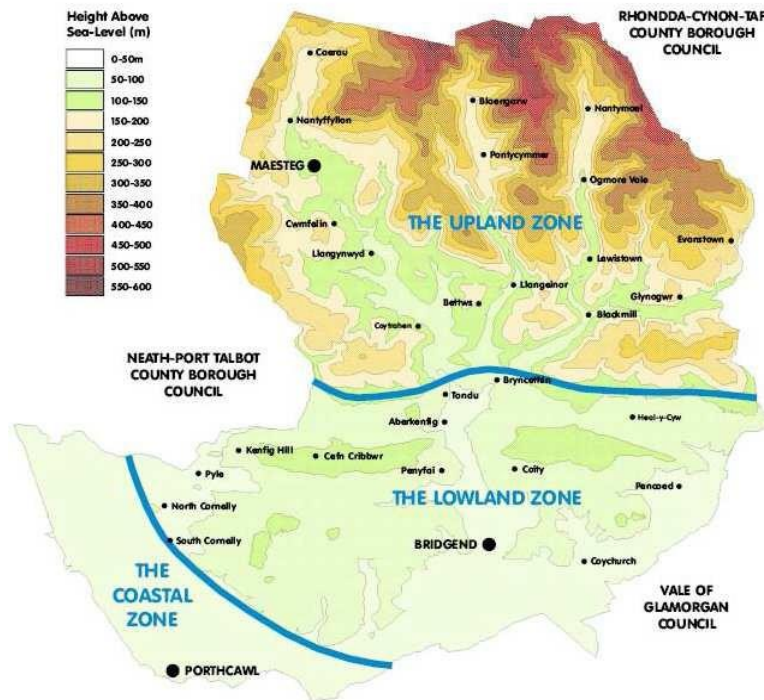
From the late 1970s to date it has grown once more in response to commuter housing pressures generated from its proximity to Cardiff and general economic growth westwards along the M4 Motorway corridor.

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

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

Historic/Landscape Setting of the Area, including AONBs, Conservation Areas etc.

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



The Upland Zone

This zone is characteristic of the wider South Wales Coalfield which is dominated by the pennant sandstone plateau, its moor land and hill pastures. It is cut through by a number of rivers running generally south or south westwards to form a series of deep valleys. The ridges between these valleys rise steeply to heights exceeding 550m in the northern part of the County Borough.

The Lowland Zone

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

The Coastal Zone

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

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

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

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

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

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

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

- Three sites of International/European nature conservation importance at Kenfig Burrows and Merthyr Mawr Warren coastal dune systems, Cefn Cribbwr grasslands and Blackmill woodlands, each of which is a designated 'Special Area of Conservation' (SAC);
- Twelve nationally designated 'Sites of Special Scientific Interest' (SSSIs), including Kenfig SSSI and Merthyr Mawr SSSI which form the Kenfig SAC and which are also 'National Nature Reserves' (NNRs);
- Three existing, and four proposed, Local Nature Reserves (LNRs) and one Regionally Important Geological or Geomorphological Site (RIGS);
- Over 160 non-statutory 'Sites of Nature Conservation Importance' (SINCs); and
- A wide range of species due to the area's geographical variation and a considerable range of habitats. Especially its internationally important sand dune systems, which include European and UK protected and rare flora and fauna.

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

- 62 Scheduled Ancient Monuments of national importance and a considerable and varied archaeological resource including known archaeological monuments which are not currently scheduled but which are, nonetheless, included in the County Sites and Monuments Record maintained by the Glamorgan-Gwent Archaeological Trust;
- 361 Listed Buildings of Special Architectural or Historic Interest;
- 15 designated Conservation Areas; and
- 6 Historic Parks and Gardens, in addition to those Historic Landscapes noted above, which are also included in the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales prepared by Cadw/CCW/ICOMOS.

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

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

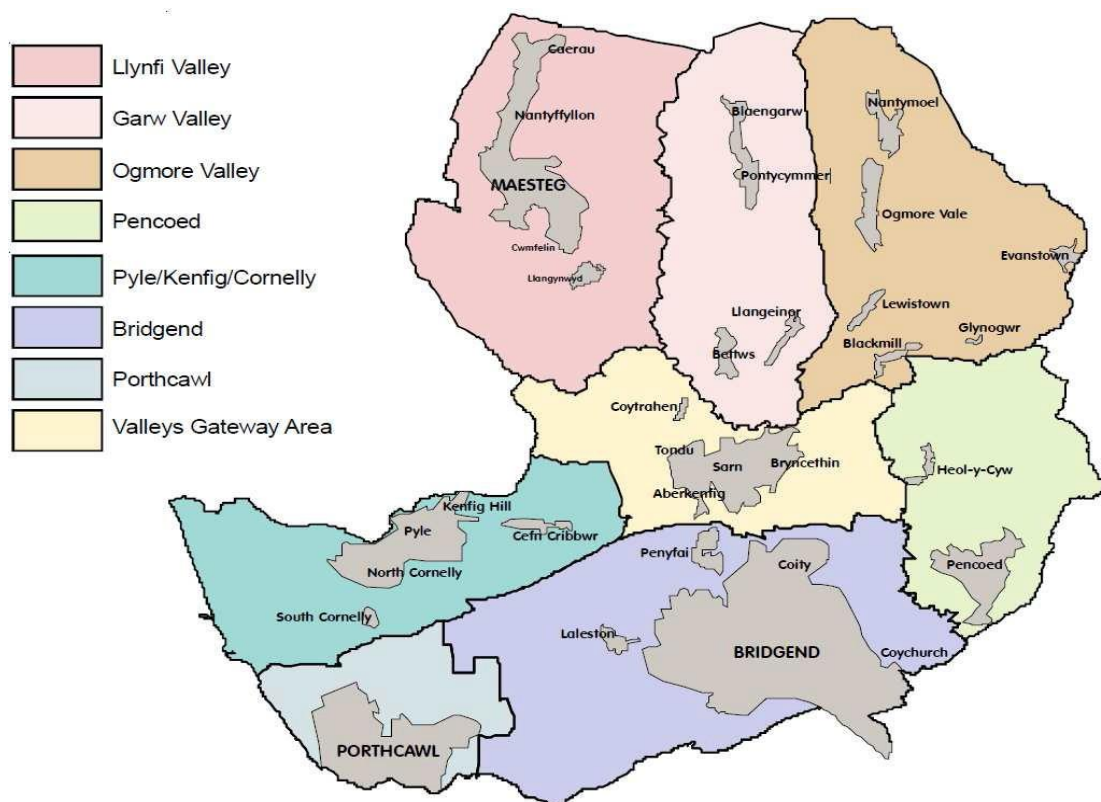
A draft Archaeology SPG and a draft Local Character Design Guide (SPG) are in preparation, both of which will be presented to Members with a corresponding statutory consultation process to be held in 2018.

Urban Rural Mix and Major Settlements

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

The identified sub areas are:-

- Bridgend (the main administrative centre)
- The Llynfi Valley (including the main settlement of Maesteg)
- Porthcawl
- The Garw Valley
- The Ogmore Valley
- Pencoed
- The Valleys Gateway
- Pyle/Kenfig/Cornelly Area



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

Bridgend acts as a sub-regional hub for retailing, representing the most significant retail centre between Swansea and Cardiff. The town is undergoing substantial physical regeneration with improvements to the public realm and to the fabric of the buildings, through various regeneration

initiatives. Planning Officers commissioned an updated flood risk assessment for the Town Centre and mitigation plan. Early indications seem quite positive and this document could be instrumental in planning future development in the town centre.

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

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

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

Population Change and Influence on LDP/forthcoming revisions

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

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

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

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

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

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

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

3. PLANNING SERVICE

Overview

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

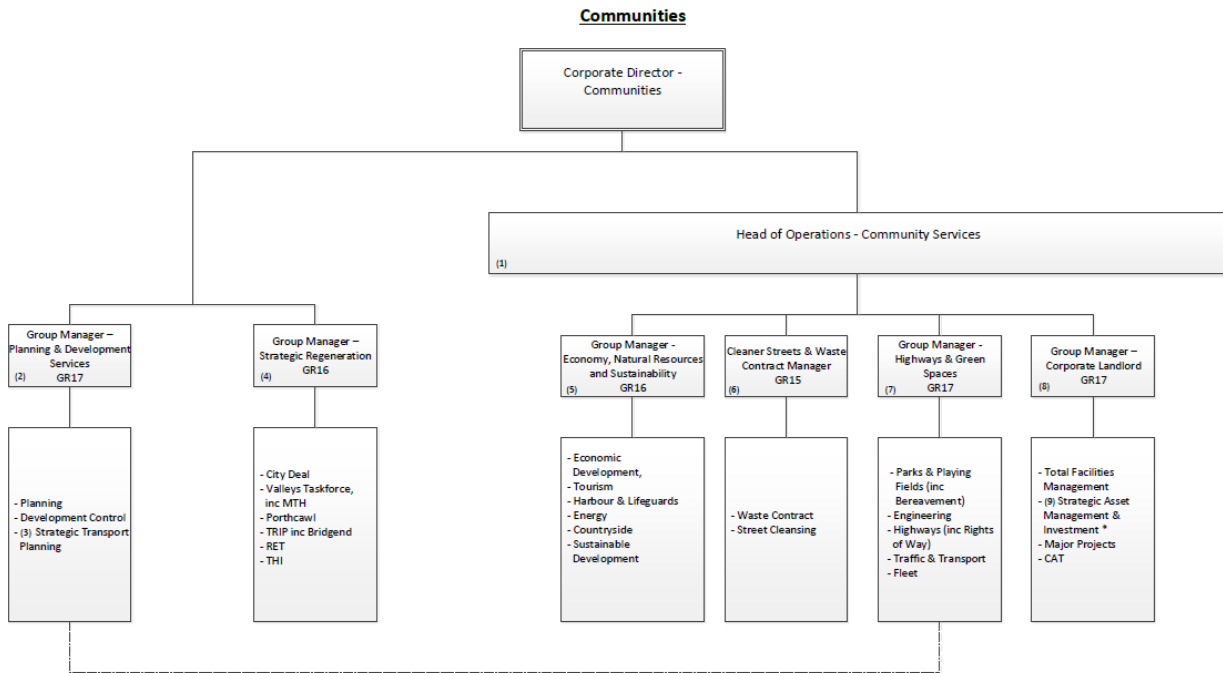
The Council has recently undertaken a review of the grading of its senior management. Consequently, the Communities Directorate has also undergone a management restructure resulting in the loss of a head of service position. As a result the planning function now reports direct to the Corporate Director Communities as well as taking management responsibility for strategic transportation functions including Active Travel, Highway Development and Highway Development Control. This has promoted a wider re-structure of the service and these proposals are currently being advanced but have not yet been finalised. The implications of the widened role of the Planning Service has not yet been fully realised but it is broadly considered that the resilience of the section will be strengthened and the service will play a greater role in regional strategic transport and planning. The Development Section has been renamed Planning and Development Services, and the new structure is anticipated to be in place by the end of 2019

Bridgend was one of the first authorities in Wales to introduce public speaking at Planning Committee in 2005 as well as forming a smaller more specialist Development Control Committee in 2008, which coincided with the adoption of comprehensive delegated powers.

A paid preliminary enquiry service became operational in 2011 and a digital document management system has been in operation since 2006, with the back scanning of historical files secured through a Planning Improvement Fund (PIF) grant.

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

The Development & Building Control and Development Planning Sections are respectively headed by 2 managers who between them have responsibility for 10 professional planners, 1 enforcement officer, 4 professional building control officers and associated Technicians (who currently cover finance, administration, GIS, graphic design, data capture and planning appeals).



Communities Directorate Structure Chart

The 2017 APR outlined the urgent need to consider the structure of the Development Planning Team in order to provide the necessary resilience to take forward the review of the LDP. A mini re-structure of the Development Planning Team commenced in late 2017 but unfortunately, was put on hold in early 2018. This followed an instruction from Welsh Government for certain LPAs to seriously consider undertaking joint local development plans, in Bridgend’s case this involved a joint plan with RCT and Caerphilly.

Unfortunately, this course of action effectively blocked any further work on individual delivery agreements until a formal response was made, a process, which itself required considerable officer resource. During this time it was not considered either financially or operationally expedient to progress with investment in the restructure of the planning service in light of potential joint working arrangements with other LPAs. As a consequence of delaying the re-structure until after the fiscal year end, a significant ‘underspend’ in the planning budget generated from a planning fee income surplus initially ear-marked for use in improving the planning service, was lost to medium term financial savings to address severe deficits in other service areas.

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

The LPA is currently undergoing a re-structure of its service area in order to further improve resilience and incorporate additional major functions. This will involve a programme of upskilling existing staff into more technical planning roles and amending job descriptions to allow more agile interaction between different disciplines. Corresponding technological advances and investment in ICT is also expected to reduce dependency on traditional business support roles.

Also the opportunity of regional working brought about by the City Deal and the need for a Strategic Development Plan (SDP), will require considerable individual input. Bridgend has and

continues to explore potential collaborative working initiatives and sharing resources with other authorities within the region. This includes the challenge set by Welsh Government to examine the resilience of heritage and other specialist planning related services across Wales. This includes working with colleagues in other authorities on housing assessment, transportation initiatives and mineral monitoring.

In addition, it is expected that the new Sustainable Drainage Systems regime, which will require a separate SuDS approval on developments of more than 100 sq. m. from the 7th January, 2019, will have an impact on the development sector and the number of applications received.

Building Control

In terms of Building Control, it is acknowledged that this important fee earning and statutory service is under pressure to ensure a degree of resilience at a time when the average age of the team is circa 55+. The section has also had to take on additional duties in the wake of the introduction of shared regulatory service with Cardiff and the Vale of Glamorgan, whereby some functions were not transferred across such as implementing safety at sports grounds and public event legislation.

It is clearly apparent that most Welsh Unitary Authorities are finding it difficult to recruit qualified and experienced BC Officers in the face of growing competition from Approved Inspectors and this may be influencing the resilience of teams. The significant fee earning potential for a building control service is important to offset the other non-fee-earning work such as dangerous structures. If competition is lost to Approved Inspectors due to a lack of capacity to take on work then it will result in a loss of fee income and it will inevitably lead to budget pressures on other service areas. In light of this, Bridgend is also considering the possibility of a collaborative building control service and is considering this potential with neighbouring authorities.

Since the last APR, two modern apprentices have been appointed one in a trainee Building Control Surveyor role and the other in a business support capacity. The Apprentice Building Control Officer will complete his Level 4 NVQ Diploma in Construction Site Supervision (Construction) by August 2020 and it is expected that he will progress on to a distance learning degree at Wolverhampton University from September 2020 to continue his studies. In order to improve the resilience of the team, it is expected that the process will start again by recruiting another Level 4 Apprentice.

However, the existing Team Leader (and possibly the existing Principal Building Control Officer) is likely to retire during 2019 leading to a significant loss of experience and expertise, particularly on large scale commercial developments. It is hoped that the position(s) will be filled.

Links with other Departments

The Planning Service has a vital role as a contributor to a number of key cross-directorate projects, including grant funded regeneration and land reclamation projects in Bridgend (VVP and TRIP) and Maesteg as well as the ongoing Porthcawl Regeneration Strategy in terms of bringing forward master plans and development briefs. Other inputs include potential tourism related and Visit Wales projects. The Planning Service provides considerable input into a number of key Council projects including the Rhiw redevelopment comprising a mixed use residential/commercial development and replacement multi-storey car park in Bridgend Town Centre, the historic Jennings Building refurbishment in Porthcawl and the Grade II Listed Maesteg Town Hall regeneration project.

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

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

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

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

Budget

The Planning Service operational budget, i.e. what it costs the Council to fund, has continued to reduce to around £...k in 2018-2019 from £300k in 2017-2018.

Planning fee income is retained and forms part of the overall budget. Fee income has met projected targets for 2018/19 (£554,889 against a projected target of £547,000) which has not resulted in any significant investment in the resilience of the service or helped bolster the impacts of further corporate cuts.

	Bridgend Planning Fee income 2012-2018 (£)						
	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018	2018- 2019
Projected	683,350	640,775	495,780	495,780	570,780	618,340	547,000
Actual	510,162	414,456	596,245	522,234	688,979	426,638	554,889

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

	Bridgend Preliminary Enquiry Fee income 2012-2018 (£)						
	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018	2018- 2019
Projected	15,000	20,000	20,000	20,000	20,000	20,000	50,000
Actual	18,775	15,030	23,061	17,240	26,216	29,985	40,306

The pre-application process has been the subject of a review and, together with a statutory pre-app service that came into force from 16th March 2016, an updated charging regime for pre-application advice has been in place since June 2016. This will be reviewed and updated again from April,

2019. Fees have increased by approximately £10.3k to £40,305 for the period 2018-2019 from a figure of £29,985 in the previous year.

The LDP was adopted in 2013 and is currently under review, with consultation on the preferred strategy due to commence in early Autumn 2019. There also remains considerable work in the ongoing review and adoption of supplementary planning guidance (SPG) such as Affordable Housing, Retail Frontages and Open Space and the production of Development Briefs such as Porthcawl Harbourside Regeneration Area. This has been identified as a particular work pressure and alternative methods of delivering the service may need to be considered.

The impact of further financial constraints will be influenced by the corporate spending plans for the period up to 2021. The Welsh Government settlement figure for Bridgend for 2019/20 is not encouraging and there is considerable pressure on the Communities Directorate to seek further funding cuts to its service areas including Planning. Despite the changes made to date, the Council still has to make a further £35 million saving by 2023, which is currently 13.5% of the Council's net budget. Whilst it is not anticipated that there will be any further reductions in the planning service in the short term as with any other Council service, much will depend upon future corporate spending priorities and the 2020/21 financial settlement from Welsh Government

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

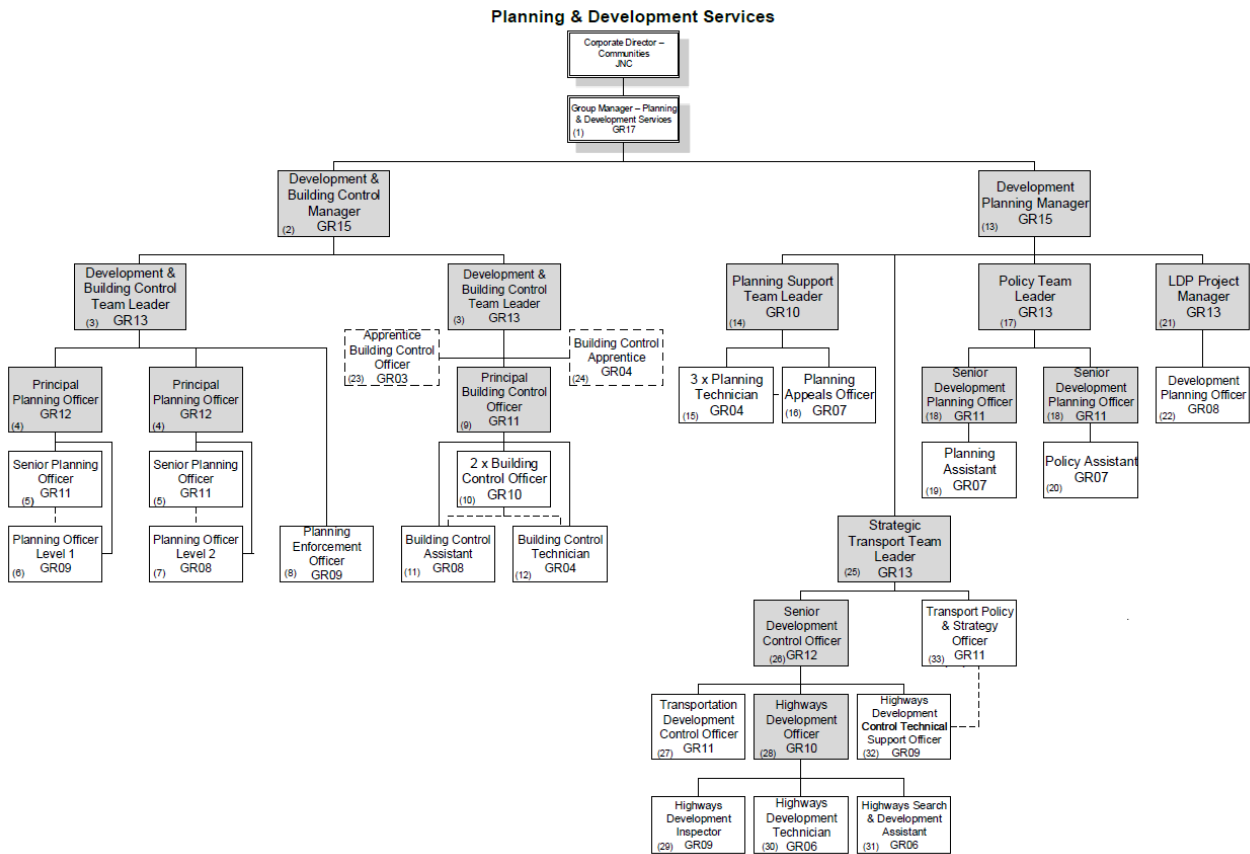
In view of the reduction in planning fee income over the last 5 years, a realignment of the planning budget and projected income going forward will be required. It is encouraging that Welsh Government has indicated that there will be a 20% increase in planning fees sometime in 2020 and that work will commence to investigate the potential for full cost recovery. The LPA supports the principal of full cost recovery to make services more financially self-sufficient and welcomes the commitment on behalf of Welsh Government in taking this forward.

Staffing

The Service is proud of the commitment and professionalism of its Officers, which is considered as an important asset. The LPA takes advantage of many free training sessions and conferences and Officers attend and contribute to DC Committee Member Development/Training sessions prior to every DC Committee meeting with case officers presenting at the DC Committee meeting.

The Development Section comprises 26 members of staff (compared to 28 in 2017-2018) including the Group Manager, which is around half the size of the section in 2010. There has been a corresponding loss of experience and specialist knowledge particularly with regard to development planning, minerals, urban design, GIS and trees. The current staffing structure chart is illustrated below:

Staffing Structure 2018-2019



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

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

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

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

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

4. BRIDGEND'S LOCAL STORY

Bridgend has a long standing association with Planning excellence. There has been continuous and consistent Development Plan coverage and top quartile performance in speed of determining planning applications. As referred to in previous APRs, Bridgend was one of the first authorities in Wales to introduce public speaking at their Planning Committees in 2005 as well as forming a smaller more specialist Development Control Committee in 2008. A charged for preliminary enquiry service became operational in 2011, which was updated in 2016 and again in 2019 Performance has suffered recently in terms of the length of time taken to determine planning applications particularly majors, however, Bridgend still performs well in terms of quality of decision making.

Planning applications may be submitted electronically and are available to view on line as are all planning documents and reports. The vast majority of communication is now carried out electronically and members of the public are directed towards online sources of information

Performance

Performance as measured against the Welsh Government's (WG) development control performance indicators was maintained at a consistently high level during the financial year 2017-2018. For example, the four quarterly returns for the LPA's 8 week performance produced an average of 80% across the year (88% in 2017-2018) as follows:

Q1 (Apr-June 2018)	–	82% (90% in the same period last year)
Q2 (July-Sept 2018)	–	71% (90%)
Q3 (Oct-Dec 2018)	–	87% (87%)
Q4 (Jan-Mar 2019)	–	80% (85%)

The BCBC Local Development Plan was adopted on 18th September 2013.

The fifth Annual Monitoring Report has been issued to Welsh Government and is available online shortly here:

<https://www.bridgend.gov.uk/residents/planning-and-building-control/development-planning/existing-bridgend-local-plan-2013/annual-monitoring-report-for-the-bridgend-local-development-plan-ldp-2006-2021/>

Workload

As was the case in both 2016/2017 and 2017/2018 , during 2018/19 Development Control Officers each held an average caseload of approximately 40 planning applications at any one time. In addition to the standard application caseload, Officers also processed a wide range of preliminary enquiries as part of the formal and charged for pre-application advice service.

The team has been relatively stable over this period although one of the two Senior Planning Officers is due to retire in 2019 and a wider restructure to include Strategic Transportation is underway and due to be implemented by the end of 2019. Transportation policy and strategy is now part of the wider planning function and service will take on the production of the Local Transport Plan as well as developing strategic transport policies for inclusion in the LDP. There are obvious synergies between strategic and transport planning and these connections as well as the regional context will be developed further over the coming year.

Decision Making

Bridgend has a comprehensive scheme of delegation, which results in around 95% of all applications being determined by Officers. The Development Control Committee comprises 18 elected members and has delegated powers to determine all planning applications other than those which depart from the development plan. The DC Committee membership has changed over the year since the Council Elections in May 2017 with the subsequent need to train new Members (4 in all) to allow them to fully partake in the proceedings.

Site visits are still carried out the day before the committee meeting – Officers select the sites to be visited by identifying the most contentious applications and the ones which are most likely to be of concern or interest to Members. This reduces the number of deferrals at committee where members call for a site visit. Site visits may be in the form of a ‘Panel’ site visit which is made up of the Chair, Vice Chair and a third member or a ‘Full Committee’ site visit, where all committee members attend. It has been noted during this period that attendance levels at site visits is relatively low and this situation will be reviewed during 2019.

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

Members very rarely vote against an officer recommendation (again 0 decisions against Officer recommendation in 2018/2019) and this is attributable in part to the continuous Member training programme and providing comprehensive and relevant planning advice within the Committee report and at the meeting itself.

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

In 2018-2019, the committee continued to meet on a 6 weekly cycle resulting in, occasionally, longer agendas and increased determination times. However, the continued scope to agree time extensions with the applicant has limited this impact. In September 2017, the meetings moved from an afternoon slot (2pm) to a morning slot (10am). However this has proved to be unpopular with Members and Officers alike and the meetings reverted back to an afternoon slot in June 2018 with future scope to experiment holding the site visits, pre-agenda meeting with the Chair and Vice Chair and Member Training, as well as the meeting, on the same day to be reviewed in 2019 if there is consensus amongst Members for this approach.

Webcasting of Council meetings including the Development Control Committee commenced in early 2016. Whilst there was some initial concern over webcasting it has not presented any significant technical issues and initially proved popular with interested parties such as local residents, developers and agents, who no longer needed to make the journey to the Council Chamber to observe meetings.

The Development Control Committee enjoyed the highest ‘watched’ figures for the authority but numbers gradually decreased over time and, due to the costs associated with hosting, not all

meetings are currently webcast. Going forward this service is likely to be reserved for meetings where there is likely to be a higher than normal level of public interest (i.e. with particularly contentious or large developments).

Member Training and Development

As well as the initial new Member Induction Training by Trevor Roberts Associates in May 2017, Bridgend has also continued its Development Control Committee Member Development programme with training sessions on relevant subjects in 2018/2019.

Sessions included "Traffic Regulations/Orders," "Community Transport," "S106 Legal Agreements" and "Houses in Multiple Occupation" as well as a "LDP Review Process" workshop and a presentation from the Director of RTPI Cymru on "The Value of Planning".

As can be seen from the above list, occasionally we invite outside speakers and specialists to present to Members and during this period, Officers organised a Member visit to the Cenin Renewables Ltd. Site at Stormy Down which allowed members to view modern renewable energy sources such as wind turbines, solar panels, anaerobic digestion and battery power banks.

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

For 2019-2020, following specific requests from the DC Committee Members, it is planned that Members will receive presentations/training on "Open Space", "Education Contributions," "Strategic Development Plans," "The National Development Framework," "and "the Development Control Committee Protocol."

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

DC Committee Members in Bridgend continue to play an active role in the development and formulation of supplementary planning guidance (SPG). To date there has been member involvement with the review of the householder development guide, a new Open Space SPG and an updated Education Contributions SPG.

It is considered that actively involving elected members in formulating procedures and policy promotes a greater understanding of planning and allows them to 'take ownership' of the service they represent. Going forward it is intended that the Council will update SPG17: Parking Guidelines.

Use of Information Technology

A new Planning Application back office IT system was procured and implemented during Summer/Autumn 2016. The new system covers both development control and building control functions and internal funding has been secured to procure additional development planning databases from the same software supplier.

In tandem with this, the use of technology to improve service delivery will be explored as well as greater use of online services in accord with Corporate Priorities. The current Council website, including the Planning pages, were updated and modernised in late Spring/early Summer of 2018.

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

Similarly with regard to new SPG and LDP documents, the cost of translation will need to be factored into any preparation costs and this could be quite significant but out of proportion to the likely public benefit as there are very few recorded hits on translated versions of published documents online.

The decision to remove essential SPG and development plan documents from the public website will be a retrograde step and will require careful consideration and the cost of translation must be balanced against the risk of a fine imposed by the Welsh Language Commissioner and the wider public benefit.

Operational and Financial constraints

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

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

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

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

Development Planning Team to implement the LDP Review Process. Further financial challenges are expected.

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

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

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

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

The use of an automated message directing members of the public calling the general number to the website for more information or to email their query, was introduced and has proven to be more manageable. Notwithstanding some early issues, the system has settled down and technical staff are receiving far fewer unsolicited phone calls. Call Centre staff were provided with a guidance note to be able to inform members of the public where to find relevant advice on the website and this initiative has proved to be successful in the main. Applicants continue to have access to case officer’s direct lines and urgent calls can still be directed via the call centre.

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

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

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

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

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

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

In December 2017, Officers reported a paper titled “Suggested Changes to the Planning Enforcement System in Wales” to the DC Committee which outlined the proposal to apply a surcharge to retrospective applications along with other suggested changes to the Enforcement system. The report provided an outline of the current enforcement system and suggested a number of changes and improvements to the current system of planning enforcement grouped under the following headings:-

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

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

In 2016 the planning service updated its paid pre-application service first introduced in 2011 to coincide with the implementation of the Welsh Government national statutory scheme. For the

first time a charge is levied for householder enquiries and the scale of charges was amended to reflect the WG scheme. Under the new scheme, Bridgend offers a free scoping meeting for major development, where a potential developer can present their scheme to officers. No formal opinion is offered at this stage, but a developer will be provided with a quote for a detailed pre-application response tailored to suit the proposal with full costings and timescales.

The developer may either choose to take up the Council service or instead use the statutory scheme. So far the response from developers has continued to be positive. The service will continue to be promoted and has been reviewed in 2018 with adoption of an updated guidance note in April 2019. Although the principle of the scheme appears to be sound, additional categories of development and permitted development enquiries are now included to further tailor the advice and offer a more focused service.

Regional Working and Collaboration

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

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

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

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

With regard to development control/management, it is considered that service levels have reduced to the extent that a collaborative approach may not be able to deliver any tangible improvements in delivery or resilience. In real terms, planning teams are already working to capacity and management structures have already been stripped out. This, coupled with the somewhat localised nature of the function, would suggest that, other than dealing with some peaks and troughs, the prospect of merged DC/DM teams are unlikely to deliver any real service improvements.

Nevertheless, Bridgend will continue to seek out collaborative initiatives both formal and informal with a view to maintaining continuity of service. One such collaboration could involve seeking

specialist Urban Design advice from the City and County of Swansea, potentially with the Waterfront Regeneration proposals in Porthcawl.

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

Bridgend is committed to investigating and contributing to collaborative initiatives and has had proactive discussions with neighbouring LPAs regarding the preparation of a shared LDP evidence base and joint methodologies. The joint regional work on the CCR SDP has provided an indication of willingness amongst the CCR LPAs to embrace a spirit of collaboration on strategic planning matters and regardless of the outcomes of the SDP, there is scope to carry this work forward either as individual authorities or as collective strategic planning unit.

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

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

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

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

Areas of innovation

- Bridgend's Planning Service has overhauled its customer interface with a greater emphasis on internet/email based services. This has been driven by a reduced public facing staff but also to meet a growing demand for online communication and resources. While this process was carried out in advance of new Corporate ICT policies and improved website introduced in 2018, the policy has allowed staff to focus on core planning functions and encouraged users of the service to be more independent when engaging with the planning system. Nevertheless, it is recognised that some members of the community may not be able to readily access online services and arrangements are in place to ensure that all users are represented. Similarly, applicants are still able to have a direct dialogue with case officers.
- The smart use of ICT has allowed Building Control officers to work semi-independently through the use of connected 'tablet' devices, resulting in timesaving and more agility.

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

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

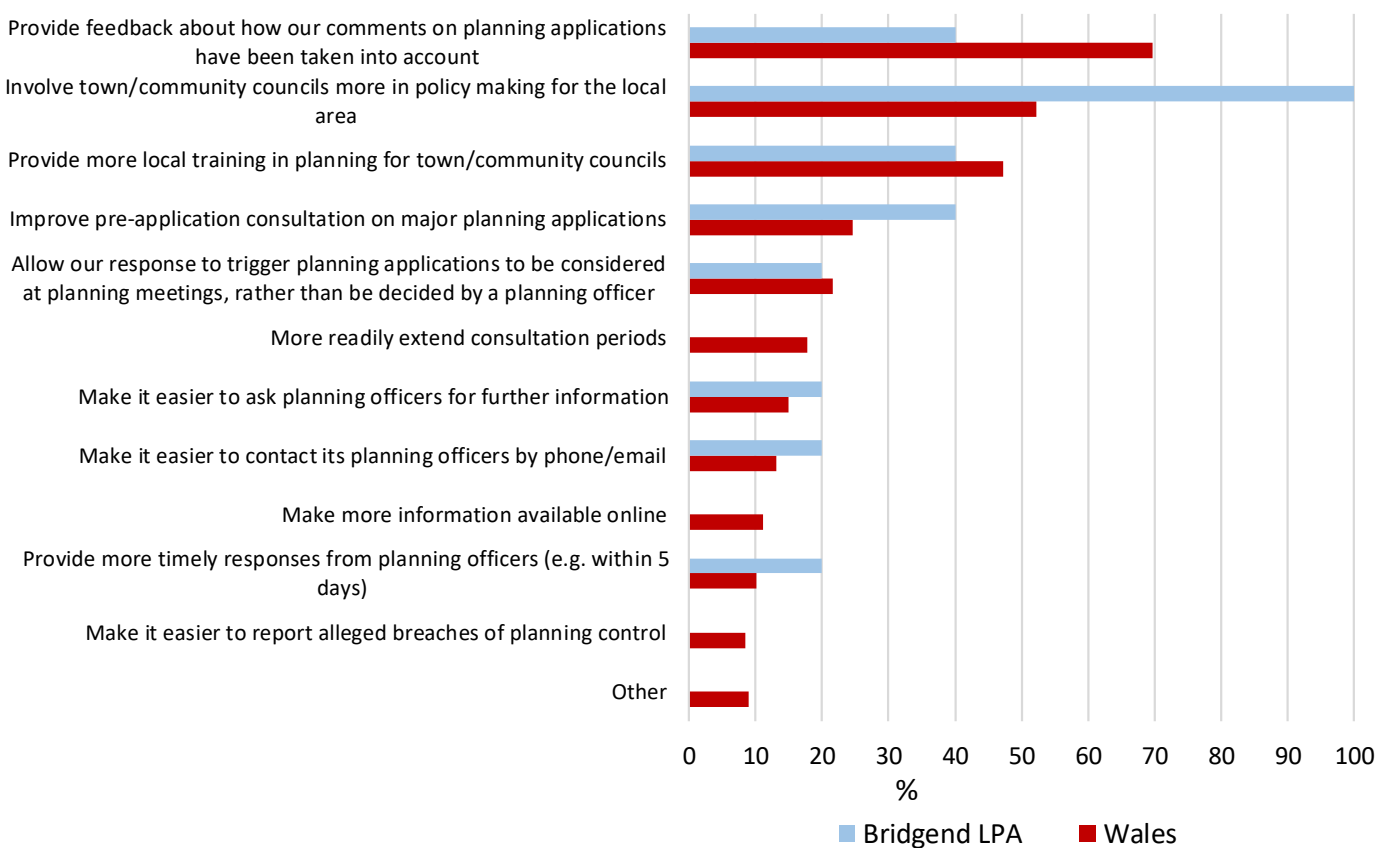
- To continue the process of carrying out a full review of the Local Development Plan in accordance with the approved delivery agreement.
- To continue to investigate the rationalisation and streamlining of the services provided to the public as a result of restructuring and ongoing budget constraints.
- To investigate and carry forward upskilling initiatives of planning and building control staff to provide resilience within the teams.
- To effectively incorporate a new service area and promote the new Planning and Development Services Team.
- To continue to investigate alternative means of service delivery including the greater use of technology and collaborative working.
- To continue to contribute effectively to regional working.
- To continue to review, update and implement Supplementary Planning Guidance.
- To promote and review the non-statutory paid pre-application advice service.
- To meet the challenge of adapting to an agile working environment.
- To meet challenges imposed by other legislation, such as the implementation of Schedule 3 of the Flood and Water Management Act 2010 in Jan 2019, that may have an impact on service delivery.

5. WHAT SERVICE USERS THINK

In 2018-19 we conducted a survey of clerks of the town and community councils that are statutory consultees for our planning authority. There are 20 such councils in our area, and we received 6 responses to the survey.

The respondents were asked to select the three ways in which they thought our LPA could help town/community councils to participate more effectively in the planning system. Figure 2 shows the percentage of respondents that selected each option as one of their three choices. ‘Involve town/community councils more in policy making for the local area’ was the most frequently selected option for our LPA.

Figure 1: Ways LPAs could help town/community councils participate more effectively in the planning system, 2018-19



6. OUR PERFORMANCE 2018-19

This section details our performance in 2018-19. It considers both the Planning Performance Framework indicators and other available data to help paint a comprehensive picture of performance. Where appropriate we make comparisons between our performance and the all Wales picture.

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

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

Plan making

As at 31 March 2019, we were one of 23 LPAs that had a current local development plan (LDP) in place. We are required to submit an Annual Monitoring Report in October 2019. This document has been prepared.

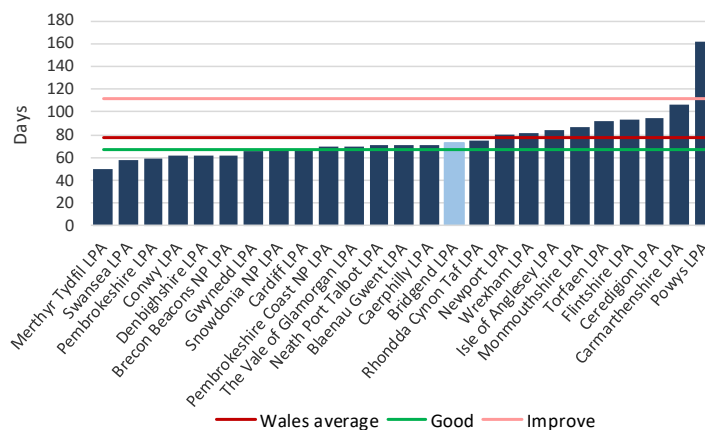
During the APR period we had 3.4 years of housing land supply identified, making us one of 19 Welsh LPAs without the required 5 years supply.

5 respondents to the 2018-19 town and community council clerks survey (83%) said that their council contributed to the production and/or review of our LDP. Of these, 60% agreed that the LDP process is easy to understand, and 80% agreed that their council is satisfied with how the LDP process is going (or went), compared to 64% and 62% respectively across Wales.

Efficiency

In 2018-19 we determined 878 planning applications, each taking, on average, 73 days (10 weeks) to determine. This compares to an average of 77 days (11 weeks) across Wales. Figure 2 shows the average time taken by each LPA to determine an application during the year.

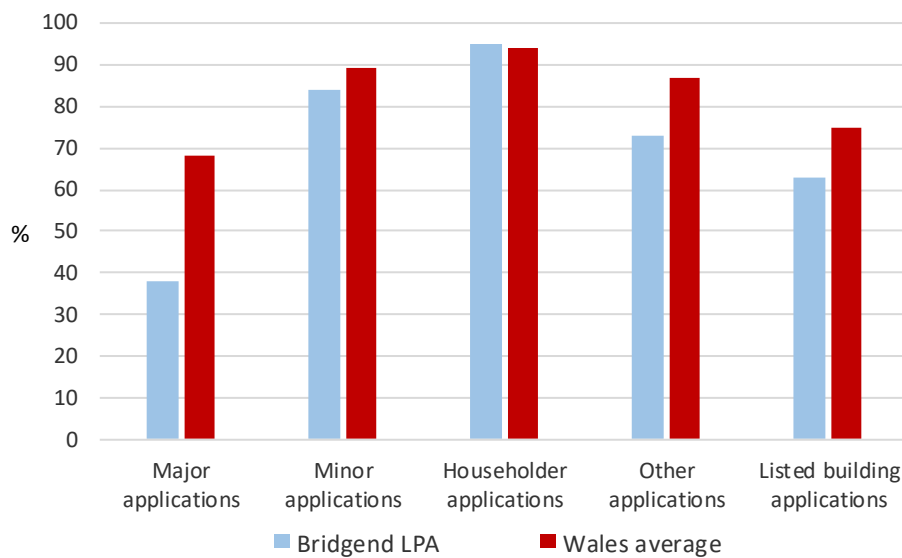
Figure 2: Average time taken (days) to determine applications, 2018-19



80% of all planning applications were determined within the required timescales. This was the fifth lowest percentage in Wales and was exactly on the 80% target. Only 20 out of 25 LPAs met the 80% target.

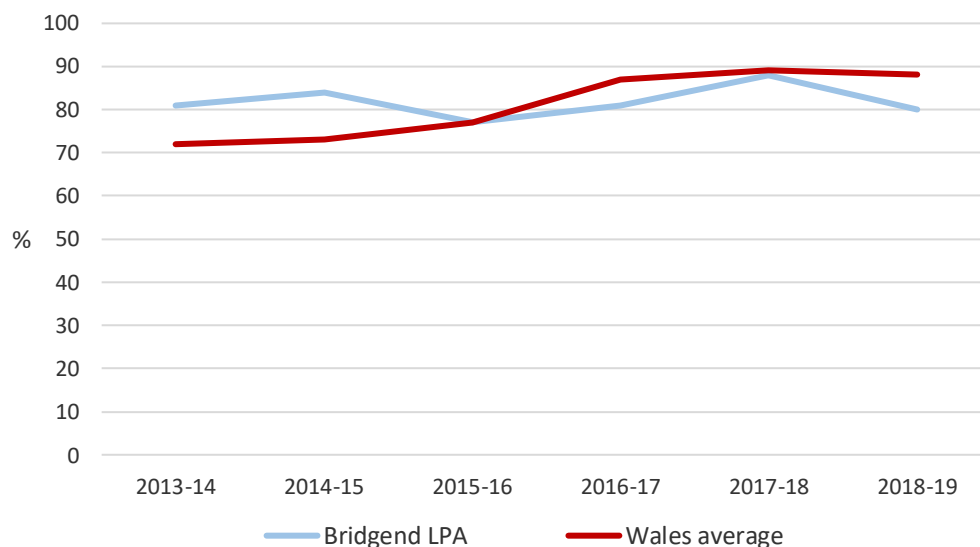
Figure 3 shows the percentage of planning applications determined within the required timescales across the main types of application for our LPA and Wales. It shows that we determined 95% of householder applications within the required timescales. We also determined 63% of Listed Building Consent applications within the required timescales.

Figure 3: Percentage of planning applications determined within the required timescales, by type, 2018-19



Between 2017-18 and 2018-19, as Figure 4 shows, the percentage of planning applications we determined within the required timescales decreased from 88%.

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



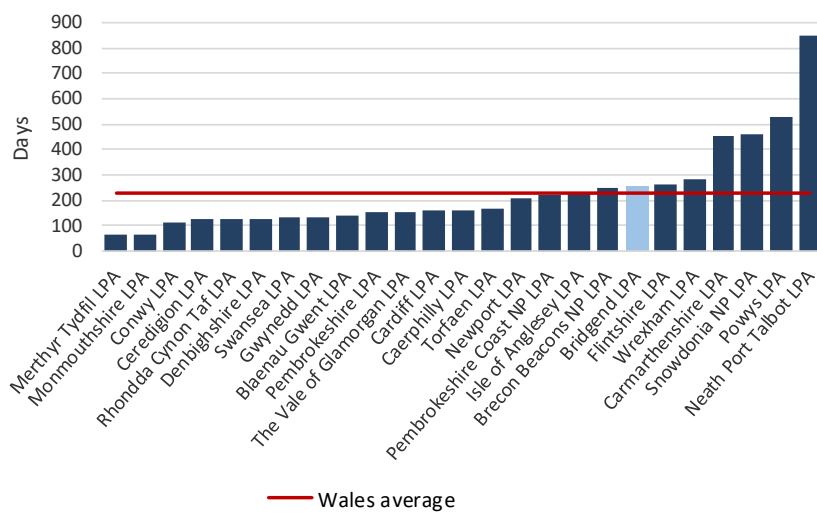
Over the same period:

- The number of applications we received decreased;
- The number of applications we determined decreased; and
- The number of applications we approved decreased.

Major applications

We determined 21 major planning applications in 2018-19, none of which were subject to an EIA. Each application took, on average, 255 days (36 weeks) to determine. As Figure 5 shows, this was slightly longer than the Wales average of 232 days (33 weeks).

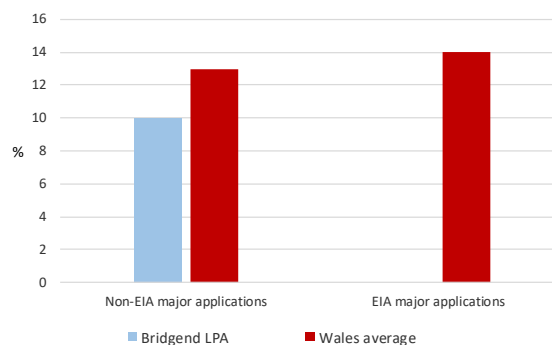
Figure 5: Average time (days) taken to determine a major application, 2018-19



38% of these major applications were determined within the required timescales, compared to 69% across Wales.

Figure 6 shows the percentage of major applications determined within the required timescales by the type of major application. 10% of our ‘standard’ major applications i.e. those not requiring an EIA, were determined within the required timescales during the year.

Figure 6: Percentage of major applications determined within the required timescales during the year, by type, 2018-19

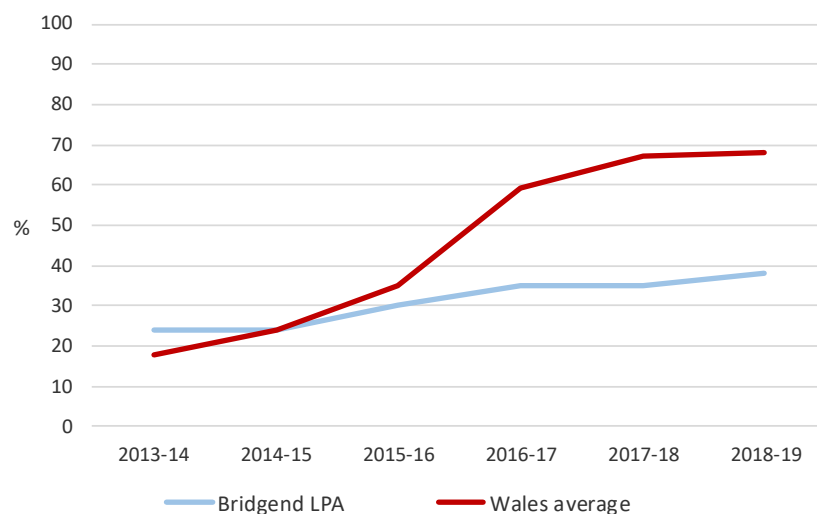


In addition we determined 6 major applications that were subject to a PPA in the required timescales during the year.

Since 2017-18 the percentage of major applications determined within the required timescales had increased from 35%. Similarly, the number of major applications determined increased while the number of applications subject to an EIA determined during the year decreased.

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

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



Over the same period:

- The percentage of minor applications determined within the required timescales decreased from 93% to 84%;
- The percentage of householder applications determined within the required timescales decreased from 99% to 95%; and
- The percentage of other applications determined within required timescales decreased from 80% to 73%.

Quality

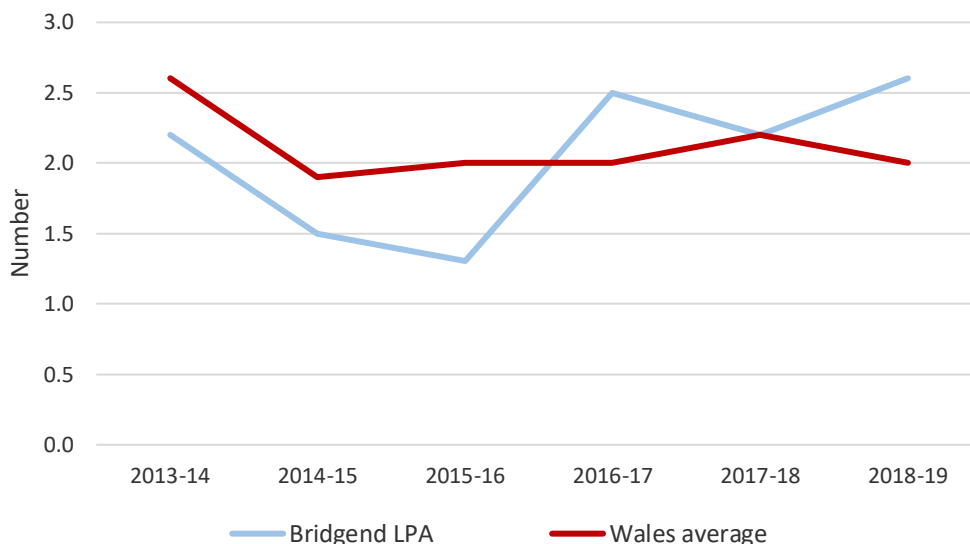
In 2018-19, our Planning Committee made 32 planning application decisions during the year, which equated to 4% of all planning applications determined. Across Wales 6% of all planning application decisions were made by planning committee.

0% of these member-made decisions went against officer advice. This compared to 9% of member-made decisions across Wales. This equated to 0% of all planning application decisions going against officer advice; 0.5% across Wales.

In 2018-19 we received 25 appeals against our planning decisions, which equated to 2.6 appeals for every 100 applications received. This was the fifth highest ratio of appeals to applications in Wales.

Figure 8 shows how the volume of appeals received has changed since 2017-18 and how this compares to Wales.

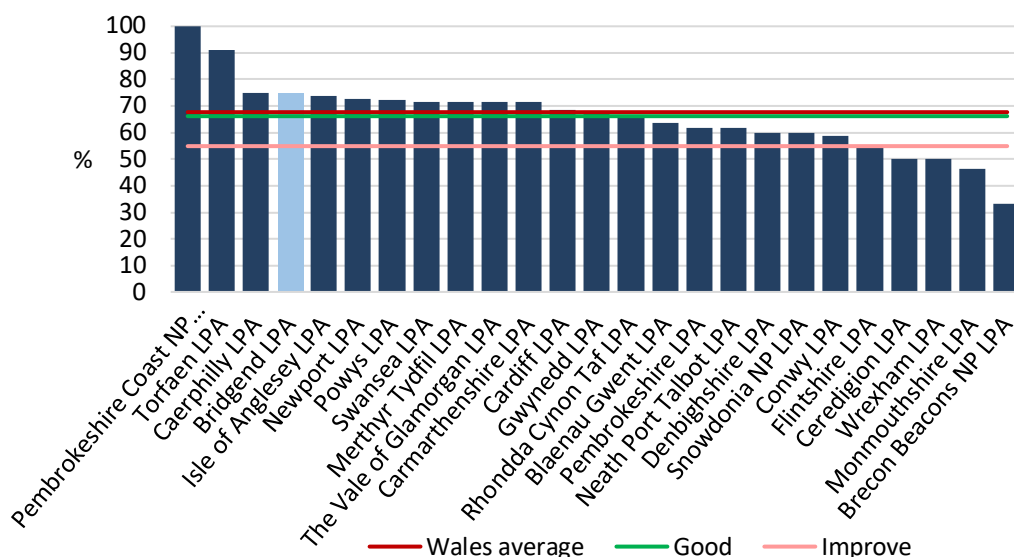
Figure 8: Number of appeals received per 100 planning applications



Over the same period the percentage of planning applications approved increased from 77% to 80%.

Of the 24 appeals that were decided during the year, 75% were dismissed. As Figure 9 shows, this was the third highest percentage of appeals dismissed in Wales and we were one of 14 LPAs that reached the 66% target.

Figure 9: Percentage of appeals dismissed, 2018-19



During 2018-19 we had no applications for costs at a section 78 appeal upheld.

5 respondents (83%) to the 2018-19 town and community council clerks survey reported that they were either ‘very satisfied’ or ‘somewhat satisfied’ with how the Planning Inspectorate deals with their council around appeals, compared to 55% of the respondents across Wales.

Engagement

We are:

- one of 24 LPAs that allowed members of the public to address the Planning Committee;
- one of 3 LPAs that did *not* have an officer on duty to provide advice to members of the public; and
- one of 21 LPAs that had an online register of planning applications.

2 (33%) of the town and community council clerks that responded to the 2018-19 survey felt that their council has enough time and resources to effectively contribute to development management in our area, compared to 59% of clerks that responded across Wales.

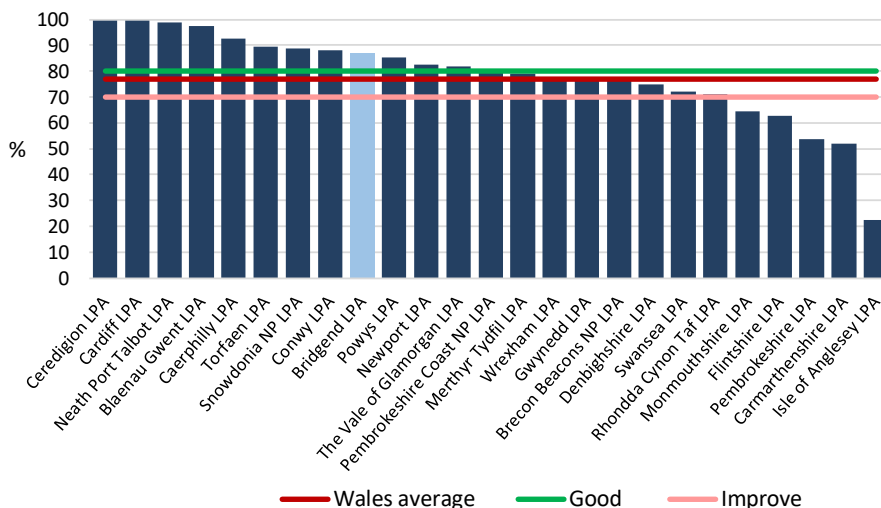
4 (67%) reported that they are ‘always’ able and 2 (33%) reported that they are ‘sometimes’ able to respond to applications within the 21 day statutory time period.

Enforcement

In 2018-19 we investigated 337 enforcement cases, which equated to 2.3 per 1,000 population. This compared to 1.9 enforcement cases investigated per 1,000 population across Wales.

We investigated 87% of these enforcement cases within 84 days. Across Wales 77% were investigated within 84 days. Figure 10 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

Figure 10: Percentage of enforcement cases investigated within 84 days, 2018-19



The average time taken to pursue positive enforcement action was 21 days.

In the 2018-19 town and community council clerks survey, 3 respondents (50%) stated that our LPA investigates enforcement cases 'very promptly' or 'reasonably promptly', compared to 36% of respondents across Wales. 3 respondents (50%) reported that they are either 'very satisfied' or 'somewhat satisfied' with how our LPA generally responds to investigating breaches. This was 40% for Wales.

ANNEX A - PERFORMANCE FRAMEWORK

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE	Bridgend LPA LAST YEAR	Bridgend LPA THIS YEAR
Plan making						
Is there a current Development Plan in place that is within the plan period?	Yes		No	Yes	Yes	Yes
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	73	N/A	N/A
Time taken to commence formal revision of an LDP following the triggering of Regulation 41, in months	<12	13-17	18+	17	-	10
Has an LDP Revision Delivery Agreement been submitted to and agreed with the Welsh Government?	Yes		No	Yes	-	Yes
LDP review deviation from the dates specified in the original Delivery Agreement, in months	<3		4+	1	-	N/A
Annual Monitoring Reports produced following LDP adoption	Yes		No	Yes	Yes	Yes
The local planning authority's current housing land supply in years	>5		<5	6 of 25	4.0	3.4
Efficiency						
Percentage of "major" applications determined within time periods required	>60	50.1-59.9	<50	68	35	38
Average time taken to determine "major" applications in days	Not set	Not set	Not set	232	221	255
Percentage of all applications determined within time periods required	>80	70.1-79.9	<70	88	88	80
Average time taken to determine all applications in days	<67	67-111	112+	77	72	73
Percentage of Listed Building Consent applications determined within time periods required	>80	70.1-79.9	<70	75	75	63
Quality						
Percentage of Member made decisions against officer advice	<5	5-9	9+	9	0	0

MEASURE	GOOD	FAIR	IMPROVE
Percentage of appeals dismissed	>66	55.1-65.9	<55
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2+
Engagement			
Does the local planning authority allow members of the public to address the Planning Committee?	Yes		No
Does the local planning authority have an officer on duty to provide advice to members of the public?	Yes		No
Does the local planning authority's web site have an online register of planning applications, which members of the public can access, track their progress (and view their content)?	Yes	Partial	No
Enforcement			
Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	>80	70.1-79.9	<70
Average time taken to take positive enforcement action	<100	101-200	200+

WALES AVERAGE	Bridgend LPA LAST YEAR	Bridgend LPA THIS YEAR
68	55	75
0	0	0
Yes	Yes	Yes
Yes	No	No
Yes	Yes	Yes
77	82	87
167	32	21

SECTION 1 – PLAN MAKING

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

Authority’s performance	Yes
BCBC has always had a current development plan in place that is within the plan period.	

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

Authority’s performance	N/A
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Indicator	03. Time taken to commence formal revision of an LDP following the triggering of Regulation 41, in months	
"Good"	"Fair"	"Improvement needed"
The Delivery Agreement is submitted less than 12 months after Regulation 41 is triggered	The Delivery Agreement is submitted within 12 and 18 months after Regulations 41 is triggered	The Delivery Agreement is submitted more than 18 months after Regulation 41 is triggered

Authority's performance	10

Indicator	04. Has an LDP Revision Delivery Agreement been submitted to and agreed with the Welsh Government?	
"Good"		"Improvement needed"
An LDP Revision Delivery Agreement has been submitted by the LPA and agreed with the Welsh Government		No LDP Revision Delivery Agreement has been submitted by the LPA or agreed by the Welsh Government

Authority's performance	Yes

Indicator	05. LDP revision deviation from the dates specified in the original Delivery Agreement, in months	
"Good"		"Improvement needed"
The LDP revision is being progressed within the dates specified in the original Delivery Agreement		The LDP revision is being progressed later than the dates specified in the original Delivery Agreement

Authority's performance	N/A	

Indicator	06. Annual Monitoring Reports produced following LDP adoption	
"Good"		"Improvement needed"
An AMR is due, and has been prepared		An AMR is due, and has not been prepared in time

Authority's performance	Yes	

Indicator	07. The local planning authority's current housing land supply in years	
"Good"		"Improvement needed"
The authority has a housing land supply of 5 years or more		The authority has a housing land supply of less than 5 years

Authority's performance	3.4
A 3.4 year housing land supply equates favourably with the remaining lifetime of the Adopted LDP (2021).	

SECTION 2 - EFFICIENCY

Indicator	08. Percentage of "major" applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
60% or more of applications are determined within the statutory time period	Between 50% and 60% of applications are determined within the statutory time period	Less than 50% of applications are determined within the statutory time period

Authority's performance	38
<p>Whilst this figure is below the national average, the LPA prefers to negotiate amendments and improvements and work with the developer to achieve an acceptable outcome, there have not been any instances of appeals against non-determination and there is often a delay in obtaining advice from statutory consultees.</p>	

Indicator	09. Average time taken to determine "major" applications in days	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	255

Indicator	10. Percentage of all applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
80% or more of applications are determined within the statutory time period	Between 70% and 80% of applications are determined within the statutory time period	Less than 70% of applications are determined within the statutory time period

Authority's performance	80

Indicator	11. Average time taken to determine all applications in days	
"Good"	"Fair"	"Improvement needed"
67 days or less	Between 67 and 111 days	Greater than 112 days

Authority's performance	73
<p>Our performance is 6 days over the "good" target. This can be explained by delays in receiving comments from consultees.</p>	

Indicator	12. Percentage of Listed Building Consent applications determined within time periods required	
“Good”	“Fair”	“Improvement needed”
80% or more of applications are determined within the statutory time period	Between 70% and 80% of applications are determined within the statutory time period	Less than 70% of applications are determined within the statutory time period

Authority’s performance	63
The Council has more than the average number of Listed Buildings and the Building Conservation and Design team has only two officers and one administrative assistant.	

SECTION 3 - QUALITY

Indicator	13. Percentage of Member made decisions against officer advice	
“Good”	“Fair”	“Improvement needed”
Less than 5% of decisions are made contrary to officer advice	Between 5% and 9% of decisions are made contrary to officer advice	More than 9% of decisions are made contrary to officer advice

Authority’s performance	0
This is wholly consistent with previous years and is testament to the level and quality of training provided to Members of the DC Committee.	

Indicator	14. Percentage of appeals dismissed	
“Good”	“Fair”	“Improvement needed”
More than 66% of planning decisions are successfully defended at appeal	Between 55% and 66% of planning decisions are successfully defended at appeal	Less than 55% of planning decisions are successfully defended at appeal

Authority’s performance	75
This high figure is the result of Officer’s full assessments of development proposals and comprehensive reasoning for refusing an application.	

Indicator	15. Applications for costs at Section 78 appeal upheld in the reporting period	
"Good"	"Fair"	"Improvement needed"
The authority has not had costs awarded against it at appeal	The authority has had costs awarded against it in one appeal case	The authority has had costs awarded against it in two or more appeal cases

Authority's performance	0

SECTION 4 – ENGAGEMENT

Indicator	16. Does the local planning authority allow members of the public to address the Planning Committee?	
“Good”		“Improvement needed”
Members of the public are able to address the Planning Committee		Members of the public are not able to address the Planning Committee

Authority’s performance	Yes
BCBC was one of the first LPAs to allow public speaking at DC Committee meetings.	

Indicator	17. Does the local planning authority have an officer on duty to provide advice to members of the public?	
“Good”	“Fair”	“Improvement needed”
A duty planning officer is available during normal office hours	A duty planning officer is available, but not always during normal office hours	There is no duty planning officer available

Authority’s performance	No
The LPA operates a system of dealing with queries through emailed correspondence so that comprehensive and accurate advice is provided.	

Indicator	18. Does the local planning authority's web site have an online register of planning applications, which members of the public can access track their progress (and view their content)?	
"Good"	"Fair"	"Improvement needed"
All documents are available online	Only the planning application details are available online	No planning application information is published online

Authority's performance	Yes

SECTION 5 – ENFORCEMENT

Indicator	19. Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	
“Good”	“Fair”	“Improvement needed”
80% or more of enforcement cases are investigated in 84 days	Between 70% and 80% of enforcement cases are investigated in 84 days	Less than 70% of enforcement cases are investigated in 84 days

Authority’s performance	87

Indicator	20. Average time taken to take positive enforcement action	
“Good”	“Fair”	“Improvement needed”
100 days or less	Between 101-200 days	Greater than 200 days

Authority’s performance	21
<p>Despite only having one Enforcement Officer, the Development Control team works together to deal with complaints quickly and efficiently.</p>	

SECTION 6 – SUSTAINABLE DEVELOPMENT INDICATORS

The purpose of the Sustainable Development Indicators is to measure the contribution the planning system makes to sustainable development in Wales.

The Sustainable Development Indicators will be used to measure the progress against national planning sustainability objectives, set out in Planning Policy Wales, and can be used to demonstrate to our stakeholders the role and scope of the planning system in delivering wider objectives. The information will also be useful to local planning authorities to understand more about the outcomes of the planning system and help inform future decisions.

Authority's returns	
Full returns	

Indicator	SD1. The floorspace (square metres) granted and refused planning permission for new economic development on allocated employment sites during the year.
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Granted (square metres)	
Authority's data	2,322

Refused (square metres)	
Authority's data	0

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Indicator	SD2. Planning permission granted for renewable and low carbon energy development during the year.
------------------	--

Granted permission (number of applications)	
Authority's data	1

Granted permission (MW energy generation)	
Authority's data	5

--	--

Indicator	SD3. The number of dwellings granted planning permission during the year.
------------------	--

Market housing (number of units)	
Authority's data	534

Affordable housing (number of units)	
Authority's data	93

--

Indicator	SD4. Planning permission granted and refused for development in C1 and C2 floodplain areas during the year.
------------------	--

Number of residential units (and also hectares of non-residential units) which were GRANTED permission	
Authority's data	10

Number of residential units (and also hectares of non-residential units) which were REFUSED permission on flood risk grounds	
Authority's data	0

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Indicator	SD5. The area of land (ha) granted planning permission for new development on previously developed land and greenfield land during the year.
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Previously developed land (hectares)	
Authority's data	21

Greenfield land (hectares)	
Authority's data	4

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Indicator	SD6. The area of public open space (ha) that would be lost and gained as a result of development granted planning permission during the quarter.
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Open space lost (hectares)	
Authority's data	0

Open space gained (hectares)	
Authority's data	6

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Indicator	SD7. The total financial contributions (£) agreed from new development granted planning permission during the quarter for the provision of community infrastructure.
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Gained via Section 106 agreements (£)	
Authority's data	4,317,206

Gained via Community Infrastructure Levy (£)	
Authority's data	0

BCBC do not operate a CIL charging regime.

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APPEALS

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

CODE NO.	D/19/3236305 (1871)
APPLICATION NO.	P/19/398/FUL
APPELLANT	MR L WILLIAMS
SUBJECT OF APPEAL	PROPOSED FIRST FLOOR REAR EXTENSION 15 VICTORIA ROAD, KENFIG HILL
PROCEDURE	HOUSEHOLDER
DECISION LEVEL	DELEGATED OFFICER

The application was refused for the following reason:

1. The proposed extension, by reason of its scale, elevated level and proximity to neighbouring properties, particularly number 14 Victoria Road to the west, would result in an overbearing form of development, having a detrimental impact on the residential amenities of the occupiers of the neighbouring properties, contrary to Notes 1 and 3 of Supplementary Planning Guidance Note 02 Householder Development, Policy SP2 of the Local Development Plan (2013) and guidance contained within Planning Policy Wales (Edition 10, December 2018).

CODE NO.	A/19/3237153 (1872)
APPLICATION NO.	P/19/281/FUL
APPELLANT	MR P EVANS
SUBJECT OF APPEAL	OUTLINE APPLICATION FOR UP TO 24 DWELLINGS AND ASSOCIATED WORKS LAND OFF TONDU ROAD, NORTH OF PASCOES AVENUE BRIDGEND
PROCEDURE	WRITTEN REPS
DECISION LEVEL	DELEGATED OFFICER

The application was refused for the following reasons:

1. The proposed dwellings, by reason of their scale and height, would result in the introduction of an excessive, incongruous and overly prominent form of development that will have a detrimental visual impact on the character and appearance of the area, out of keeping with the established form and contrary to the provisions of Policy SP2 of the Local Development Plan (2013) and advice contained within Planning Policy Wales (Edition 10, December 2018).
2. A satisfactory means of access and turning facilities cannot be provided to serve traffic generated by the proposed development to the detriment of highway safety along the adjoining Tondu Road contrary to the provisions of Policy SP2 of the Local Development Plan (2013) and advice contained within Planning Policy Wales (Edition 10, December 2018).

3. Insufficient details in respect of noise has been submitted to enable the implications of the proposed scheme to be properly evaluated by the Local Planning Authority, contrary to criteria (8) of Policy SP2 of the Local Development Plan (2013) and guidance contained within Planning Policy Wales (Edition 10, December 2018).
4. Insufficient details in respect of ecology and protected trees has been submitted to enable the implications of the proposed scheme to be properly evaluated by the Local Planning Authority, contrary to criterion (10) of Policy SP2 of the Local Development Plan (2013) and guidance contained within Planning Policy Wales (Edition 10, December 2018).
5. Insufficient details in respect of the means of surface water drainage have been submitted to enable the implications of the proposal to be properly evaluated by the Local Planning Authority, contrary to Policy SP2 of the Council's Local Development Plan (2013).

CODE NO. D/19/3237852 (1874)
APPLICATION NO. P/19/391/FUL

APPELLANT MR R HAYES

SUBJECT OF APPEAL REMODELLING OF DWELLING INCLUDING RAISING THE HEIGHT, REAR AND SIDE EXTENSIONS
 3 NOTTAGE MEAD, PORTHCAWL

PROCEDURE WRITTEN REPS

DECISION LEVEL COMMITTEE

The application was refused for the following reason:

1. The proposed rear extension by reason of its siting, scale and design would have an unreasonably dominant and overbearing impact on the neighbouring residential property, 5 Nottage Mead, to the detriment of the residential amenities enjoyed by the occupiers of that property. The proposal is therefore contrary to Policy SP2 of the Bridgend Local Development Plan (2013) and the advice contained within Supplementary Planning Guidance 02: Householder Development (2008) and Planning Policy Wales (Edition 10, December 2018).

CODE NO. A/19/3238160 (1875)
APPLICATION NO. P/18/960/OUT

APPELLANT HOMESTYLE DOM CARE

SUBJECT OF APPEAL CONSTRUCTION OF THREE DETACHED DWELLINGS AND DETACHED GARAGES (RE-SUB OF P/18/381/OUT)
 BRIARY WOOD, BRIARY WAY, BRACKLA

PROCEDURE WRITTEN REPS

DECISION LEVEL DELEGATED OFFICER

The application was refused for the following reasons:

1. The proposed development would result in the unjustified loss of trees that are subject to Tree Preservation Order - Ogwr Borough Council (No.6) Order 1988 that would be to the detriment of the amenities of the area, contrary to Policies SP2, ENV6 of the Bridgend Local Development Plan 2013 and paragraphs 6.4.25 of Planning Policy Wales – Edition 10 – December 2018.
2. The proposed development would result in the unjustified loss of trees and woodland that form part of Tremains Wood Site of Importance for Nature Conservation (SINC) that would result in disruption to habitat connectivity, compromising the biodiversity value of this 'Green Infrastructure' and therefore contrary to Policies SP2, ENV4, ENV6 of the Bridgend Local Development Plan 2013 and paragraphs 6.4 of Planning Policy Wales – Edition 10 – December 2018.
3. Insufficient information has been provided in respect of the presence of otherwise of protected species on site and the extent that they may be affected by the proposed development. The proposal therefore does not properly address Policies SP2, ENV6 of the Bridgend Local Development Plan 2013 and paragraphs 6.4.3 to 6.4.6 of Planning Policy Wales – Edition 10 – December 2018 and paragraph 6.3.7 of Technical Advice Note: 5 Nature Conservation and Planning – September 2009.
4. Insufficient information has been provided in respect of the management plan for woodland habitat to be retained to enable a proper assessment to be undertaken by the Local Planning Authority with reference to Policies ENV4 and ENV6 of the Bridgend Local Development Plan 2013.

This appeal has subsequently been **WITHDRAWN** by the appellant.

CODE NO.	A/19/3229986 (1864)
APPLICATION NO.	P/19/59/FUL
APPELLANT	MR C MORRIS
SUBJECT OF APPEAL	CHANGE OF USE TO HOLIDAY LET ABOVE TRIPLE GARAGE; ALTERATIONS TO APPROVAL P/16/539/FUL TO INCLUDE ALTERATIONS TO GLAZING, ENTRANCE DOOR AND ROOF FINISH TO REAR DELFRYN, HEOL LAS, MAUDLAM
PROCEDURE	WRITTEN REPS
DECISION LEVEL	COMMITTEE

This appeal was lodged against the conditions imposed on the Planning permission. The appeal has been **TURNED AWAY** as the required information was not submitted within the timeframe imposed by the Planning Inspectorate.

CODE NO. A/19/3239599 (1876)
APPLICATION NO. P/19/476/FUL
APPELLANT MR A POURGHOLI
SUBJECT OF APPEAL CHANGE USE TO HAND CAR WASH WITH THE ERECTION OF A FREE STANDING CANOPY AND WIDENING OF ONE DOORWAY: 35 VILLAGE FARM ROAD VILLAGE FARM INDUSTRIAL ESTATE PYLE
PROCEDURE WRITTEN REPS
DECISION LEVEL DELEGATED OFFICER

The application was refused for the following reasons:

1. The car wash facility, by reason of its location, type and nature would create traffic hazards to the detriment of highway and pedestrian safety and the free flow of traffic along Village Farm Road within a busy industrial estate, contrary to policy SP2 of the Bridgend Local Development Plan (2013) and guidance contained within Planning Policy Wales (Edition 10, December 2018).
2. The car wash facility, by reason of its location, type and nature on an industrial site would generate additional on-street parking in close proximity to the development site to the detriment of highway safety contrary to policy SP2 of the Bridgend Local Development Plan (2013), Supplementary Planning Guidance 17 – Parking Standards, and guidance contained within Planning Policy Wales (Edition 10, December 2018).
3. Insufficient information has been submitted with the planning application to determine the impact of the car wash facility on the amenities of neighbouring occupiers that are likely to experience increased levels of noise and general disturbance as a result of such a facility. As such, the proposal is contrary to policies SP2 and ENV7 of the Bridgend Local Development Plan (2013).
4. Insufficient information has been submitted with the planning application to assess the impact of the development on land drainage contrary to the requirements of policy SP2 of the Bridgend Local Development Plan (2013).

CODE NO. C/19/3240183 (1876)
APPLICATION NO. ENF/248/19/ACK
APPELLANT MR A POURGHOLI
SUBJECT OF APPEAL CHANGE USE TO HAND CAR WASH WITH THE ERECTION OF A FREE STANDING CANOPY AND WIDENING OF ONE DOORWAY 35 VILLAGE FARM ROAD, VILLAGE FARM INDUSTRIAL ESTATE, PYLE
PROCEDURE WRITTEN REPS
DECISION LEVEL ENFORCEMENT NOTICE

CODE NO. A/19/3239745 (1877)
APPLICATION NO. P/19/216/FUL

APPELLANT MR W CARROLL & FAMILY

SUBJECT OF APPEAL RETENTION OF THE USE OF LAND FOR THE STATIONING OF ONE STATIC RESIDENTIAL GYPSY CARAVAN TOGETHER WITH THE ERECTION OF A DAY/UTILITY ROOM, ONE TOURING CARAVAN AND CAR PARKING THE YARD, ROGERS LANE, CEFN CRIBWR

PROCEDURE HEARING

DECISION LEVEL DELEGATED OFFICER

The application was refused for the following reasons:

1. The proposed development, by reason of its form and location, would generate pedestrian movements along the unrestricted Rogers Lane/Laleston Road towards Cefn Cross where there is no pedestrian footway or refuge resulting in an increased risk of pedestrian/vehicular conflict to the detriment of highway safety. The proposal is therefore contrary to Policies SP2 and SP3 of the Bridgend Local Development Plan (2013), advice contained within Planning Policy Wales, Edition 10, 2018 and Circular 005/2018.

CODE NO. C19/3239759 (1878)
APPLICATION NO. ENF/194/19/ACK

APPELLANT MR W CARROLL & FAMILY

SUBJECT OF APPEAL UNAUTHORISED USE FOR CARAVAN STORAGE:

PROCEDURE HEARING

DECISION LEVEL ENFORCEMENT NOTICE

CODE NO. A/19/3239912 (1879)
APPLICATION NO. P/19/495/FUL

APPELLANT MR G VINE

SUBJECT OF APPEAL CONVERSION OF EXISTING GARAGE INTO A BEAUTY SALON (RE-SUB OF P/18/297/FUL)
14 WOODLAND AVE PENCOED

PROCEDURE WRITTEN REPS

DECISION LEVEL DELEGATED OFFICER

The application was refused for the following reason:

1. The retention of the beauty salon is contrary to Policy PLA6 of the Local Development Plan (2013) (paragraphs 3.3.13-3.3.15) as by reason of the nature of the business and number

of customer visits, the proposal would generate a net increase in vehicular movements and would exacerbate existing problems of congestion at the approaches to the level-crossing and the Penprysg Road Rail Bridge in advance of the completion of the Penprysg Road Bridge Improvement (Relief Road Phase 2) to the detriment of the safety and free flow of traffic on the highway network.

Reason: In the interests of highway safety.

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

CODE NO. APPLICATION NO.	C/19/3229249 (1862) ENF/282/18/ACK
APPELLANT	MR W M MORRIS
SUBJECT OF APPEAL	UNAUTHORISED WORKS TO CREATE CAR PARKING AREA MOUNT PLEASANT FARM, FARM ROAD, CEFN CRIBWR
PROCEDURE	WRITTEN REPRESENTATIONS
DECISION LEVEL	DELEGATED OFFICER
DECISION	THE INSPECTOR APPOINTED BY THE WELSH MINISTERS TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL BE DISMISSED AND THE ENFORCEMENT NOTICE IS VARIED/UPHELD.

CODE NO. APPLICATION NO.	A/19/3229220 (1863) P/19/57/FUL
APPELLANT	MR W M MORRIS
SUBJECT OF APPEAL	RETENTION OF CAR PARK (PERMEABLE SURFACE) TO SERVE FARM SHOP ENTERPRISE LAND AT MOUNT PLEASANT FARM, CEFN CRIBWR
PROCEDURE	WRITTEN REPS
DECISION LEVEL	DELEGATED OFFICER
DECISION	THE INSPECTOR APPOINTED BY THE WELSH MINISTERS TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL BE DISMISSED.

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

CODE NO. H/19/3232985 (1865)
APPLICATION NO. A/19/3/ADV

APPELLANT SMART CAR WASH LTD

SUBJECT OF APPEAL PROPOSED SIGNAGE TO CAR WASH FACILITY
LAND AT OWEN G MOTORS SITE,
DUNRAVEN BUSINESS PARK, BRIDGEND

PROCEDURE WRITTEN REPS

DECISION LEVEL DELEGATED OFFICER

DECISION THE APPEAL WAS TURNED AWAY BY THE PLANNING
INSPECTORATE AS THE DATE BY WHICH TO LODGE THE
APPEAL HAD EXPIRED.

CODE NO. D/19/3233932 (1867)
APPLICATION NO. P/19/281/FUL

APPELLANT MR I JONES

SUBJECT OF APPEAL FIRST FLOOR SIDE EXTENSION (VOID BELOW FOR PARKING),
CHANGE ROOF TO GABLE END & EXTEND DORMER AT REAR
42 PARCAU AVENUE BRIDGEND

PROCEDURE HOUSEHOLDER

DECISION LEVEL DELEGATED OFFICER

DECISION THE INSPECTOR APPOINTED BY THE WELSH MINISTERS
TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL BE
DISMISSED.

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

CODE NO. A/19/3237301 (1873)
APPLICATION NO. P/19/219/OUT

APPELLANT MR P A BETHEL

SUBJECT OF APPEAL OUTLINE APPLICATION FOR 2 DETACHED DWELLINGS
FORMER BT REPEATER STATION,
ISLAND FARM ROAD, BRIDGEND

PROCEDURE NON-DETERMINATION

DECISION LEVEL DELEGATED OFFICER

DECISION THE APPEAL WAS TURNED AWAY BY THE PLANNING
INSPECTORATE AS INVALID.

CODE NO. D/19/3233411 (1866)
APPLICATION NO. P/19/226/FUL

APPELLANT MR C TARR

SUBJECT OF APPEAL RETENTION OF FENCE TO FRONT OF DWELLING
81 PARK STREET, BRIDGEND

PROCEDURE HOUSEHOLDER

DECISION LEVEL DELEGATED

DECISION THE INSPECTOR APPOINTED BY THE WELSH MINISTERS
TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL BE
DISMISSED.

A copy of the appeal and costs application decisions are attached as **APPENDIX C**

CODE NO. D/19/3236305 (1871)
APPLICATION NO. P/19/398/FUL

APPELLANT MR L WILLIAMS

SUBJECT OF APPEAL PROPOSED FIRST FLOOR REAR EXTENSION
15 VICTORIA ROAD, KENFIG HILL

PROCEDURE HOUSEHOLDER

DECISION LEVEL DELEGATED

DECISION THE INSPECTOR APPOINTED BY THE WELSH MINISTERS
TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL BE
ALLOWED SUBJECT TO CONDITIONS.

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

CODE NO. D/19/3237852 (1874)
APPLICATION NO. P/19/391/FUL

APPELLANT MR R HAYES

SUBJECT OF APPEAL REMODELLING OF DWELLING INCLUDING RAISING THE
HEIGHT, REAR AND SIDE EXTENSIONS
3 NOTTAGE MEAD, PORTHCAWL

PROCEDURE WRITTEN REPS

DECISION LEVEL COMMITTEE

DECISION THE INSPECTOR APPOINTED BY THE WELSH MINISTERS
TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL BE
DISMISSED.

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

RECOMMENDATION

That the report of the Group Manager Planning & Development Services be noted.

JONATHAN PARSONS**GROUP MANAGER PLANNING & DEVELOPMENT SERVICES**

Background Papers (see application reference number)

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 29/07/19

gan A L McCooey BA MSc MRTPI

Arolygydd a benodlr gan Weinidogion Cymru

Dyddiad: 18.09.2019

Appeal Decision

Site visit made on 29/07/19

by A L McCooey BA MSc MRTPI

an Inspector appointed by the Welsh Ministers

Date: 18.09.2019

Appeal Ref: APP/F6915/C/19/3229249 (Appeal A)

Site address: land adjacent to Mount Pleasant Farm Shop, Farm Road, Cefn Cribwr, Bridgend, CF32 0HA

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

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
 - The appeal is made by Mr W M Morris against an enforcement notice issued by Bridgend County Borough Council.
 - The enforcement notice, numbered ENF/282/18/ACK, was issued on 17 April 2019.
 - The breach of planning control as alleged in the notice is without planning permission, the change of use of the said land from open land/agriculture to a car park to serve the farm shop enterprise.
 - The requirements of the notice are:
 - (a) cease the use of the land as a car park and revert use to that of open land/agriculture
 - (b) remove and keep removed the hardstanding and re-seed the area to grass
 - (c) remove all materials resulting from (b) above.
 - The period for compliance with the requirements is 3 months after the notice takes effect.
 - The appeal is proceeding on the grounds set out in section 174(2) (a), (f) and (g) of the Town and Country Planning Act 1990 as amended.
-

Appeal Ref: APP/F6915/A/19/3229220 (Appeal B)

Site address: land adjacent to Mount Pleasant Farm Shop, Farm Road, Cefn Cribwr, Bridgend, CF32 0HA

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

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr W M Morris against the decision of Bridgend County Borough Council.
 - The application Ref P/19/57/FUL, dated 22 January 2019, was refused by notice dated 4 April 2019.
 - The development proposed is the retention of a car park to serve the farm shop enterprise.
-

Decisions

Appeal A

1. It is directed that the enforcement notice (EN) be corrected by the deletion of the words "and revert use to that of open land/agriculture" in Section 5 (a). Subject to this correction the appeal is dismissed, and the notice is upheld. Planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

Appeal B

2. The appeal is dismissed.

Main Issues

3. The main issues are whether the car park meets the policy tests for development in the countryside and the potential impact of the development on the safety of users of the nearby highway network.

The Notice

4. Requirement (a) of the EN states "revert use to that of open land/agriculture". This goes beyond what is necessary to remedy the breach. Paragraph (b) addresses restoring the land to grass and so these words are also unnecessary. For these reasons, I direct that the EN be corrected to remove this wording from Requirement (a). I am satisfied that no prejudice would be caused by this correction.

Reasons

Background

5. The appeals relate to the same matter and arise because a breach of planning control was investigated by the Local Planning Authority, who invited the submission of a planning application. When that application was refused the Council issued the EN to remedy the breach. The application was also refused on the basis that insufficient information had been provided to enable the Highway Authority to assess the existing parking provision against the parking standards in order to determine whether the new car park was justified and sustainable.
6. The car park is associated with a retail outlet (described as a farm shop) that sells a range of food, furniture and other products as well as sheds and fencing panels. The Local Planning Authority considers that the farm shop use is unauthorised but is immune from enforcement action by virtue of the length of time it has been in existence.
7. The farm shop is located on a straight stretch of road outside Cefn Cribwr. There is a car park in front of the shop with an adjoining shed display area. The appellant's dwelling is immediately to the west. There are various buildings to the rear of the shop premises. Apart from the farm shop complex and the dwelling, the general character of the area appears open and rural in nature. The land falls away to the south towards the M4, which cannot be readily seen, to the rear.
8. The appeal car park is located on the road frontage to the east of the existing shop complex. There is a hedge/embankment along the roadside and a bund along the eastern boundary. The rear boundary is partially enclosed by some vegetation along its length. There is no separation from the shop with a large shed display area adjoining the site. The car park area is level and covered in hardcore/chippings.

Appeal A – Ground (a) & Appeal B

9. Statute¹ requires that the appeal be determined in accordance with the development plan unless material considerations indicate otherwise. The relevant policy context is provided by the Bridgend Local Development Plan. The Council refers to strategic policies defining settlements and requiring good design and compliance with national policy. The site is outside any settlement as defined in Policy PLA1 and the key policy is therefore Policy ENV1 which states that development in the countryside will be strictly controlled. The appeal development is not of a type listed in Policy ENV1 as being acceptable. The explanatory text refers to the need to protect the countryside for its own sake e.g. for its beauty and landscape quality. The policy is the starting point for the assessment of new development in the countryside and will not be set aside lightly, in the interests of maintaining the countryside. Both Policy ENV1 and national policy² state that new building in the countryside must continue to be strictly controlled. Additionally, all new development must be of a scale and design that respects the character of the surrounding area.
10. The car park is to serve the existing enterprise. The appellant claims that the car park is necessary due to car parking on the highway verge at busy times. Some photographs of this were supplied with the planning application material. The car park is a large area relative to the scale of the business and it represents a significant expansion of the enterprise. The expansion of the business into the open countryside would not be sustainable and could set an undesirable precedent for similar development in the countryside, making them difficult to refuse.
11. The highway authority points out that there would be a considerable over-provision of car parking with the appeal development as well as existing parking. This existing parking would serve the business and meet the required standards, which are based on its floorspace. Current planning policy makes it clear that such standards are maxima and where possible these levels should be reduced. The appellant has not submitted any parking surveys or information on existing parking (other than the photographs). The photos show cars parked within the existing car park, but only one photo shows 4 vehicles parked on the roadside opposite the site entrance. No indication of the frequency of parking outside the site has been provided. The Council has received no complaints about this parking. There was no evidence that it has caused any problems for patrons or passing motorists. The shed display area has encroached into an area previously used for car parking, according to the Council's evidence. This area could be reconfigured to provide some additional spaces if required. Other options may be available to provide more parking without adverse effect on the viability of the business. No substantive evidence of how such matters would impact on the income of the business was provided.
12. I do not agree with the appellant's contention that planning policy related to development outside settlement limits in Bridgend County Borough is a matter of balance between protecting the environment and facilitating development. Both national and local policy is expressed in terms of strict control over new development. The car park is a large addition to the existing enterprise with no convincing evidence to justify the scale of the car park provided.

¹ Section 38 (6) of the Planning and compulsory Purchase Act 2004

² Paragraph 3.56 of Planning Policy Wales Edition 10.

13. The car park is screened from the roadside and has been enclosed by a bund on one side boundary. However, it is an obvious expansion of the business use into the open countryside. This cannot be justified by the evidence before me. The car park would present a more urban appearance in this rural area. This would be detrimental to the character and appearance of the area and its open rural nature. As such the development is contrary to Policy ENV1 in principle.
14. Both the EN and planning application identify the area of the site and this is what is before me in these appeals. The appellant's offer to reduce the car park was not supported by any details and was introduced late in the appeal process (in the appellant's final comments). For these reasons I do not take this suggestion into account.
15. No survey information on the biodiversity interest of the site prior to it being developed or as it now exists is available. In the absence of this information, the argument that this was a scruffy, poorly maintained disused piece of land are not supported. The site can be returned to grass, which would respect the site context and overwhelming character of the area. Other forms of development may be appropriate and allowed for under Policy ENV1. The circumstances of the solar farm are not known as this matter was also raised in the appellant's final comments. In any event it would be assessed in a different policy context.
16. Having considered all the matters raised I conclude that the appeals against the EN on ground (a) and against the refusal of planning permission should be dismissed for the reasons given above. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

Appeal A – Ground (f)

17. The appellant states that the requirement to remove the surface of the car park is unreasonable and covering it with soil and seeding it would suffice. I consider that the removal of the hard standing is necessary to return the land to its former state, which is reasonable in this countryside location. The appeal on ground (f) fails.

Appeal A – Ground (g)

18. The appellant argues that a six-month period would be more appropriate because the extra time would be needed to establish an acceptable covering of grass. This is not required to be completed within the 3-month period. The grass can establish thereafter. Three months would be sufficient to comply with the requirements of the EN. The appeal on ground (g) fails.

Conclusion

19. Both appeals are therefore dismissed in their entirety for the reasons given.

A L McCooey

Inspector

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 16/09/19

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

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 15.10.2019

Appeal Decision

Site visit made on 16/09/19

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

an Inspector appointed by the Welsh Ministers

Date: 15.10.2019

Appeal Ref: APP/F6915/D/19/3233932

Site address: 42 Parcau Avenue, Bridgend CF31 4SY

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

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Ian Jones against the decision of Bridgend County Borough Council.
 - The application Ref P/19/281/FUL, dated 24 April 2019, was refused by notice dated 13 June 2019.
 - The development proposed is described as '*side extension at 1st floor level (Bedroom and ensuite) which includes the roof space above to extend the existing Dormer at the rear*'.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the proposal on the character and appearance of the street scene and on the living conditions of the occupiers of No. 44 Parcau Avenue, with particular regard to outlook.

Reasons

3. The appeal property is a two-storey semi-detached property located in a residential area containing mainly semi-detached dwellings which display uniformity in terms of architectural style and spacing. The separation distances and spaces between properties are relatively constant and set a regular pattern of built development which creates a strong uniform layout to the area. The character and appearance of well spaced properties is maintained by the use of single storey garages to the side of some of the houses and the distinctive hipped gable roofs to most of the houses.
 4. It is proposed to extend the western elevation of the property at first floor level above the ground floor void that would continue to provide access to the garage at the rear. The extension would be approximately 2.6m in width with a depth of approximately 7.3m and the existing hipped roof and side roof dormer would be replaced by a gable roof design. The existing rear dormer would be extended across the full width of the rear elevation.
-

5. I saw that many properties along Parcau Avenue and neighbouring streets have already been altered and extended which has changed the appearance of those houses and the balance of the pairs of semi-detached properties. A number of houses, including the appeal property, have been extended with large dormers extending out from the side of the hipped roof which has resulted in these semi-detached dwellings appearing unbalanced. I consider that the large dormer on the side of the appeal property has already led to No's 40 and 42 appearing unbalanced.
6. By building across the space above the void, the development would fill the gap that currently separates the appeal property and No 44 Parcau Avenue at first floor level, and would contribute towards eroding the spacing and separation between the properties that is a key attribute of the character of the area. Nevertheless, I noted that other houses close-by have been extended to the side in a similar manner to the appeal proposals, and although these examples have reduced the sense of space that exists between the houses, they have not had a materially harmful impact on the appearance of those dwellings. However, of particular significance is the fact that the majority of the examples that I saw, including those provided by the Appellant, have utilised a hipped roof design which has significantly reduced the bulk and massing of those extensions, and as a result they sit comfortably within the street.
7. The extension to the side of the appeal property on the other hand proposes to replace the hipped roof with a gable roof design. In my opinion this feature would add significant bulk to the finished property and would accentuate the unbalancing impact of the extension, and the impression of reducing the spacing between No's 42 and 44. As such, it is my view that the proposed building form and the replacement of the hipped design in the particular circumstances of this proposal and host dwelling, would be an unacceptable design approach to respect the character and form of the existing property, and would appear ungainly and significantly unbalance the appearance of the property and detract from the street scene.
8. Although the extension would not fill the void in front of the garage at ground floor level, the upper part of the extension at first floor level and the roof space would be sited on the boundary with No 44 Parcau Avenue. The mass and bulk of built form would be significantly increased in comparison with that of the current dwelling, and the scale of the two storey gabled roof extension as opposed to a hipped roof sloping away from No 44 would appear overbearing to the occupiers of the neighbouring house. Although the rear dormer would be set slightly away from the side of the extension it would contribute to the mass of built form on this side of the house. Having regard to the perceived increase in height of the appeal property due to the use of a gable roof design in such close proximity to the common boundary, I consider that the extension would result in a significant change in the living conditions of the occupiers of No 44.
9. Despite the fact that the windows affected are small and may not serve the main habitable rooms, there is no doubt in my mind that the outlook from within and outside No 44 would be dominated by a mass of built form in a way that I consider would be overbearing and oppressive, with consequence adverse effects on the living conditions of the occupant(s) concerned. The appellant refers to a lack of objection from the occupiers of No 44 but I must consider the wider public interest which includes protecting the amenities of both current and future occupiers.
10. The proposed extension would run counter to the general thrust of the advice contained within the Council's adopted Supplementary Planning Guidance 2 (SPG) - Householder Development (2008) Notes 16 and 17. However, given that the SPG document appears to have been adopted in 2008 under the former Unitary

Development Plan (UDP) and I have not been provided with any evidence that it has been revised or updated to accord with the Adopted Bridgend Local Development Plan (LDP) 2013, I have not afforded any conflict with that document or any weight in the determination of this appeal.

11. Having regard to the above, I conclude that the development would have a harmful impact on the character and appearance of the street scene and on the living conditions of the occupiers of 44 Parcau Avenue, with particular regard to outlook. Therefore, the appeal proposal would conflict with Policy SP2 of the LDP. This policy requires all development to contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment by having a design of the highest quality possible, whilst respecting and enhancing local character and distinctiveness and landscape character (criterion 2); and being of an appropriate scale, size and prominence, and by ensuring that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected by development proposals.
12. I recognise the need to create a better internal living arrangement to accommodate the Appellant's family, but this does not carry sufficient weight to overcome the concerns I have identified above.

Conclusions

13. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objectives of building healthier communities and better environments.
14. Having regard to the above and considered all other matters raised, I conclude that the appeal should be dismissed.

Richard Duggan

INSPECTOR

Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 24/09/19

**gan H C Davies BA (Hons) Dip UP
MRTPI**

Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 24.10.2019

Appeal Decision

Site visit made on 24/09/19

by H C Davies BA (Hons) Dip UP MRTPI

an Inspector appointed by the Welsh Ministers
Date: 24.10.2019

Appeal Ref: APP/F6915/D/19/3233411

Site address: 81 Park Street, Bridgend CF31 4AZ

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

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Craig Tarr against the decision of Bridgend County Borough Council.
 - The application Ref P/19/226/FUL, dated 31 March 2019, was refused by notice dated 17 May 2019.
 - The development proposed is described on the application form as: "Erection of fence to the inside front boundary of the property, behind an existing boundary wall".
-

Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by Mr Craig Tarr against Bridgend County Borough Council. This application is the subject of a separate Decision.

Procedural Matters

3. I have dealt with the application on the basis that it seeks permission in retrospect given that the timber fence has already been erected.

Main Issues

4. These are the effect of the development on the character and appearance of the area, and highway safety.

Reasons

5. The appeal property is located in an established residential area consisting mainly of detached dwellings set back from the road with front gardens, some of which are used for parking. It fronts onto Park Street and in common with many other frontages in the locality, it is enclosed by a low wall and is generally open and undeveloped. Many of the boundaries are supplemented with hedge and shrub planting, which form soft and natural forms of enclosures that contribute to the pleasant verdant context. Although the general housing character is diverse these features are important characteristics that provide visual relief to the otherwise built-up character of the area.
-

There are some timber fences including at Nos 87 and 89, but these are in the minority and are generally in less prominent locations and smaller in scope. These other fences have not therefore unduly changed or influenced the individual context of the appeal site that I have described.

6. The fence runs along the entire stone wall frontage and partly along the common boundary with No.79. It comprises close boarded timber panels of a suburban appearance that are not untypical of rear garden enclosures in residential environments such as this. However, in this case the fence is prominently sited at a height well above the existing front boundary wall and extends along most of the principal road frontage of the property.
7. Although the fence has been stained in a dark colour, owing to its solid nature, and given its height and siting, it forms a stark form of enclosure that contrasts with the prevailing landscaped and natural forms of front boundary treatments along the road. As a consequence, it is an uncharacteristic feature that is visually dominant in the street scene and detracts from the verdant qualities of the area. I also note that the fence provides for privacy and the safety of children living at the property, however the visual harm in this case is compelling and outweighs these considerations.
8. Given its siting and height, I acknowledge that the existing boundary wall already obscures visibility on one side for drivers emerging from the driveway of No.79. Nevertheless, the siting and height of the fence along the frontage does increase risk to pedestrians using the footway who might not see or hear vehicles emerging from the driveway of No.79. Likewise, a driver emerging from the drive, especially if reversing, would have insufficient warning of pedestrians. I acknowledge that there are other cases of overgrown hedges that affect visibility but unlike the permanence of a solid fence, these are capable of being cut back and maintained. In these circumstances, I consider the fence results in unacceptable harm to pedestrian safety.
9. I note the intention to clad the fence with foliage which I accept would soften its appearance. However there are no specific details before me to make a full assessment and in any event this would not overcome the harm to pedestrian safety. I conclude that the development is harmful to the character and appearance of the area and highway safety interests, contrary to the objectives of Policy SP2 of the Bridgend Local Development Plan, and the Council's Supplementary Planning Guidance (SPG) 02 – Householder Development.
10. I have taken account of all matters raised including the permitted development rights pertaining to the side return fencing and the first 1m height, but this does not alter my conclusions that the siting and height of the fence along the road frontage is unacceptable for the reasons given. Similarly, the Council's decision to take enforcement action is not a matter that falls within my jurisdiction or which affects the planning merits of this appeal.
11. In reaching my decision, I have taken account of the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WCFG Act.
12. For the above reasons, the appeal is dismissed.

HC Davies

INSPECTOR



Penderfyniad ar gostau

Ymweliad â safle a wnaed ar 24/09/19

gan **H C Davies BA (Hons) Dip UP MRTPI**

Arolygydd a benodir gan Weinidogion
Cymru

Dyddiad: 24.10.2019

Costs Decision

Site visit made on 24/09/19

by **H C Davies BA (Hons) Dip UP MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 24.10.2019

Costs application in relation to Appeal Ref: APP/F6915/D/19/3233411

Site address: 81 Park Street, Bridgend CF31 4AZ

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

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6.
 - The application is made by Mr Craig Tarr for an award of costs against Bridgend County Borough Council.
 - The appeal was against the refusal of planning permission for the erection of fence to the inside front boundary of the property, behind an existing boundary wall.
-

Decision

1. The application for an award of costs is refused.

Reasons

2. Welsh Government (WG) guidance relating to an award of costs, in the form of the WG Development Management Manual (DMM) and the associated Section 12 Annex: 'Award of Costs' (May 2017) (Annex 12), advises that, irrespective of the outcome of an appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused the party applying for an award of costs to incur unnecessary or wasted expense in the appeal process.
3. The appellant considers that the failure of Bridgend County Borough Council (The Council) to advise during the course of a verbal enquiry that planning permission was required for the fence has resulted in unnecessary or wasted expense. Nonetheless, the need for planning permission was clearly established before the appeal was made. This did not therefore directly lead to the appeal which was made ultimately in response to the substance of the Council's decision to refuse planning permission. The Council reached its decision having regard to the relevant development plan policy and its reasons are set out in the evidence. It has also cooperated with the appeal process and provided all the necessary information. I have no evidence before me that the Council has behaved unreasonably or that the applicant has incurred unnecessary or wasted expense.
4. I therefore conclude that neither a full or partial award of costs is justified in this case.

H C Davies

Inspector

Penderfyniad ar yr Apêl

Ymweliad safle a wnaed ar 01/10/19

**gan Hywel Wyn Jones BA(Hons) BTP
MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 25.10.2019

Appeal Decision

Site visit made on 01/10/19

**by Hywel Wyn Jones BA(Hons) BTP
MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 25.10.2019

Appeal Ref: APP/F6915/D/19/3236305

Site address: 15 Victoria Road, Kenfig Hill, Bridgend, CF33 6ER

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

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Lee Williams against the decision of Bridgend County Borough Council.
 - The application (ref: P/19/398/FUL), dated 4 June 2019, was refused by notice dated 10 July 2019.
 - The development proposed is a first-floor rear extension.
-

Decision

1. The appeal is allowed and planning permission is granted for a first-floor rear extension at 15 Victoria Road, Kenfig Hill, Bridgend, CF33 6ER in accordance with the terms of the application, ref: P/19/398/FUL, dated 4 June 2019, subject to the following conditions:
 - 1) The development shall begin not later than five years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
 - 2) The development shall be carried out in accordance with the following approved plans: drawing Nos 04 and 06 (A).
Reason: To ensure that the development is carried out in accordance with the approved drawings submitted during the application.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
Reason: In the interests of the visual amenity of the area, in accordance with Policy SP2 of the Local Development Plan.

Main Issue

2. The main issue is the effect of the proposed extension on the living conditions of neighbouring residents, particularly in terms of any visual impact.
-

Reasons

3. The appeal property and its neighbour, No. 14, form a pair of two-storey, semi-detached dwellings with back gardens that rise steeply rearwards. Their common side boundary is staggered such that a strip of the rear garden of the appeal property extends behind part of the rear elevation of No. 14. The side elevation of a ground-floor, flat-roofed projection at the rear of the appeal property abuts the boundary stone wall. Its roof is at a similar level to the adjoining part of the rear garden. The proposed first-floor extension would sit on part of this projection, extending rearwards by 3.6m and would step in from the side elevation of the existing addition abutting No. 14 to broadly align with the internal separation of the two houses.
4. My visit revealed that from the neighbouring living room, which is served by a large rear-facing opening, the side walls of the appeal property and the steep steps and high retaining walls to the elevated rear garden of No. 14 greatly restrict outlook. I consider that the extent to which the side wall of the proposed extension would be stepped away from the tall side elevation of the ground-floor addition means that its visual impact on neighbouring residents would be very modest, including from the side door serving the neighbour's rear projection. It would not have an overbearing effect nor, given its size and position relative to the sun's trajectory, would it materially affect daylight or otherwise harm living conditions. In terms of outdoor amenity space serving No. 14, the patio area closest to the house is already enclosed by high walls and a fence whereas the higher parts of the large rear garden would continue to provide a more open outlook.
5. The Council cites a conflict with Notes 1 and 3 of its Supplementary Planning Guidance Note 02: Householder Development, and specifically refers to a recommendation that a gap should be provided of at least 0.5m, preferably 1m, between a first-floor extension and the site boundary. As the appellant points out such a gap would be provided, and the scheme would accord with the guidance on the '45 degree code' in relation to the neighbouring ground-floor opening.
6. I find that the extension would not have an unacceptable effect on the living conditions of neighbouring residents including in terms of any visual intrusion or loss of light. Thus, there is no conflict with Policy SP2 of the Council's Local Development Plan (2013) which includes that development should be of an appropriate scale, size and prominence, and should not adversely affect the amenity of neighbours.
7. A neighbour has expressed concern that the value of his property would be negatively affected, however such a private interest matter is not directly material to a planning decision which is made in the public interest.

Conclusions

8. For the above reasons I conclude that the scheme is acceptable and shall therefore allow the appeal subject to conditions.
9. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

Hywel Wyn Jones

INSPECTOR



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 15/10/19

gan **H C Davies BA (Hons) Dip UP MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 05.11.2019

Appeal Decision

Site visit made on 15/10/19

by **H C Davies BA (Hons) Dip UP MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 05.11.2019

Appeal Ref: APP/F6915/D/19/3237852

Site address: 3 Nottage Mead, Porthcawl, Bridgend, CF36 3SA

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

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Richard Hayes against the decision of Bridgend County Borough Council.
- The application Ref P/19/391/FUL, dated 31 May 2019, was refused by notice dated 12 September 2019.
- The development proposed is rear and side extension and new roof with new first floor accommodation including demolition works to existing structure.

Decision

1. The appeal is dismissed.

Main Issue

2. The Council does not raise any significant concerns with the raising of the ridge height of the dwelling or with the side extension and I do not disagree. Given the generally diverse architectural context and that the proposals would be proportionate in scale and appearance to the host dwelling, neither would there be any material harm to the character or appearance of the area. The main issue is the effect of the rear extension on the living conditions of the occupiers of 5 Nottage Mead.

Reasons

3. The proposed development would not appear over large given it lies within an extensive rear garden, however, it would result in a rear extension of significant mass, close up to the boundary of No.5. Whilst the ridge of the extension would be set back approximately 4.9 m from the boundary, because of its length and height, it would give rise to an overwhelmingly dominant and overbearing visual effect within No.5's garden. Given the proposed height of the rear extension, the existing boundary wall would not offset this harm and there is little doubt in my mind that the proposed rear extension would materially reduce the level of outlook from the garden of No.5 Nottage Mead.
4. The rear ground floor of No.5 accommodates a living room which I saw is of a size and type that would facilitate its use as a principal living space. Viewed from the rear patio

doors of this room, the appeal scheme would be readily apparent. However, views towards the proposed rear extension would be oblique, and given this, the proposed extension would not appear harmfully overbearing from within the living room.

5. I have had regard to the appellant's solar study which provides an indication of the extent of actual overshadowing and agree with the appellant's assessment that the development would not significantly restrict sunlight to the adjacent ground floor windows of the neighbouring property. The proposal thus complies with the Supplementary Planning Guidance 02 - Householder Development (SPG) in terms of overshadowing effects. However, the extension by virtue of its visual dominance would mean that daylight would be curtailed to the neighbouring property for an additional portion of the day compared with the present situation. Whilst the loss of natural light may be minor, nonetheless it would exacerbate the visual oppressiveness of the development.
6. My attention has been drawn to an existing planning permission (ref P/17/665/FUL) that has been granted for a similar scheme at this location. However, the proposal before me consists of a rear extension, which would be both higher and longer and result in a development of significantly greater mass, which is reflected in the harm I have described. Hence, the fallback position does not alter my decision.
7. Based on the above, I find that, whilst the appeal scheme would not harmfully reduce the outlook available from the neighbouring living room, it would have an unacceptably overbearing effect on No.5's garden which would harm the living conditions of the occupants of that property. I therefore conclude that the development would conflict with Policy SP2 of the Bridgend Local Development Plan (2013) and the adopted SPG which amongst other things seek to ensure that development does not adversely affect the amenity of neighbouring uses and their occupiers.

Conclusion

8. In reaching my decision, I have taken account of the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out in section 8 of the WBFG Act.
9. For the above reasons, I conclude that the appeal is dismissed.

HC Davies

INSPECTOR

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TRAINING LOG

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

<u>Facilitator</u>	<u>Subject</u>	<u>Date</u>	<u>Time</u>
Jonathan Parsons, <i>Group Manager Planning & Development Services / Rhodri Davies, Development & Building Control Manager</i>	“Development Control Committee Protocol review and Year End Statistics”	16 January 2020	12.45pm
Rhodri Davies, <i>Development & Building Control Manager</i>	“Main Findings from the Law Commission’s Review of Planning Legislation in Wales and Next Steps”	27 February 2020	12.45pm

Recommendation:

That the report of the Corporate Director Communities be noted.

**JONATHAN PARSONS
GROUP MANAGER PLANNING & DEVELOPMENT SERVICES**

Background Papers

None.

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