

# 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: Democratic Services

Ein cyf / Our ref:

Eich cyf / Your ref:

**Dyddiad/Date:** Friday, 22 October 2021

Dear Councillor,

#### **DEVELOPMENT CONTROL COMMITTEE**

A meeting of the Development Control Committee will be held remotely - via Microsoft Teams on **Thursday, 28 October 2021 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. Approval of Minutes 3 - 6  
To receive for approval the minutes of the 30/09/2021
4. Public Speakers  
To advise Members of the names of the public speakers listed to speak at today's meeting (if any).
5. Amendment Sheet 7 - 8  
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.
6. Development Control Committee Guidance 9 - 12
7. P/20/953/FUL - Brodawel Camping and Touring Park, Moor Lane, Porthcawl, 13 - 30

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|-----|--|-----------|
| 8.  | <u>Amendments To Development Control Committee Protocols</u>   | 31 - 74   |
| 9.  | <u>2021 Annual Monitoring Report (AMR) For The Bridgend Local Development Plan (LDP) 2006 - 2021</u>   | 75 - 158  |
| 10. | <u>Training Log</u>  | 159 - 160 |
| 11. | <u>Urgent Items</u><br>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. |           |

Note: Please note: Due to the current requirement for social distancing this meeting will not be held at its usual location. This will be a virtual meeting and Members and Officers will be attending remotely. The meeting will be recorded for subsequent transmission via the Council's internet site which will be available as soon as practicable after the meeting. If you have any queries regarding this, please contact [cabinet\\_committee@bridgend.gov.uk](mailto:cabinet_committee@bridgend.gov.uk) or tel. 01656 643147 / 643148.

Yours faithfully

**K Watson**

Chief Officer, Legal and Regulatory Services, HR and Corporate Policy

Councillors:

JPD Blundell  
N Clarke  
RJ Collins  
SK Dendy  
DK Edwards  
RM Granville

Councillors

A Hussain  
MJ Kearns  
DRW Lewis  
JC Radcliffe  
JC Spanswick  
RME Stirman

Councillors

G Thomas  
SR Vidal  
MC Voisey  
KJ Watts  
CA Webster  
RE Young

# Agenda Item 3

DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 30 SEPTEMBER 2021

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD  
REMOTELY - VIA MICROSOFT TEAMS ON THURSDAY, 30 SEPTEMBER 2021 AT 14:00

## Present

Councillor G Thomas – Chairperson

JPD Blundell	N Clarke	SK Dendy	DK Edwards
RM Granville	A Hussain	MJ Kearns	DRW Lewis
JC Spanswick	KJ Watts	RE Young	

## Apologies for Absence

RJ Collins, JC Radcliffe, RME Stirman, MC Voisey and CA Webster

## Officers:

Rhodri Davies	Development & Building Control Manager
Craig Flower	Planning Support Team Leader
Rod Jones	Senior Lawyer
Robert Morgan	Senior Development Control Officer
Jonathan Parsons	Group Manager Development
Michael Pitman	Democratic Services Officer - Committees
Philip Thomas	Principal Planning Officer

## 518. DECLARATIONS OF INTEREST

Councillor JP Blundell – Agenda Item 7 as a member of Laleston Community Council who takes no part in planning matters.

## 519. APPROVAL OF MINUTES

RESOLVED: That the minutes of a meeting of the Development Control Committee dated 19 August 2021, be approved as a true and accurate record.

## 520. PUBLIC SPEAKERS

The following invitee at the meeting, exercised his right to speak as a public speaker on the undermentioned application:-

Councillor CE Smith – Ward Member - P/21/605/FUL

## 521. AMENDMENT SHEET

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

522. 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.

523. P/21/605/FUL - 20 SHAKESPEARE AVENUE, CEFN GLAS

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

Proposal

Change of use from dwelling house (use class 3(a)) to the residential care of 1 child (use class C2).

524. P/21/237/RLX - STORMY DOWN ANAEROBIC DIGESTION FACILITY, STORMY DOWN

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

- (i) include a routeing agreement for heavy goods vehicles operating to and from the AD plant and digestate lagoon;
- (ii) require the operator of the AD plant to keep a record of complaints and publish a report of any breaches to the routeing agreement.

- (2) The Corporate Director Communities be given delegated powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, subject to the Conditions contained in the report of the Corporate Director - Communities:-

Proposal

Variation of conditions 1 and 7 of P/17/1047/RLX to permit an increase in food waste tonnage and associated layout amendments.

525. P/21/484/FUL - IRVIN GQ, BETTWS ROAD, LLANGEINOR

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

Proposal

Construction of new enlarged building (to replace recently demolished structure) for product testing.

526. **P/21/541/FUL - SWEET LIL TREATS, HEOL LLANGEINOR, LLANGEINOR**

**RESOLVED:** That the above application be refused, for the reasons detailed in the report of the Corporate Director - Communities

**Proposal**

Change of use to fish and chip shop (A3 Use Class) from existing retail shop (A1 Use Class).

527. **APPEALS**

**RESOLVED:**

- (1) That the Appeals 7 received since the last report of the Corporate Director – Communities to Committee be noted.
- (2) That the following Appeals determined by the Inspector(s) appointed by Welsh Ministers, be Dismissed:-

**Code No.**

**Subject of Appeal:**

A/21/3274317 (1919)	Retention of an Existing Outbuilding Erected for the Provision of Therapy to Adults and Children with Learning Difficulties and Special Needs, Tynton Farm, Mount Pleasant Cottages, Llangeinor.
A/21/3274987 (1920)	Part conversion of Garage & Roof Extension to Create 1-Bed Residential Unit; Associated External Alterations 19 Coychurch Road, Pencoed.
ENV/3275423 (1921)	Continual Pollarding of Trees (T/18/17/TPO Refers) Rear of 44 Briary Way, Brackla, Bridgend.
A/21/32761 (1922)	Change of Use of Retail Shop (A1) to Hot-Food Takeaway Chip Shop (A3) 10 Caerau Road, Maesteg.

528. **AUDIT OF PLANNING APPLICATIONS & APPEALS AND BUILDING CONTROL**

The Corporate Director – Communities presented a report, the purpose of which, was is to update the Development Control Committee on the outcomes of recent audits of Planning Applications & Appeals and Building Control. The audits were carried out in accordance with the 2021/22 Internal Audit Plan.

The report gave some background information namely, that the purpose of the Planning Applications and Appeals audit was to provide assurance on the adequacy and effectiveness of the internal control, governance and risk management arrangements in respect of Planning Applications & Appeals. Audit testing was undertaken in respect of financial years 2020/21 and 2021/22. The Audit scope included ensuring that the key controls were in place, as detailed in paragraph 3.2 of the report.

The Manager – Building and Development Control, advised that the purpose of the Building Control audit was to provide assurance on the adequacy and effectiveness of

the internal control, governance and risk management arrangements in respect of this service. Audit testing was undertaken in respect of financial year 2020/21 and 2021/22. The Audit scope included ensuring that the key controls were in place, as detailed in paragraph 3.4 of the report.

Paragraph 4.1 of the report, then highlighted that for the Planning Applications and Appeals Audit, it was found that there is a generally sound system of governance, risk management and control in place. Examples of this were listed in this section of the report. In addition, strengths and areas of good practice were reflected along with other issues where improvements could be made, which would be actioned accordingly explained the Group Manager – Planning and Development Services.

Paragraphs 4.4 and 4.5 of the report, gave details of the processes that were followed with regard to how meetings of the Development Control Committee operate, including findings of the audit of this.

In terms of an audit of Building Control, it was also found that there is a generally sound system of governance, risk management and control in place in this work area. Likewise to the above examples, in relation to other areas of Planning and Development work that had been audited, paragraph 4.8 of the report gave examples of strengths and areas of good practice in respect of Building Control functions.

A Member felt that it would be advantageous for Committee Members to also receive feedback from members of the public, such as in the form of Questionnaires, that if completed and returned would reflect levels of customer satisfaction on the services the Council provides in relation to Planning and Development work.

The Group Manager – Planning and Development Services advised that data such as this used to be provided to the Committee annually as part of the Annual Performance Report (APR), however, since the pandemic planning authorities have not been required to submit APRs. Also, with staffing levels having reduced considerably in recent years, there was insufficient resource within the Department now, to collate this information with the view of presenting it to Members periodically and along with other planning authorities in Wales, survey work is carried out by the Wales Data Unit. Hopefully this work will resume next year.

**RESOLVED:** That Members of the Development Control Committee noted the contents of this Report, as well as its findings and recommendations within the Audit Reports for the two service areas so illustrated.

529. **TRAINING LOG**

The Corporate Director – Communities presented a report, that gave an update on the Training Log for Members going forward.

Members noted the topics for training included in the report and put forward some further suggestions to also be scheduled, as follows:-

- Updated Planning Policy – Flooding and coastal erosion (TAN 15 update)
- Tree Policy
- Public Rights of Way/Bridleways
- Garden space – Buildings in gardens (workshop)
- Building in Conservation areas

RESOLVED:

That the report be noted, including the further suggested areas recommended for Member training.

530. URGENT ITEMS

None.

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**DEVELOPMENT CONTROL COMMITTEE 28 OCTOBER 2021**

**AMENDMENT SHEET**

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

<u>ITEM NO.</u>	<u>PAGE NO.</u>	<u>APPLICATION NO.</u>
7	11	P/20/953/FUL

**Brodawel Camping and Touring Park, Moor Lane, Porthcawl - Change of 25 touring caravans to 25 static caravans, associated infrastructure, ecological and landscaping enhancements and the retention of 68 touring pitches**

The application is DEFERRED pending a request for further information from the applicant and will be reported to a future meeting.

<b>10</b>	<b>157</b>	<b>TRAINING LOG</b>
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“Public Rights of Way/Bridal Paths”

Should read: “Public Rights of Way/Bridleways”

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

**28 OCTOBER 2021**

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

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

### **STANDARD CONDITIONS**

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

#### Time-limits on full permission

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

#### Time-limits on outline permissions

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

#### Variation from standard time-limits

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

### **STANDARD NOTES**

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

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

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

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

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

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

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

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

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

## **THE SITE INSPECTION PROTOCOL**

The Site Inspection Protocol is as follows:-

### **Purpose**

#### **Fact Finding**

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

### **Request for a Site Visit**

#### **Ward Member request for Site Visit**

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

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

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

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

Site visits cannot 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.

**\*N.B. – Due to the Covid 19 pandemic, physical site visits will not be possible for the foreseeable future and virtual site visits will be provided where it is deemed necessary\***

## **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/20/953/FUL

**APPLICANT:** Mr H Studts Brodawel Camping And Touring Park, Moor Lane ,  
Porthcawl, CF36 3EJ

**LOCATION:** **Brodawel Camping and Touring Park Moor Lane Porthcawl CF36  
3EJ**

**PROPOSAL:** Change of 25 Touring Caravans to 25 Static Caravans, associated  
infrastructure, ecological and landscaping enhancements and the  
retention of 68no. touring pitches

**RECEIVED:** 26 November 2020

**EOT AGREED:** 1 November 2021

## **APPLICATION/SITE DESCRIPTION**

The application seeks full planning permission for the change of 25 Touring Caravans to 25 Static Caravans, associated infrastructure, ecological and landscaping enhancements and the retention of 68 Touring pitches at Brodawel Camping Park, Moor Lane, Porthcawl.



***Fig. 1 – Aerial Photograph of the Application Site and Surroundings***

Initially, the application proposed the change of use of 125 touring caravans to 50 static caravans with associated infrastructure improvements and ecological mitigations and enhancement. Following a number of concerns raised by the Local Planning Authority regarding the loss of touring pitches at the site and highway safety concerns, an amended scheme was submitted on 10 May 2021, which proposed the change of 25 Touring Caravans to 25 Static Caravans and the retention of 68no. Touring pitches with a revised Transportation Statement for the site submitted on 2 September 2021.

The proposed scheme now comprises of 25 static caravans that will be positioned to the front and along the south-eastern boundary of the site. Each static caravan will be served by its own parking space and amenity space with proposed landscaping between each pitch. The rest of the site will be retained for touring pitches as existing.

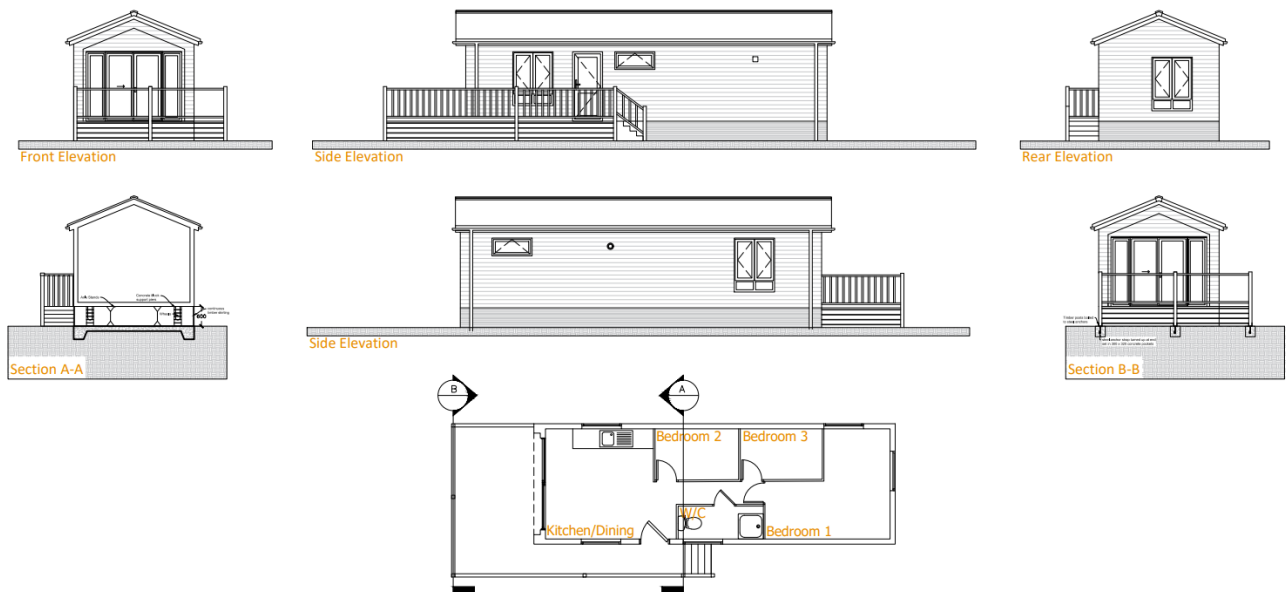




**Fig. 2 – Proposed Site Layout**

The proposed static caravans will measure approximately 11m x 4m and to an overall height of 3.8m with a pitched roof. Each static caravan will comprise of three bedrooms, kitchen/dining area and w/c with shower. The wheels will be supported by concrete block piers and axle stands and will be covered by a continuous timber skirting. There will be a decked area erected around part of the caravan which will measure approximately 7.7m x 4.5m and to height of 1.5m with a wooden balustrade.

RECEIVED IN PLANNING  
26/11/2020



**Fig. 3 – Proposed Elevations and Floor Plans of the Static Caravan:**



The application also proposes ecological and landscaping enhancements on the site, which include the following:

- Planting new native trees and shrubs;
- The creation of a wildlife garden;
- Enhanced areas for invertebrates, lizards and mammals;
- Protection of breeding birds and great crested newts;
- Protection of boundary hedgerow and retention of internal hedges; and,
- Enhancement of existing boundaries.

The proposed development will also create two additional full time jobs at the site.

The application has been accompanied by a Planning/Design and Access Statement, Drainage Report, Ecological and Protected Species Survey, Landscaping Scheme and a revised Transport Statement.

The application site lies outside the settlement boundary of Porthcawl as defined by Policy PLA1 of the BLDP(2013) and within the open countryside. The application site currently comprises a 3.8 acre site with 125 touring and camping pitches and has operated as a successful caravan and camping park since 1996. The caravan site includes a site shop, laundrette, modern toilet and shower facilities and an indoor family games room. The site is surrounded by open fields to the south and east of the site with residential dwellings backing onto the northern and south-western boundaries of the site. The main access to the site is via a single-lane track known as Moor Lane, which connects to Pyle Road.

### **RELEVANT HISTORY**

P/97/554/LAE – Certificate of Lawfulness for use of land as touring caravan site – Granted – 07/10/1997.

*Related applications located within close proximity to the application site:*

P/20/489/FUL – Parc Newydd Farm Caravan Park, Moor Lane, Porthcawl - Increase to the number of pitches within the existing approved mobile caravan/campervan site from 30 to 35 plus an extension to the existing approved site area to provide for an additional 10 pitches (45 pitches for the total site) – Approved (subject to conditions) – 26/01/2021.

P/16/497/FUL (and subsequent S.73 applications to vary conditions) – Land at Moor Lane, Porthcawl - Change of use of land for the provision of high quality self-catering mobile wooden chalets, tourist accommodation & supporting facilities – Approved (subject to conditions) – 13/04/2017.

### **PUBLICITY**

The application was advertised on site.

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 21 January 2021. A re-consultation process was undertaken on a revised scheme which expired on 25 June 2021.

### **CONSULTATION RESPONSES**

Porthcawl Town Council – raises an objection due to insufficient information provided in relation to the use of the proposed static caravans.

Highways Officer – No objection subject to conditions.

Land Drainage Officer – No objection subject to compliance with two conditions regarding a comprehensive drainage scheme and a infiltration tests. SAB approval is also required.

Destination and Countryside Manager (Ecology) – No objection subject to compliance with Ecological survey and advisory notes.

Welsh Water Development Services – No objection as private treatments works are proposed to be used.

Economic Development (Tourism) – would object to the loss of any more than the proposed 25 touring pitches, but taking the supporting statement into account, the loss of 25 touring pitches would not be opposed, especially if the transition was gradual, with the introduction of the static units over an extended period of time to allow the supply of touring pitches elsewhere in the borough to adjust according to demand.

Shared Regulatory Services – No objection subject to an advisory note regarding a site licence.

## **REPRESENTATIONS RECEIVED**

Cllr Norah Clarke (Local Ward Member) – objects to the proposed development and raises the following concerns:

- This application very much reduces touring caravanning opportunities for visitors to the only seaside resort in the County Borough.
- Porthcawl already has one of the largest static caravan parks within Europe with 2000 static caravans.
- The closing of Sandy Bay that has remained vacant for over a decade catered for touring caravans/motor homes. The closing of this facility resulted in a very much reduced capacity for those visitors with touring caravans/motor homes.
- Brodawl has been a very popular touring caravan/mobile home site within Porthcawl if this facility loses 25 more touring caravan pitches/motor homes then the holidaying provision/experience within Porthcawl will change
- Happy Valley another touring caravan site within Porthcawl has within the last few weeks issued instructions to all their touring caravan owners to remove their caravans and I understand that the owners are considering placing static caravans on this site this will again reduce the touring caravanning offer in Porthcawl.
- Soon the way the touring sites are changing within Porthcawl there will be no permanent facilities for touring caravans/motor homes. There will just have an abundance of static holiday homes available.
- Touring caravanning and motor homes is an ever growing popular industry especially amongst the over 50s. Porthcawl's offer for this type of vacation will soon be non-existent.
- Although the supporting statement is dated April 2021 I am surprised that there is no mention of how covid will impact upon the range/type of accommodation that is required as many people decide to stay in the UK & take their holidays. This hasn't been taken into account.
- In 2018 Bridgend embarked upon a four year plan to boost tourism. One of Bridgend's tourist "pull factors" identified in the plan is "an enthusiastic belief that there is a future in tourism in the county, as well as an aspiration to work to improve the offer for tourists". Unfortunately, the offer seems to be diminishing not improving.
- Over many years now serviced accommodation within Porthcawl has reduced significantly and is a very worrying trend as the County's only seaside area. This is concerning in itself without other available diverse tourist facilities disappearing as well.

This application will add to the other static caravan experience further along Moor Lane that has been allowed for 80 static caravans. So with Trecco Bay caravan park who have

2000 static vans there will be a total of 2,130 static caravans available to visitors whilst the availability for those visitors who are looking for touring caravan/mobile home pitches are reducing rapidly in Porthcawl & will be almost non-existent.

3 Tythegston Close - Objects to the proposed scheme and raises concerns about land usage and occupation of the site for 6 months to all year round which is detrimental to our well-being and creates noise issues.

4 Tythegston Close - Objects to the proposed scheme and raises the following concerns:

- Loss of tourist pitches;
- Impact of change on the small village;
- Static caravans – not necessary;
- Boundary concerns with hedge of application site and my boundary;
- Concern over responsibility of hedge and its maintenance.

6 Tythegston Close - No objection to the proposed scheme.

9 Tythegston Close - have no objections subject to the following (if not then i may wish to raise an objection): -

- We would like to ensure that there are no plans to plant or maintain shrubbery/foliage/plants that are invasive or will climb the wall of our property or cause damage to foundations or our walls please.
- Again we'd like to raise concern as to access to light on our ground floor all along this boundary, due to the placement of Caravans directly blocking light on the boundary to windows facing out along the boundary (we encounter this now when caravans are placed too close or taller caravans with awnings are placed there). The windows I refer to are clearly evident on the photos taken from your colleagues the prior site visit. One is a small window into the kitchen(problematic as window Already lets minimal light in), one into our downstairs bathroom, two others are below a skylight in to our lounge and the other is into a second lounge/study room (Large impact to light coming in to this room) where the wall with overgrown ivy is invading from the caravan over the wall into our side of the property too. As such with this re-development in mind I'd like to ask that any planned Caravan pitches on this boundary be placed and clearly marked at a reasonable and safe distance away from our property so's not to directly block light into the property or overlook directly through our windows please. I can provide photographic evidence of the light & overlooking issue if so required. Can we ensure this is being or will be taken into account?
- One further point on location of the caravans along the boundary of our property I'd ask that the distance from our property and between caravans is ensured to be of the utmost safety for Fire & Health and safety reasons also please.
- Again I'd ask that any headland along the border of our property and the caravan park be maintained as part of this development and not simply left to become overgrown. We wish to avoid plants/trees, shrubs climbers etc. from causing damp or damage to the house along the length of our property on this border.
- Might I also check that the static caravans being added are indeed for holidaymakers only and not long term residents living there? I note that was raised by Porthcawl Town Council but I haven't seen anything confirming that they are for holiday use only.

## **COMMENTS ON REPRESENTATIONS RECEIVED**

The majority of the concerns raised are addressed within the appraisal section of this report.

The locations of the static caravans are not proposed along the rear boundary with Tythegston Close. The existing touring caravan pitches will be retained.

Land ownership and boundary disputes are not material planning considerations.

The applicant's agent has confirmed that the proposed static caravans will be for holiday use only and some will be privately owned for holiday use only. They have also confirmed that there will be no restriction on the length of stay. The current site licence, allows the park to operate between the 1st of March to the 1st of November. The applicant will not wish this to change. This information was sent to Porthcawl Town Council on 25 January 2021.

With regard to the loss of touring sites within Porthcawl, this matter was raised with the applicant who amended the application from a change of use of the entire site for 50 static caravans, with the loss of all the touring pitches to a change of use of only 25 touring pitches to 25 static caravans with the retention of 68 touring pitches in order to continue to provide this type of accommodation within Porthcawl.

## **RELEVANT PLANNING POLICES**

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

- Strategic Policy SP2 – Design and Sustainable Place Making
- Strategic Policy SP3 – Strategic Transport Planning Principles
- Strategic Policy SP11 – Tourism
- Policy PLA1 – Settlement Hierarchy and Urban Management
- Policy ENV1 – Development in the Countryside
- Policy ENV6 – Nature Conservation
- Policy REG12 - New or Extended Tourist Facilities, Accommodation and Attractions

## **Supplementary Planning Guidance**

SPG17 – Parking Standards

SPG19 – Biodiversity and Development

## **National Planning Policy and Guidance**

National Planning guidance in the form of Planning Policy Wales (Edition 11, February 2021) (PPW) and Future Wales – the National Plan 2040 (Feb. 2021) are of relevance to the determination of this application.

## **Technical Advice Notes:**

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

Technical Advice Note 12 – Design (2016)

Technical Advice Note 13 – Tourism (1997)

Technical Advice Note 18 – Transport (2007)

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

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

The well-being goals identified in the Act are:

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

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

## **THE SOCIO ECONOMIC DUTY**

The Socio Economic Duty (under Part 1, Section 1 of the Equality Act 2010) which came in to force on 31 March 2021 has the overall aim of delivering better outcomes for those who experience socio-economic disadvantage and whilst this is not a strategic decision, the duty has been considered in the assessment of this application.

## **APPRAISAL**

The application is referred to Committee to consider the representations made by the Local Ward Member, Porthcawl Town Council and local residents.

The application seeks full planning permission for the change of 25 Touring Caravans to 25 Static Caravans, associated infrastructure, ecological and landscaping enhancements and the retention of 68 Touring pitches at Brodawel Camping Park, Moor Lane, Porthcawl

The following main issues will be considered as part of this report:

- Principle of development;
- Loss of touring pitches in Porthcawl;
- Visual impact on the character and appearance of this open countryside location;
- The impact on the amenities of neighbouring residents
- Highways Safety
- Ecology
- Drainage

### Principle of Development

The site is located outside of any settlement boundary as defined by LDP Policy PLA1 Settlement Hierarchy and Urban Management of the Bridgend Local Development Plan (LDP) adopted 2013 and is, therefore, located in the countryside where Policy ENV1 Development in the Countryside of the LDP ensures that development is strictly controlled. Development may be acceptable where it can meet one of the following ten criteria:

- 1) Agriculture and/or forestry purposes;
- 2) The winning and working of minerals;
- 3) Appropriate rural enterprises where a countryside location is necessary for the development;
- 4) The implementation of an appropriate rural enterprise/farm diversification project;

- 5) Land reclamation purposes;
  - 6) Transportation and/or utilities infrastructure;
  - 7) The suitable conversion of, and limited extension to, existing structurally sound rural buildings where the development is modest in scale and clearly subordinate to the original structure;
  - 8) The direct replacement of an existing dwelling;
  - 9) Outdoor recreational and sporting activities; or
  - 10) The provision of Gypsy traveller accommodation.
- Where development is acceptable in principle in the countryside it should where possible, utilise existing buildings and previously developed land and/or have an appropriate scale, form and detail for its context.

Such development is strictly controlled and only considered acceptable if it meets one of the ten criteria of Policy ENV1. Of these, the proposal would comply with criterion 3: Appropriate rural enterprises where a countryside location is necessary for the development.

Whilst the proposal may be appropriate in the countryside in respect of Policy ENV1, the policy forms the starting point for assessment and proposals will need to satisfy other relevant policies in the LDP. In this regard, Policy SP11 - Tourism of the LDP is relevant and states that *'appropriate tourism development which promotes high quality accommodation, upgrade facilities, promote sustainable and activity based tourism, business, events and cultural tourism will be permitted'*. The proposal seeks to change a part of its provision from 25 touring caravan pitches to 25 static caravan units. The layout plan indicates that the same footprint could accommodate the change in use, which would suggest that the proposal complies with Policy SP11.

In addition to SP11, Policy REG12 of the LDP states:

New or extended tourist facilities, accommodation and attractions in the countryside will only be permitted where:

1. The activity is compatible with and complimentary to the countryside location, including nature conservation interests;
2. The proposed development is part of an appropriate rural enterprise/farm diversification scheme;
3. The proposal assists in the promotion, and is compatible with the role of Bryngarw Country Park and Pontycymmer, Blaengarw, Llangeinor, Blackmill, Nantymoel and Caerau as destination hubs; and/or
4. The proposed development is compatible with the enhancement of its context in terms of its form, materials and details.

Criteria 1, 2 and 4 are relevant to this proposal. As an already established camping and touring park, the proposal is acceptable in the context of criteria 2.

With regards to criteria 1, a static caravan site is, broadly speaking, a complimentary use within the countryside provided that the scale and nature of the site does not materially alter the character of the area. The proposal would not appear to raise any nature conservation issues and is of a scale that appears comparable to its existing use. Provided the caravans are sufficiently shielded from public view, it would be considered an appropriate development within this setting.

With regards to criteria 4, the form and materials of this proposal are considered appropriate, provided that the caravans are suitably coloured. Caravans can prove incongruous within a rural setting if they are afforded a high degree of prominence in the landscape. However, being mindful of the existing use of the site, it is not considered that the proposed static caravans would be any more visually intrusive than touring caravans.

In light of the above, no policy objection is raised in principle to this proposal subject to other criteria and policies of the LDP.

Loss of touring pitches in Porthcawl

The Council's Tourism Officer has stated that the proposed change of 25 Touring Caravans to 25 Static Caravans, associated infrastructure, ecological and landscaping enhancements and the retention of 68 touring pitches is preferable to a greater loss of touring pitches at Brodawel and it is acknowledged that there are additional benefits to the local economy of static caravans compared to touring pitches as outlined in the applicants supporting statement. The applicant's agent has submitted a supporting statement which sets out the demand for such accommodation and the investment it would bring not only to the applicant's business but to the area as a whole. On that basis, the Destination Management Team would object to the loss of any more than the proposed 25 touring pitches, but taking the supporting statement into account, the loss of 25 touring pitches would not be opposed, especially if the transition was gradual, with the introduction of the static units over an extended period of time to allow the supply of touring pitches elsewhere in the borough to adjust according to demand. The applicant's agent has advised that the static caravans will be implemented on a gradual bases on the site over a period of 5 years due to financial restrictions.

All touring sites within Porthcawl are referred to in the table below, along with information on number of pitches. It is noted that Happy Valley is now closed and Woods and Dunes did not open this year and is unlikely to operate again as a public campsite. This leaves 8 sites with touring pitches, with some of these as a mix of static and touring. There are just 6 pure touring sites and just 5 sites taking tents.

**Figure 4 – Touring sites in Porthcawl:**

Name	Location	Pitches	Type
Bryn Hyfryd Campimg & Caravanning	Bridgend	32	Holiday/Seasonal - Static Caravan, Touring Caravan, Tents
The White Wheat Caravan Site	Porthcawl	15	Holiday/Seasonal - Touring Caravan
Parc Newydd Farm	Porthcawl	30	Holiday/Seasonal - Touring Caravan
Seashore Enterprises	Porthcawl	70	Holiday/Seasonal - Touring Caravan
Brodwawel	Porthcawl	125	Holiday/Seasonal - Touring Caravan, Tents
Danygraig Holiday Park	Porthcawl	90	Holiday/Seasonal - Static Caravan, Touring Caravan, Tents
Rooklands	Porthcawl	10	Holiday/Seasonal - Touring Caravan, Tents
Happy Valley	Wigfach	530	<del>Holiday/Seasonal - Static Caravan, Touring Caravan, Tents</del>
Our Welsh	Bridgend	55	Holiday/Seasonal - Touring Caravan, Tents
Woods and Dune	Bridgend	10	<del>Holiday/Seasonal - Touring Tents</del>

**Source: Destination Management Team, BCBC**

Currently, Brodawel is one of eight touring sites in Bridgend County Borough and is the only touring site with more than 100 touring pitches accounting for 37% of the 337 touring pitches within the County. In contrast there are 2669 static caravan pitches.

At the time of responding to the planning consultation, the Destination Management Team advised that the loss of the 25 touring pitches would not have a significant adverse impact on the overall number of touring pitches within Porthcawl.

It is important to note that in January 2021, a planning application was approved at Parc Newydd Farm, Moor Lane, Porthcawl for an increase to the number of touring pitches within the existing approved mobile caravan/campervan site from 30 to 35 plus an extension to the existing approved site area to provide for an additional 10 pitches (45 pitches for the total site). This was approved and has now been implemented on site. These additional touring pitches have not been taken into account within the table above but have added an additional 15 touring pitches to the overall number offered within Porthcawl.

There were also some temporary touring sites operating this summer under the 56 days permitted development rights rule which also contributes to the overall provision of touring pitches available within Porthcawl.

In view of the above, it is considered that the loss of 25 touring pitches as a result of the proposed development will not have a significant adverse impact on the provision of this type of accommodation within Porthcawl, especially taking into consideration the existing provision for touring pitches already being provided within the area and therefore accords with Policy SP11 and REG13 of the BLDP (2013).

#### Visual impact on the character and appearance of this open countryside location

With regard to the visual impact of the replacement of touring caravans with static caravans on the site, it is considered that this will be minimal due to the similar design and nature of the use. It is also considered that this would result in a betterment in visual terms, as the proposed static caravans would have purpose built wooden decking located around the caravans thus removing the need for material awnings and other paraphernalia such as windbreaks. Also, the static caravans are proposed to be located at the entrance to the site which will provide a much more aesthetically pleasing approach to the caravan park. As stated above, due to the form and materials of this proposal, they are considered appropriate, provided that the caravans are suitably coloured. However, being mindful of the existing use of the site, it is considered that the proposed static caravans would not be any more visually intrusive than touring caravans within this countryside location.

Accordingly, the proposed development is not considered to have a significantly adverse visual impact on the character and appearance of this open countryside location and therefore, accords with Policy SP2 (2) and SP2 (3) of the Bridgend LDP (2013).

#### The impact on the amenities of neighbouring residents

Due to the location of the proposed 25 static caravans at the entrance and along the southern boundary of the site, it is considered that there will no significant adverse impact on the existing amenities currently enjoyed by the neighbouring properties that abut the boundary of the site.

As stated above, the locations of the static caravans are not proposed to be along the rear boundary with Tythegston Close with the existing touring caravan pitches being retained along the western boundary of the site. In addition, enhanced landscaping is proposed along all four boundaries of the site.

Accordingly, it is considered that the proposed development will not have a significant adverse impact on the residential amenities of the neighbouring properties and therefore, accords with Policy SP2 (12) of the Bridgend LDP (2013).

#### Highway Safety

The Highways Officer has assessed the submitted details and it is noted that during the course of the planning application process the applicant has changed the description of the application and has also reduced the number of static caravans proposed on the site.



It is also noted that the applicant has submitted a revised transport assessment detailing the level of traffic generated by the 68 touring caravans and 25 static caravans on the advice of the Highway Authority.

In addition to the above, the applicant's transport consultant was made aware that Moor Lane is currently classed as a quiet lane by the Highway Authority and, therefore, vehicular traffic should not exceed 1000 vehicles per day. Furthermore, the applicants transport consultant was advised to refer to the Transport Assessment completed for the holiday chalets further north along Moor Lane and add the traffic generated by the consented scheme, into the traffic generated by this proposal.

The revised Transport Assessment assessed the traffic generating potential of the existing use of the site using the TRICS trip rate database, which is an accepted methodology in this instance. The sample of surveyed sites considered as part of the Brodowel trip rate assessment was further refined by limiting the sample sites to those sites in free-standing locations, limited facilities and sites of no more than 200 units.

The TRICS data suggests that the existing use of the site of 115 touring caravan pitches has the potential to generate some 336 vehicle movements on weekdays and 409 on weekend days. The proposed development of 25 static caravans and the retention of 68 touring pitches (making a total of 93 static and touring caravans on site), equates to a reduction of 22 compared to the current 115 caravan pitches. As a result, the proposed reduction to 93 units in total will generate 271 vehicle movements each weekday and 331 each weekend day. Therefore, the proposed development will result in a reduction of 64 daily trips on weekdays and 78 on weekend days. This reduction in vehicular traffic is considered a betterment for the local highway network and its users and has the potential to improve conditions along Moor Lane. In addition, there will be a reduction in the movements of touring caravans and towing vehicles along Moor Lane, which previously raised concerns with the highway authority, especially the impact on the narrow and low Cuckoo Bridge on Moor Lane.

In summary of the above, it is considered that the proposed development will not have a detrimental impact on the local highway network.

Notwithstanding the above, it is noted that the Transport Assessment has indicated that the site is in close proximity to a number of services and facilities in Nottage Village and beyond. However, the Transport Assessment has not indicated how the proposal will encourage sustainable and active travel modes to reach these short journey destinations. As a result, it is considered necessary to request a condition for the submission of a travel plan for new visitors to the site as well as a number of additional conditions to improve highway safety and the sustainability credentials of the site.

Accordingly, it is considered that the proposed development is acceptable subject to conditions and accords with Policy SP2 (6) of the LDP 2013 and Council's Supplementary Planning Guidance SPG17: Parking Standards.

#### Drainage

The proposed development site is not located within a flood risk zone, is not located within 20m of a watercourse and does not propose to increase flood risk elsewhere.

Foul water will be disposed of via a package treatment plant and an outline foul drainage layout has been provided. The applicant shall provide details of the proposed package treatment plant and shall liaise with NRW to obtain a registration document from NRW for the package treatment plant.

Surface water will be disposed of via a Sustainable Drainage System (SuDS). The applicant has provided three potential surface water drainage layouts:

- Option 1 – Surface water disposed to two large infiltration basins via aco channel kerb drains;
- Option 2 – Surface water disposed to one pond and one infiltration basin via a infiltration swales;
- Option 3 – Surface water disposed to one large infiltration basins via a piped surface water drainage network.

A review of the mapping database identifies a public surface water sewer located within the adjacent highway and neighbouring field. Infiltration systems must be designed in accordance with BRE-Digest 365 and must not be situated within 5m of buildings or boundaries. A minimum of three infiltration tests shall be undertaken for each trial hole. The applicant shall undertake infiltration testing to confirm the preferred method of surface water disposal.

As the development is over 100 sq. m. a sustainable drainage system application will be required. As the site is considered as one landowner, maintenance of the sustainable drainage features will remain with the single landowner rather than the SuDS Approval Body (the Council).

The Council's Drainage Officer has raised no objection to the proposed development subject to the imposition of two conditions to any granted consent regarding the submission of a comprehensive and integrated drainage scheme and infiltration tests to be submitted and agreed by the LPA prior to any works commencing on the site, which accords with Policy SP2 (13) of the LDP. It is also advised that SAB approval would be required for the proposed development.

### Landscaping

A detailed landscaping scheme has been submitted which proposes a number of ecological and landscaping enhancements on the site, which include planting new native trees and shrubs, creating a wildlife garden, enhanced areas for invertebrates, lizards and mammals, protection of breeding birds and great crested newts, protection of boundary hedgerow and the retention of internal hedges as well as the enhancement of existing boundaries to retain as much biodiversity features at the site as possible and to enhance the character and appearance of the area.

However, it is considered necessary to attach a condition requesting further details of the proposed hard and soft landscaping scheme, proposals for surface treatment, indications of all existing trees and hedgerows on the site, and details of any to be retained, together with measures for their protection in the course of development. In view of this, the landscaping proposals are considered acceptable and accord with Policies SP2 (10) and ENV6 of the LDP and the Council's Supplementary planning Guidance SPG19: Biodiversity and Development.

### Other Matters

#### 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

The Council’s Ecologist has reviewed the Ecological and Protected Species Survey (Sept 2020) prepared by Consultant Ecologist Neil Taylor. No objection is raised subject to Section 7 *Recommendations* of the Ecological and Protected Species Survey being included in the conditions of approval.

It is also recommended that consideration be given to the provision of nest boxes within the development for bat and bird species. Suitable bird species include house sparrow, swift and house martin as they are identified as species which are declining in numbers due to a reduction in suitable nesting sites. The incorporation of bat bricks, bat tiles and bat boxes into the development, would provide summer roosting opportunities for bats and would contribute to the environmental sustainability of the development.

Incorporating biodiversity enhancements will help contribute to the environmental sustainability of the development. Such enhancements will demonstrate local authority compliance with Section 6 of the Environment (Wales) Act 2016 that places a duty on public authorities to ‘seek to maintain and enhance biodiversity’ so far as it is consistent with the proper exercise of those functions. In so doing, public authorities must also seek to ‘promote the resilience of ecosystems’.

Given the nature of the development and the existing use as a caravan and camping park, it is considered that, overall, there will be no significant adverse residual impacts on biodiversity subject to conditions. 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.

## **CONCLUSION**

Having regard to the above and in particular the original representations and the changes to the development during the course of the application process, it is considered that, on

balance, the development complies with Council policy and guidelines and the loss of the touring provision pitch provision will not materially dilute the attractiveness of Porthcawl as a destination. Furthermore the development would not adversely affect the character and appearance of this open countryside location, prejudice highway safety, privacy or visual amenities nor so significantly harm neighbours' amenities 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:

Amended Site Location Plan received 25 May 2021;

Proposed Static Caravan Plans, Elevations and Sections Drawing No.4 received on 26 November 2020;

Ecological and Protection Species Survey (dated September 2020) prepared by Neil Taylor received on 26 November 2020;

Drainage Report prepared by Excal (dated August 2020) and received on 26 November 2020;

Amended Landscape and Conservation Plan received 25 May 2021;

Amended Proposed Block Plan Drawing No. 03 REV D received 25 May 2021;

Amended Transport Statement prepared by Acstro received on 2 September 2021.

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

2. The static caravans shall be occupied for holiday accommodation only and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) including as a person's or persons' place of residence nor shall any unit be occupied by the same person or persons for a period exceeding 28 days within any 12 month period..

Reason: To ensure that the Local Planning Authority retains effective control over the use of the static caravans and to prevent the holiday accommodation being used as permanent residential accommodation, which would be detrimental to the amenities of the area and contrary to Policies ENV1 and REG12 of the Bridgend Local Development Plan.

3. The static caravans hereby approved shall only be occupied from 1 March to 1 November in any calendar year.

Reason: To ensure that the Local Planning Authority retains effective control over the use of the static caravans and to accord with the requirements of the existing site licence and Policy SP2 of the Bridgend Local Development Plan 2013.

4. An up to date register shall be kept at the holiday accommodation hereby permitted from first beneficial occupation of the holiday accommodation and the register shall be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their dates of arrival at, and departure from, the accommodation.

Reason: To ensure the Local Planning Authority retains effective control over the use of the static caravans and to prevent the holiday accommodation being used as permanent residential accommodation.

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

Reason: To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area and to accord with Policy SP2 of the Bridgend Local Development Plan 2013.

6. Notwithstanding the requirements of Condition 1, no development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a landscaping scheme which shall include all hard and soft landscaping, proposals for surface treatment, indications of all existing trees and hedgerows on land, and details of any to be retained, together with measures for their protection in the course of development. The agreed landscaping works shall be carried out prior to the beneficial occupation of any part of the approved development and shall thereafter be retained and maintained in perpetuity.

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

7. Within one month of the date of this decision, a short journey travel plan shall be submitted in writing to the Local Planning Authority. The agreed travel plan shall be implemented within 6 months of the date of the first beneficial use of any static caravan permitted by this consent. The travel plan shall contain measures and initiatives relating to the encouragement and promotion of the use of sustainable and active transport modes for short journeys to and from the site for new and existing visitors. The agreed travel plan shall be given to any owners or occupiers of the caravans permitted by this consent.

Reason: In the interests of promoting sustainable and active travel modes of transport to and from the site and to accord with Policy SP2 and SP3 of the Bridgend Local Development Plan 2013.

8. The entrance gates to the site shall be set back not less than 8 metres from the nearside edge of carriageway to allow towing vehicles to clear the live carriageway in accordance with a scheme to be submitted to and approved by the Local Planning Authority before the beneficial use of the development. The scheme shall be implemented in accordance with the agreed details and shall thereafter be retained in perpetuity.

Reason: In the interests of highway safety and to accord with Policy SP2 of the Bridgend Local Development Plan 2013.

9. No development shall commence until a scheme for the provision of a towing vehicle turning area has been submitted to and agreed in writing by the Local Planning Authority. The turning area shall be completed in permanent materials in accordance with the approved layout prior to the development being brought into beneficial use and shall be retained for vehicle turning purposes in perpetuity.

Reason: In the interests of highway safety and to accord with Policy SP2 of the Bridgend Local Development Plan 2013.

10. No development shall commence until a scheme for the provision of 10 cycle parking stands has been submitted to and approved in writing by the Local Planning Authority.

The stands shall be implemented before the approved development is brought into beneficial use and retained as such in perpetuity.

Reason: In the interests of promoting sustainable means of travel to / from the site and to accord with Policy SP2 of the Bridgend Local Development Plan 2013.

11. No structure, erection or planting exceeding 0.9 metres in height above adjacent carriageway level shall be placed within the required vision splay areas, of the site frontage, at any time.

Reason: In the interests of highway safety and to accord with Policy SP2 of the Bridgend Local Development Plan 2013.

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

Reason: to ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased and to accord with Policy SP2 of the Bridgend Local Development Plan 2013.

13. No development shall commence on site until a suitable infiltration test, sufficient to support the design parameters and suitability of any proposed infiltration system, has been submitted to and approved in writing by the Local Planning Authority; the approved scheme must be implemented prior to beneficial use.

Reason: to ensure that effective satisfactory management and disposal of surface water is provided for the proposed development accord with Policy SP2 of the Bridgend Local Development Plan 2013.

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

- a. This application is recommended for approval because the development complies with Council policy and guidelines and would not adversely affect the character and appearance of this open countryside location, prejudice highway safety, privacy or visual amenities nor so significantly harm neighbours' amenities. The concerns raised by the Local Ward Member and neighbours are acknowledged, however, in this case and on balance they are not considered to outweigh the other material issues connected to the development as to warrant refusal on those grounds.

- b. The applicant is advised that the design construction and layout of the site will be subject to the site licence issued by BCBC under the Caravan Sites & Control of Development Act 1960. Should the proposed development go ahead, the site owner will be required to submit an application to Shared Regulatory Services for the amendment of the existing site licence and they should ensure that the development will comply with the standard Licence Conditions

- c. No surface water is allowed to discharge to the public highway.

- d. No land drainage run-off will be permitted to discharge, either directly or indirectly, into the public sewerage system.

- f. In order to satisfy conditions 11 and 12 the following supplementary information will

be required:-

- Confirm preferred method of surface water disposal method;
- Provide foul and surface water drainage layouts of preferred drainage options;
- Provide details of existing or proposed package treatment plant
- Provide an agreement in principle from NRW for registration document of package treatment plant;
- Provide an agreement in principle from DCWW for foul and surface water (if required) disposal to the public sewer;
- Provide a surface water drainage layout including the location of infiltration system;
- Provide infiltration tests to confirm acceptability of any proposed infiltration system in accordance with BRE 365;
- Provide a plan showing locations of trial holes and at least 3 separate tests at each trial hole location;
- Provide information about the design calculations, storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent the pollution of the receiving groundwater and/or surface water system;
- Provide a timetable for its implementation; and
- Provide a management and maintenance plan, for the lifetime of the development and any other arrangements to secure the operation of the scheme throughout its lifetime.

g. The applicant is recommend to give consideration to the provision of nest boxes within the development for bat and bird species. Suitable bird species include house sparrow, swift and house martin - species which are declining in number due to a reduction in suitable nest sites. Further information can be found on page 55 section 16.0 in the following SPG: Biodiversity and Development Supplementary Planning Guidance (SPG): A Green Infrastructure Approach.

h. The incorporation of bat bricks, bat tiles and bat boxes into the development, would provide summer roosting opportunities for bats and would contribute to the environmental sustainability of the development. Further information can be found on page 46 section 7.0 of the above SPG.

i. Incorporating biodiversity enhancements will help contribute to the environmental sustainability of the development. Such enhancements will demonstrate local authority compliance with Section 6 of the Environment (Wales) Act 2016 that places a duty on public authorities to 'seek to maintain and enhance biodiversity' so far as it is consistent with the proper exercise of those functions. In so doing, public authorities must also seek to 'promote the resilience of ecosystems'.

**JANINE NIGHTINGALE  
CORPORATE DIRECTOR COMMUNITIES**

**Background papers**

None

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## BRIDGEND COUNTY BOROUGH COUNCIL

### REPORT TO DEVELOPMENT CONTROL COMMITTEE

28<sup>th</sup> OCTOBER 2021

#### REPORT OF THE CORPORATE DIRECTOR COMMUNITIES

#### AMENDMENTS TO DEVELOPMENT CONTROL COMMITTEE PROTOCOLS

##### 1. Purpose of report

- 1.1 The purpose of this report is to advise Members of the proposed changes to the procedures relating to the Development Control Committee as discussed in the workshop session on 29 September 2021.

##### 2. Connection to corporate well-being objectives / other corporate priorities

- 2.1 This report refers to the implementation of the statutory town and country planning system, which assists in the achievement of the following corporate well-being objectives under the **Well-being of Future Generations (Wales) Act 2015**:-

1. **Supporting a successful sustainable economy** – taking steps to make the county borough a great place to do business, for people to live, work, study and visit, and to ensure that our schools are focussed on raising the skills, qualifications and ambitions for all people in the county borough.
2. **Helping people and communities to be more healthy and resilient** - taking steps to reduce or prevent people from becoming vulnerable or dependent on the Council and its services. Supporting individuals and communities to build resilience, and enable them to develop solutions to have active, healthy and independent lives.

##### 3. Background

- 3.1 The current Planning Code of Practice was adopted by the Development Control Committee in April 2017 and a copy of this document is attached at Appendix 1. The current Site Inspection Protocol is attached at Appendix 2; the current Public Speaking arrangements are attached at Appendix 3 and the current Scheme of Delegation is attached at Appendix 4.
- 3.2 Section 9 (from page 16) of the Code of Practice refers to the criteria for undertaking a DC Committee site visit and the procedures to be followed during the visit and Section 10 (from page 18) refers to the procedures at the Development Control Committee meeting. It states at 10.5 that “Public Speaking will take place in accordance with the agreed Public Speaking arrangements.”

##### 4. Current situation/proposal

###### 4.1 Scheme of Delegation

As it stands, an application is referred to DC Committee if more than two neighbours have submitted a material planning objection in writing/electronically within the

stipulated consultation period, which has not been resolved by negotiation or through the imposition of conditions, and which is recommended for approval.

- 4.2 It is proposed to retain the number of objectors required before reporting a householder/minor application to committee at more than 2 i.e. 3 or more objectors. However, it is proposed to increase the required number of objectors on any other form of application to more than 4 i.e. 5 or more. Multiple objections from members of the same household was discussed at the workshop session and it was agreed that a degree of flexibility should be adopted with regard to different objections/representations from separate members of the same household and separate tenants, occupiers of a house in multiple occupation or flats within a property. Therefore, it is proposed that repeated objections from different members of the same family should be treated as one neighbour objection. With regard to petitions, they will be considered on the strength/value/merits of the objections raised and the weight of objection to a particular scheme, especially in the social media age.
- 4.3 **Speaking at DC Committee**  
Where more than one objector registers to speak, they are encouraged to appoint a spokesperson as, currently, only one objector can speak per application. As it stands, the system works on a first come first served basis with only one objector being allowed to speak. Speakers can only speak for up to 3 minutes and the applicant/agent cannot speak at all if there are no objectors present speaking against the scheme.
- 4.4 It is proposed to increase the speaking time available to objectors/Members/Town or Community Councillors/applicants/agents to 5 minutes. It is also proposed to allow two objectors to speak for 2 ½ minutes each in case they had different points to raise. In the interests of fairness, the applicant/agent would still have the same time overall (5 minutes) to respond to the objectors comments.
- 4.5 In addition, it was agreed that it should be possible, through the Chair, to ask technical/fact finding questions of the agent/applicant (as happened in the case of a proposed children's residential home in Coytrahen). The agent/applicant would then be able to clarify points raised by Committee and this process will not be an opportunity to make further representations to committee. In the same way, Members would also be able to question objectors, with the agreement of the Chair, on any points arising from their address to committee in order to clarify any points of a technical/fact finding nature.
- 4.6 Members did not feel it was necessary to allow the applicant/agent to speak if there are no objectors to a particular scheme. It was also agreed that, where an application is deferred after public speaking had taken place, public speakers will not be heard on the second occasion unless the deferral resulted in a new consultation process or a requirement for an amended scheme. The decision to allow further speakers at the subsequent meeting will be at the discretion of the Chair of DC Committee in consultation with the Group Manager and the Development and Building Control Manager.
- 4.7 **Late Representations**  
Currently, any late representations received by 4pm on the day before a DC Committee meeting are summarised and reported separately on an Amendment

Sheet and circulated to Members prior to the start of the meeting. The Code of Practice states that Members should not attempt to introduce documentation at the Committee meeting where the Planning Officer has not had an opportunity to consider the contents. This is essential to ensure Members receive properly considered and correct advice.

- 4.8 Members agreed that any late representations should not be accepted beyond the close of play on the Tuesday before the committee meeting. However, it is acknowledged that later representations may include valid material planning points that should be considered and included within the amendment sheet. Conversely, and in order to avoid unnecessary delays through deferrals, it was agreed that Members should not give any significant weight to late submissions put directly to them instead of the LPA (ostensibly in an attempt to influence opinion) where they contain nothing new or merely assert a point without any clear evidence. Any representations sent directly to members of the DC Committee the evening or morning before the scheduled meeting should be passed on to Officers to add to the file.
- 4.9 **Site Visits**  
The Code of Practice states that Development Control Committee site visits can be costly and cause delays. As such, it is important that they be only held where necessary (normally on the day prior to Committee) and where there is a material planning objection.
- 4.10 They are not meetings where decisions are made and neither are they public meetings but 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 also 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 for example.
- 4.11 Site visits must never be called simply to expose other Members to the strength of public opinion. The public speaking policy exists for the public to be heard at Planning Committee. The volume of objectors or supporters to a planning application is not relevant if the basis of their opinion is based upon non-material planning considerations.
- 4.12 A request for a site visit made by the local Ward Member in response to being consulted on the proposed development must be submitted in writing or electronically within 21 days of notification of the application and shall clearly indicate the material planning reasons for the visit. Whilst any such request will be taken into consideration in terms of necessity, safety and expediency, it may not be possible to arrange a site visit as a matter of course and Members should be aware that we have not yet returned to a business as usual approach. The Chair will be the arbiter in these circumstances.
- 4.13 It should be pointed out that officers will continue to visit sites where safe to do so and endeavor to provide as much information as possible including photographs, maps, aerial imagery and other relevant material such as 'street viewing' or drone technology to assist members to make decisions on planning applications.

- 4.14 It was agreed that Site Visits are an important part of the decision making process, that they should occur on the same day and at the same time (i.e. from 9.30am on the Wednesday before committee) and that there is no longer any need for Panel Site Visits.
- 4.15 However, it will be extremely difficult to undertake full site visits safely under the current restrictions and Health & Safety officers are better placed to advise on the resumption of physical full committee site visits and any individual risk assessments. Anyone participating in a full site visit must do an individual risk assessment and, if they score highly, the mitigation will be that they remain at home. Given the rising case numbers (at the time of this report) the current advice would be to maintain the status quo during the Autumn/Winter period.
- 4.16 On 17 Sept 2020, Members agreed to temporarily suspend full site visits in lieu of Virtual Site Visits (or Expanded Panels where site visits are deemed by the Chair to be essential). Members agreed to extend the amended protocol until we are allowed to resume with physical site visits. This temporary period extended until the resumption of business as usual activities or 12 months. Since September 2020, the country returned to a full lockdown situation and whilst restrictions have eased since mid 2021, there is no planned return to face to face meetings for the remainder of 2021.

## **5. Effect upon policy framework and procedure rules**

- 5.1 The statutory Town & Country Planning system requires Local Planning Authorities must determine planning applications in accordance with the relevant regulations and policy.

## **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 statutory Town & Country Planning System and associated planning policy is aligned in accordance with the seven Wellbeing goals and the five ways of working as identified in the Act.

## **8. Financial implications**

- 8.1 The cost of the conducting site visits is largely absorbed into the overall budget of the Planning Service.

## **9. Recommendation(s)**

- 9.1 That Members agree the proposed changes to the Code of Practice, Scheme of Delegation, the Site Inspection Protocol and Public Speaking Arrangements at Committee.
- 9.2 That the necessary changes to the scheme of delegation are made.

9.3 That the protocol and changes be reviewed periodically and the temporary change for site visits stays in place for a period not exceeding 12 months from the date of decision or when Covid 19 restrictions are fully lifted, whichever is the soonest.

**Jonathan Parsons**  
**Group Manager Planning & Development Services**  
28<sup>th</sup> October 2021

**Contact officer:** Rhodri Davies  
Development & Building Control Manager

**Telephone:** (01656) 643152

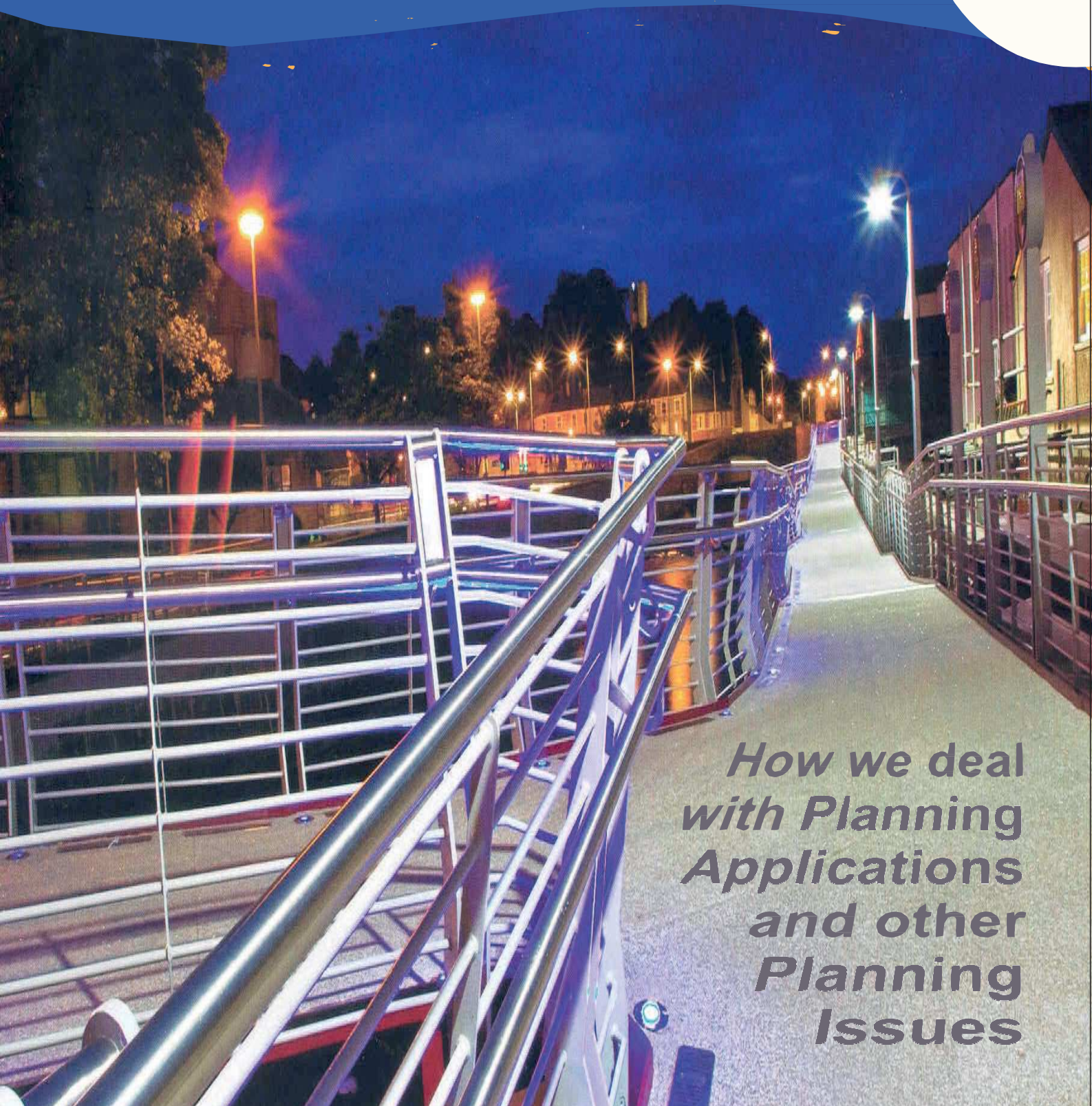
**Email:** [rhodri.davies@bridgend.gov.uk](mailto:rhodri.davies@bridgend.gov.uk)

**Postal address:** Planning & Development Services  
Communities Directorate  
Civic Offices, Angel Street  
Bridgend  
CF31 4WB

**Background documents:**  
Appendix 1 - Planning Code of Practice (April 2017)  
Appendix 2 - Site Inspection Protocol  
Appendix 3 - Public Speaking Arrangements  
Appendix 4 - Scheme of Delegation



# Planning Code of Practice



*How we deal  
with Planning  
Applications  
and other  
Planning  
Issues*

**Bridgend County Borough Council**

Updated April 2017

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## 1. INTRODUCTION

The Planning system involves taking decisions about the use and development of land in the wider public interest having regard to the Development Plan, national Planning Guidance and other material considerations. Planning can be highly contentious because its decisions affect the daily lives of individuals, landowners and developers.

In considering planning applications and reaching planning decisions the requirements of the individual, whether the applicant or a neighbour, have to be balanced against the broader public interest.

It is important that the process is open and transparent. The main aim of this Code of Practice is to ensure that planning decisions have been made in an unbiased, impartial basis and that all parties understand the process.

Members are advised to read all the guidance material provided by the Council (BCBC Website) including the Local Authorities (Model Code of Conduct) (Wales) Order 2008 (the Code of Conduct) [here](#), the Planning Committee Protocol produced by the Welsh Local Government Association and the WG Development Management Manual [here](#).

In addition, the Planning Advisory Service (PAS) published '*Probity in Planning*' ([here](#)), which clarifies how members can get involved in planning discussions on applications, on behalf of their communities in a fair, impartial and transparent way. Members must act in accordance with the provisions of the Code of Conduct at every stage of the planning process.

This Code of Practice provides guidance to elected Members, Officers, the general public, applicants and developers on the planning process.

The document will be updated on an annual basis or as and when new and relevant national regulations or guidelines emerge.



## **2. ROLE OF MEMBERS AND OFFICERS**

### **2.1 General**

#### **2.1.1 Differing Roles**

Councillors and Officers have different but complementary roles. Both serve the public but Councillors are responsible to the electorate, whilst Officers are responsible to the Council as a whole.

Officers advise Councillors and the Council and carry out the Council's work. They are employed by the Council, not individual Councillors, and Member's instructions may only be given to Officers through a decision of the Council, its Executive or a Council Committee.

#### **2.1.2 Relationship and Trust**

It is important that a good relationship exists between Councillors and Officers and that this is based on mutual trust and understanding of each other's positions. This relationship and trust must never be abused or compromised.

### **2.2 Role of Officers**

The Officer's function is to advise and assist Councillors in the formulation of planning policies in the determination of planning applications. Officers should:-

- Provide impartial and professional advice.
- Make sure that all the information necessary for the decision to be made is given.
- Provide a clear and accurate analysis of the issues.
- Set applications against the broader Development Plan policies and all other material considerations.
- Give a clear recommendation.
- Carry out the decisions made by Councillors in Committee or through the delegated authority of the Corporate Director Communities.
- Update Members on new legislation and guidance.

## **2.3 Role of Councillors**

### **2.3.1 Upholding Policy**

The full Council is responsible for setting the Council's formal planning policy framework through the Development Plan. As a general principle there is an expectation that Councillors will uphold the Council's planning policies.

### **2.3.2 Planning consideration**

It falls to the Development Control Committee to determine planning and related applications within the context of these planning policies. When Councillors come to make a decision they must:-

- Be clear as to whether or not they have an interest which needs to be declared.
- Act fairly and openly.
- Approach each application with an open mind.
- Carefully weigh up all relevant issues.
- Determine each application on its own merits.
- Avoid giving the impression that the Member has made her / his mind up prior to the application being determined.
- Ensure that there are clear and substantial reasons for their decisions, and that those reasons are clearly stated.

### **2.3.3 Ward Member Views**

Where a planning application relates to an elected member's ward, the views of the local Member are important to the Officers and to the Chair and Members of the Development Control Committee.

Local Members can be approached by applicants and by objectors and should consider whether their interests have been prejudiced and should disclose this to the Planning Case Officer and Principal Legal Officer at the Development Control Committee. Whilst Members have a responsibility to their constituents, including those who did not vote for them, their overriding duty is to the whole County.

### **2.3.4 Development Control Committee**

Members should not become too closely identified with special interest groups if they wish to vote in the Development Control Committee.

At a meeting of the DC Committee Members with a personal and prejudicial interest in a particular application must declare that interest in accordance with the provisions of the Code of Conduct and leave the meeting when the item in which they have a personal and prejudicial interest is discussed.

However, under the provisions of the Code of Conduct a member with a personal and prejudicial interest can speak to the extent that a member of the public can speak but will then have to leave the Chamber as soon as they have finished speaking and before the debate and vote. Any member who wishes to exercise a right to speak in these circumstances should contact the Committee Chair and the Legal Officer in advance of the meeting.

Where a DC Committee Member has declared a non-prejudicial interest in an item on the agenda they can then take part in the debate and vote.

Where wards have more than one elected member, only one can sit on the planning committee in order to allow at least one of the ward members to perform the representative role for local community interests.

## **2.4 Member/Officer Contact**

### **2.4.1 *Understanding roles***

The Officer/Member relationship is extremely important for good decision making and the delivery of an effective planning service.

The mutual understanding of their respective roles and respect for each other's position is vital for good relations.

### **2.4.2 *Contact & Appointments***

In making enquiries regarding individual applications Members should make contact with the Case Officer or Development and Building Control Manager or the Team Leader and make an appointment if necessary.

Members should not seek advice or information from other Officers. This is in the interests of efficiency and to avoid duplication of effort and confusion.

### **2.4.3 *Assistance from Officers***

Officers will provide every reasonable help to Members in the carrying out of their duties. Meetings between Officers and Members may sometimes be helpful, but are only likely to be of value if prior arrangements have been made. This allows the Officer to have all relevant documents available at the meeting. Prior arrangements may be made by emailing the relevant Officer or the general Planning email address ([planning@bridgend.gov.uk](mailto:planning@bridgend.gov.uk)). The Members' room can be utilised and other suitable rooms, preferably with access to a computer, can be made available by mutual agreement if privacy is required.

### **2.4.4 *Non-interference***

It is acknowledged that Members and Officers may well have differing views on a proposal but Members should not influence, interfere with or put pressure on Officers to make a particular recommendation.

### **3. TRAINING**

#### **3.1 Undertaking training**

Members of the Development Control Committee must receive training before being able to speak or vote at a Development Control Committee meeting. The training will also be offered to all Members.

#### **3.2 Core/Fundamental training**

Core Training will consist of sessions covering new legislation, planning procedures, the Development Plans, Supplementary Planning Guidance, Design Guides, material planning considerations, probity and the application of this Code of Practice.

#### **3.3 Other training**

There will be other training arranged by Officers in consultation with Members and other departments of the Council in the form of additional sessions, seminars and workshops on topical and specific issues to keep Members up to date on new procedures, advice and guidance.

#### **3.4 Attendance & Monitoring**

Members of the Development Control Committee must attend the core training sessions and should attend a minimum of 75% of the training arranged.

## **4. REGISTRATION AND DECLARATION OF INTERESTS**

### **4.1 Code of Conduct**

Councillors should follow scrupulously the Council's Constitution and the **Code of Conduct** ([here](#)) in relation to registration and declaration of interests and, if an interest is declared, in deciding whether the Councillor should participate in the consideration of an application. Not only should impropriety be avoided but also any appearance or grounds for suspicion of improper conduct.

If a Member considers he/she may have a personal interest they should consult the Monitoring Officer or a Senior Officer of the Legal & Regulatory Services Officer's Department for advice on their position.

### **4.2 Relationship with Third Parties**

If a Member of the Development Control Committee has had such a significant personal involvement with an applicant, agent, landowner or other interested party whether or not in connection with the particular matter under consideration by the Committee, which could possibly lead to the reasonable suspicion by a member of the public that there may be any possibility that the involvement could affect the Councillor's judgement in any way, then the Councillor should consider carefully whether the involvement amounts to a personal and prejudicial interest, which would debar him/her from participation in the decision-making process.

### **4.3 Personal and Prejudicial Interests**

#### **4.3.1 Disclosure**

The principles about the disclosure of interests should be applied, not only to formal meetings, but also to any of a Councillor's dealings with Council Officers, or with other Councillors. Where a Councillor has a personal and prejudicial interest, as defined by the Code, it must always be declared. It does not necessarily follow that the Councillor is debarred from participation in the discussion.

The responsibility for declaring an interest lies with the Councillor, but the Monitoring Officer is there to advise. If there is any doubt in a Councillor's mind, he/she should seek early advice from the Monitoring Officer or other Senior Officers of the Legal & Regulatory Services on their position. Councillors should err on the side of declaring an interest when they are not sure.

#### **4.3.2 Interests**

Members who have substantial property, professional or other interests relating to the planning function which would prevent them from voting on a regular basis, should avoid serving on the Development Control Committee.

#### **4.3.3 Action when interest declared**

Where a Member has decided he/she has a personal or prejudicial interest making it inappropriate for that Member to be involved in the processing and determination of a planning application in his/her ward, such a Member may arrange for another Member to act as local Member instead.

In such a situation the local Member should inform the Monitoring Officer and the Case Officer of the arrangement made and should take no further part in the processing and determination of the planning application other than referring any representations or communications received to the Member who is acting as local Member.

However, the use of substitute members is not allowed at DC Committee meetings.

#### **4.4 Declaration of Interest**

When declaring an interest at Committee, this should be done at the beginning of the meeting. Councillors should be clear and specific in identifying the item on the agenda in which they have an interest, and the nature of that interest.

#### **4.5 Register**

A register of Members' interests is maintained by the Council's Monitoring Officer. It is available for public inspection. Each Councillor has a responsibility to provide the Monitoring Officer with up to date written details of relevant interests.

#### **4.6 Dual Community/Town Council Membership**

##### **4.6.1 Interest**

Membership of a Town/Community Council which has expressed a view on a planning matter does not in itself mean that the Councillor cannot take part in the determination of the matter when it comes before the Development Control Committee provided that the Councillor has kept an open mind and not committed himself/herself to a final view on the matter until all the arguments for and against have been aired at Committee.

If the Councillor has been a party to the decision making process of a planning application at a Town/Community Council meeting then they should declare an interest at the Development Control Committee and not take part in the decision making process.

Members should always declare a personal interest where they are a member of a Town/Community Council even if they did not take part in the decision making process at that Council.

##### **4.6.2 Town & Community Applications**

Where an application submitted by a Community or Town Council is being considered then a Member of that Council may not vote on the proposal to determine the application.

## **5. LOBBYING**

### **5.1 Lobbying**

Lobbying or otherwise seeking to influence a decision is an accepted part of the planning process. The Nolan Committee's Third Report states *"it is essential for the proper operation of the planning system that local concerns are adequately ventilated. The most effective way that this can be done is via the local elected representatives, the Councillors themselves"*. However unless care and common sense is exercised by all parties, the impartiality and integrity of a Councillor that has been lobbied can be called into question.

The Councillor should take care not to make any comments in such discussions that might lead anyone to think that they had taken a firm view on the application.

There is no clear definition of lobbying and Members will need to take a personal view of what it amounts to. For the purposes of this document lobbying is defined as any involvement or approach by an interested party where that party is advocating a certain outcome. This can include instances where a Member is copied into correspondence by an interested party or another Member.

If a Development Control Committee Member is approached, the most prudent course of action is to not offer any indication of their views but simply listen to the case that is presented to them and advise on procedural matters only.

Sometimes planning applications generate strong feelings in the community resulting in public meetings. Members should consider whether it is appropriate to attend public meetings as this may be interpreted as adopting a position for/against a proposal. If they do attend they should publicly record that they are in attendance to hear the debate only and will not come to a final decision until they have heard all the evidence.

This advice applies to the Pre-Application Consultation process implemented by the Welsh Government in March 2016 (see Section 8.2 below).

### **5.2 Decision on Merits**

Councillors are under an obligation to determine matters on their merits. That means that they should not take a firm view on a planning matter before receiving and reading any Officer's report or receiving any new information reported to the Committee.

Whilst Members of the Committee may form an initial view or opinion, and indicate their view that an application is contrary to policy, they should not openly declare which way they intend to vote in advance of the Development Control Committee meeting.

To avoid compromising their position before they have received all the relevant information, Councillors are advised that they should:-

- Refer applicants / developers who approach them for planning or procedural advice to the case Officer.
- Avoid making it known in advance whether they support or oppose the proposal.
- Avoid campaigning actively in support of a particular outcome.

- Not put pressure on Officers to make a particular recommendation in their report.
- Direct lobbyists or objectors to the case Officer, who will include reference to their opinions where relevant in their report.
- Make it quite clear that they will not make any final decision on the proposal until they have received full information at the Development Control Committee.

### **5.3 Contact**

Members should declare significant contact with applicants and objectors. Significant contact is where a Member has been contacted (either orally or in writing) and believes his/her interests have been prejudiced. Members should always remember that the test as to whether their interests have been prejudiced is not just what they consider to be the case but what a reasonable bystander who is aware of all the facts of the contact would consider to be the case.

### **5.4 Ward Councillors**

Members must advise the Ward Councillor as a courtesy in cases where they are seeking to be involved in a development proposal or enforcement issue outside of their own Ward. It is accepted that where a planning application has a significant effect on another ward the Member(s) for that ward is entitled to become involved in the development proposal.

### **5.5 Monitoring Officer**

Councillors should in general, avoid organising support for or against a planning application. Where a Councillor does organise support for or against a planning application then that Councillor should not vote at Development Control Committee on such a planning application. Where a Member is in doubt about such issues the Member should seek advice from the Monitoring Officer or other Senior Officer of the Legal and Regulatory Service Officers Department.

### **5.6 Predetermination**

If a Councillor expresses support for, or opposition to, a proposal before the matter is formally considered at the relevant meeting, whether or not there has been lobbying, he / she could have some difficulty in being able to claim to retain an open mind on the issue and to be prepared to determine the application on its merits. If a Councillor does express an opinion, then they should make it clear that it is a preliminary opinion and that he / she will only be in a position to take a final decision when all the evidence and arguments have been considered.

### **5.7 Members function**

Provided that Councillors comply with 5.1, 5.2, 5.3, 5.4, 5.5 and 5.6 above they are able to:-

- Listen and receive viewpoints from residents, constituents or other interested parties.
- Make comments to residents, constituents, interested parties, other Councillors or Officers.
- Seek information through the appropriate channels.



- Bring to the Committee's attention views / opinions of residents, constituents or other interested parties.
- Participate in the decision making process.

### **5.8 Disclosure**

If however a Councillor has not complied with paragraphs 5.1, 5.2, 5.3, 5.4, 5.5 and 5.6 above, and has made it clear that he or she has predetermined the matter, they should not speak or vote on the matter.

## **6. APPLICATIONS SUBMITTED BY MEMBERS AND OFFICERS**

### **6.1 Not to be delegated**

Planning applications submitted by or on behalf of Members or any member of the Council's Development or Highway Services staff involved in the processing/commenting upon applications, any Chief Officer of the Authority or any officer reporting directly to a Chief Officer (or the spouse or partner of any of these) shall be decided by the Development Control Committee and not by the Corporate Director Communities under delegated powers if a material planning objection to their application is received.

### **6.2 Declaration of Interest**

A Member affected by clause 6.1 shall declare a personal and prejudicial interest at any meeting of the Development Control Committee to determine the application, take no part in the decision and leave the meeting place. The Member may be able to take part in proceedings as a speaker only under the relevant provisions of the Code of Conduct (see Paragraph 2.3.4 above).

### **6.3 Officer affected**

The affected Officer shall take no part in the processing of the application and its determination and shall leave any meeting of the Development Control Committee before the relevant item is discussed.

## **7. APPLICATIONS SUBMITTED BY THE COUNCIL**

### **7.1 Equal footing Council Applications**

It is important that the Council is seen to be treating applications for its own development (or a development involving the Council and another party) on an equal footing with all other applications as well as actually doing so.

### **7.2 Council applications – Consultation**

All such proposals will be subject to the same administrative processes, including consultation, as private applications with consideration being made in accordance with policy and any other material planning considerations.

### **7.3 Transparency**

In order to ensure transparency and openness in dealing with such applications Council proposals (save for discharge of conditions) will be determined by the Development Control Committee if a material planning objection is received and not by the Corporate Director Communities Officer under delegated powers.

## **8. PRE-APPLICATION**

### **8.1 Pre-Application Advice**

It is good practice for potential applicants to seek advice from the LPA prior to submitting an application. However, unless these discussions take place under specific rules, they can be seen as a form of lobbying (especially by objectors) or in some way predetermining the future planning application.

Pre-application discussions will (unless in exceptional circumstances) be carried out solely by officers. This is to protect the impartiality of Members. Exceptional circumstances are not defined in this document but will be limited to cases where there is an overriding need for Members to be present in the public interest.

All discussions take place on a without prejudice basis. The advice offered is not binding on the Council but every effort is made to ensure that the advice is consistent and sound in planning terms.

Members and Officers must be aware that pre application advice is no longer free of charge. This places an additional responsibility on Officers to provide a quality service. If Members later take a decision that conflicts with any pre application advice given by Officers, they must only do so for material planning reasons that are clearly expressed and recorded in minutes.

Pre application discussions will be conducted in private.

### **8.2 Pre-Application Consultation on Major Developments**

The requirement to undertake pre-application consultation applies to all planning applications for “major” development (full or outline) and applications for Developments of National Significance (DNS).

Developers are also required to undertake pre-application consultation with “community consultees” and “specialist consultees”.

“Community consultees” comprise:

- Each community council (this includes both town and community councils) in whose area the proposed development would be situated; and/or
- Each councillor (local member) representing an electoral ward in which proposed development would be situated.

Developers are required to inform all local councillors that are responsible for the electoral ward in which the proposed development is located.

If the proposed development straddles a number of electoral wards, all local councillors within those wards will be notified by letter.

Ward Members are entitled, and are often expected, to have expressed views on planning issues. If such comments are expressed members of the Development Control Committee should be careful to stress that they will only make up their mind when they have seen the full report on any particular application.

Members can through personal significant involvement in preparing or advocating a proposal be, or be perceived by the public as being, no longer able to act impartially. Members are able to take part in a consultation on a proposal and, if they are a member of the DC Committee, the subsequent determination of the application provided that:-

- They do not in any way commit themselves as to how they may vote when the proposal comes before the DC committee for determination;
- They focus only on site factors and site issues;
- They do not excessively lobby fellow councillors regarding their concerns or views and not attempt to persuade them how to vote in advance of the meeting at which the planning decision is take;
- They are not involved in negotiations regarding the application. These should be conducted by Officers separately from any pre-application discussions members have been involved in.

At pre-application consultation stage Members can ask relevant questions for the purpose of clarifying their understanding of the proposal but must remember that the presentation is not part of the formal process of debate and determination of any application.

## 9. DEVELOPMENT CONTROL COMMITTEE SITE VISITS

### 9.1 Purpose

#### 9.1.1 *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 also 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 for example.

### 9.2 Request for a Site Visit

#### 9.2.1 *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 must never be called simply to expose other Members to the strength of public opinion. The public speaking policy exists for the public to be heard at Planning Committee. The volume of objectors or supporters to a planning application is not relevant if the basis of their opinion is based upon non material planning considerations.

Site visits, whether Site Panel or Full 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 material planning reasons for the visit.**

Site visits cannot be undertaken for inappropriate reasons (see Paragraph 9.2.2).

#### 9.2.2 *Inappropriate Site Visit*

Examples where a site visit would not normally be appropriate include where;

- purely policy matters or issues of principle are at issue
- to consider boundary or neighbour disputes
- issues of competition
- loss of property values
- any other issues which are not material planning considerations (See Appendix 2)
- where Councillors have already visited the site within the last 12 months

### **9.3 Format and Conduct at the Site Visit**

#### **9.3.1 Attendance**

Members of the Development Control Committee, the local Ward Member(s) 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 any person who has registered an intention to speak at Committee but it will be made clear that representations cannot be made during the course of the visit.

#### **9.3.2 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 and the local Ward Member(s) and one objector who has registered a request to speak at Committee 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.

#### **9.3.3 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.

#### **9.3.4 Record keeping**

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

#### **9.3.5 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.

The frequency and reason for site inspections will be monitored and reports will be submitted periodically to Committee, in order that these guidelines can be kept under review.

## **10. PROCEDURE AT DEVELOPMENT CONTROL COMMITTEE**

### **10.1 Delegation**

The majority of planning applications are determined by the Corporate Director Communities Officer under the Council's Delegation scheme. This is necessary to ensure that most decisions are made in a timely manner.

Delegation is a more efficient and speedy means of determining planning applications. In most instances the outcome will be the same. Increased performance management and targets set by Welsh Government mean that delegation will need to increase in future if these targets are to be met.

Whilst Members have a right to request that applications affecting their ward be determined by the Development Control Committee such requests can only relate to applications where a material objection has been lodged and should then be justified by clearly identifying in writing why a Committee decision is required. This is generally done on the return notification form sent out to Ward Members.

The delegated arrangements shall be in accordance with the Council's scheme of Delegation of Functions (See Appendix 1).

### **10.2 Reports**

Officers will produce written reports on all planning applications reported to Committee. In respect of each proposal the report will include, amongst other matters:-

- description of the proposal,
- description of the site,
- responses to consultations and officer observations thereon,
- summary of objections and / or support received,
- relevant site history,
- relevant Development Plan policies,
- relevant planning guidance where appropriate,
- any other material planning consideration,
- an appraisal by the Case Officer which will include the relevant views of other consulted Officers within the Development Department,
- a clear recommendation,
- brief details of any conditions to be imposed, or,
- full details of reasons for refusal.

### **10.3 Late observations**

Late observations received by 4.00p.m. the day before a Committee meeting will be summarised and reported separately and circulated to Members immediately prior to the start of the meeting. Members should not attempt to introduce documentation at the Committee meeting where the Planning Officer has not had an opportunity to consider the contents of the documentation. This is essential to ensure Members receive properly considered and correct advice.

### **10.4 Officer Report at Committee**

The Planning Officer will at the Chairs request briefly introduce each item highlighting the key issues for Members consideration.



### **10.5 Deferment**

Where a Member seeks and obtains a majority for a deferment for a specific purpose then there will be no further debate on that matter until such time as the proposal is re-presented.

Public Speaking will take place in accordance with the agreed Public Speaking arrangements.

## **11. DECISIONS CONTRARY TO OFFICER RECOMMENDATION**

From time to time members of the Development Control Committee will disagree with the professional advice given by the Corporate Director Communities. The Committee's decisions must be in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. If Members are minded to make a decision contrary to the Officer's recommendation the application should be referred to the next meeting of the Committee to enable officers to advise Members further.

Where a Member proposes a recommendation contrary to the Officer's recommendation then the proposer should set out clearly the material planning reasons for doing so. The Chairperson will ensure that the Officer is given the opportunity to explain the implications of the contrary decision, before a vote is taken.

In cases where the Development Control Committee decides for good and valid reasons to depart from the Corporate Director Communities recommendation, the Committee must always define the reasons for rejecting the Officer's recommendation and those reasons must be recorded in the minutes of the meeting.

Where Members of the DC Committee are minded to take a decision against Officers recommendation, so that consideration of that matter is deferred to the next meeting of the Committee, Members will receive a further report from Officers upon the strengths and weaknesses of any proposed or possible planning reasons for such a decision.

In cases where Members overturn an Officer's recommendation for approval, the reasons for will be drafted and reported back to members at the next Development Control meeting. In cases where Members overturn an Officer's Recommendation for refusal, conditions subject to which the planning approval should be granted (and if relevant any section 106 obligations which should be imposed on the grant of consent) will be drafted and reported back to members at the next Development Control meeting.

## **12. APPEALS AGAINST COUNCIL DECISIONS**

### **12.1 Officers Role**

Officers will defend planning appeals on behalf of the Council whether by written representations, through a hearing or public inquiry. In some circumstances where specialist knowledge is required it may be necessary to appoint consultants to present the Council's case. There is no budget for such commissions and decisions of this sort will only be taken by the Group Manager – Development in consultation with the Chief Legal Officer.

### **12.2 Committee Members Role**

In cases where an appeal is lodged as a result of a decision taken contrary to Officer advice, the Group Manager – Development will consider whether Members should present the case for the Council. There will be instances where Officers can act in an advocacy role and defend a decision they do not agree with.

However, in cases where that decision is considered unsound, unreasonable or would otherwise compromise the professional position of Officers, Members will be required to present the case, potentially with the aid of an appointed consultant. Officers will assist in terms of technical, logistical and administrative support.

### **12.3 Members support of an appellant**

Where a member, who has expressed support for the applicant at the time of the decision, decides to make representations supporting the appellant, that member must ensure that those representations are qualified at the beginning of an appeal to confirm that those representations are not the view of the Local Planning Authority but are purely the view of that particular member.

Where a Member wishes to make representations at an appeal that are contrary to the decision of the DC Committee they should first inform the Group Manager - Development of their decision so that the Planning Inspectorate can be informed. Members in these circumstances must understand that the views that they put forward do not represent the views of the Council or the DC Committee.

### **12.4 RTPI Code of Conduct**

Whether or not the Officer is a member of the Royal Town Planning Institute, they will be required to respect the professional code of conduct of that RTPI. It demands that Officers do not make statements purporting to be their own but which are contrary to their *bona fide* professional opinion.

Where the Corporate Director Communities clearly feels that Officers would be unable to defend such decisions on appeal (due to requirements of the Professional Code of Conduct of the Royal Town Planning Institute) then this shall be made known to the Committee. In such cases the Committee may nominate a Member who voted contrary to the recommendation to appear at any appeal and explain the Committee decisions and the reasons for them.

### **13. PLANNING AGREEMENTS AND SECTION 106s**

Section 106 agreements are legal obligations. They require a developer to fulfil certain obligations to enable a development to take place e.g. improve an offsite road junction.

Planning permission must never be bought or sold. S106 agreements are not a mechanism for developers to offer “sweeteners” to a Council to obtain planning permission. Similarly, they are not a means of securing facilities that the Council should be providing in any event regardless of the proposal. The obligations placed on a developer must pass the relevant legal tests set out in the Regulations. They must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development. All s106 negotiations will take place in light of the LDP and the adopted Supplementary Planning Guidance Document.

The Development Control Committee may, when considering the merits of an individual planning application, consider any planning obligation which has been offered by the applicant or agent but should form a view solely on the basis of the contents of the application and should take into account offered planning obligations only to the extent that they are necessary to make a proposal acceptable in land use planning terms.

Where the draft Heads of Terms of a Section 106 Legal Agreement has been the subject of negotiation between Officers and the applicant/agent post a resolution by Members to approve an application subject to the original terms, Officers will refer any proposed changes back to DC Committee for approval.

Councillors should avoid becoming involved in discussions with applicants, prospective applicants, their agents, landowners or other interested parties regarding benefits, which may be offered to the Council, or benefits which the Council itself wishes to obtain.

## **14. REGULAR REVIEW OF DECISIONS**

### **14.1 Reviewing Decisions**

As part of the aim to continually improve the quality of planning decisions, Members will be offered the opportunity to revisit implemented planning decisions on site. Such reviews will be a positive step to improve the quality and consistency of decision-making, not only strengthening public confidence in the planning system but also assist with the review of planning policy.

Such reviews will take place when there is scope to fit the programme in between DC Committee meetings and briefing notes will be prepared for each case. The DC Committee will formally consider the review and decide whether it gives rise to the need to reconsider any policies or practices.

## **15. COMPLAINTS PROCEDURE**

The Council has a formal complaints policy and system in operation, which can be used if someone wishes to make a complaint about the operation of the planning system. This policy does not apply if the matter relates to a Freedom of Information or Data Protection issue.

## Appendix 1

### SCHEME OF DELEGATION

The Council operates a scheme of delegation where they have delegated powers to officers to determine most planning applications and other related planning submissions. The Audit Commission has advised that 90% of all planning applications should be determined under delegated powers. This Authority now determines in excess of 90% of all applications received under delegated power arrangements.

Applications to be accepted and dealt with by the Development Control Committee should be as follows:-

- a) an application which is contrary to the provisions of an adopted development plan, and which is recommended for approval, or an application which accords with the provisions of an approved development plan, but which is nevertheless recommended for refusal.
- b) [i] an application in respect of which a statutory consultee has submitted a material planning objection in writing/electronically within the stipulated consultation period and which has not been resolved by negotiation or through the imposition of conditions and which is recommended for approval.  
  
[ii] an application in respect of which a Town/Community Council has submitted a material planning objection in writing/electronically within the stipulated consultation period and which has not been resolved by negotiation or through the imposition of conditions and which is recommended for approval and where other objections to the proposal have been received. If no other objections are received the Corporate Director Communities in consultation with the Chairman of the Development Control Committee shall determine the materiality of the objection to the assessment of the application and whether the application should be reported to the Development Control Committee.
- c) an application which a local Member formally requests should be the subject of consideration by the Development Control Committee by notifying the Corporate Director Communities in writing/electronically (within 21 days of the circulation of details of the application) of the material planning reasons why the Councillor considers the application should be considered by the Committee unless (i) a delegated decision would be in line with the views of the Member or (ii) no other objection has been received within the consultation/publicity period and the Chairman of the Development Control Committee does not consider it necessary to report the application to Committee.
- d) an application in respect of which more than two neighbours have submitted a material planning objection in writing/ electronically within the stipulated consultation period, which has not been resolved by negotiation or through the imposition of conditions, and which is recommended for approval. The Corporate Director Communities in consultation with the Chairman of the Development Control Committee shall determine whether objections from members of the same

household be treated as one neighbour objection.

- e) an application submitted by or on behalf of a Councillor, any member of the Council's Development or Highway Services staff involved in the processing/commenting upon applications, any Chief Officer of the Authority or any officer reporting directly to a Chief Officer (or the spouse or partner of any of these) if a material planning objection has been received within the stipulated consultation period.
- f) an application submitted by the Corporate Director Communities if a material planning objection has been received within the stipulated consultation period.
- g) an application which the Corporate Director Communities considers should be presented to Committee for decision including those that in the opinion of the Director are potentially controversial, likely to be of significant public interest or which may have a significant impact on the environment.

**The Scheme of Delegation was last updated on 16 November 2011.**



## **Appendix 2 – Planning Considerations**

### **Relevant or Material Planning Considerations:**

When a decision is made on a planning application, only certain issues can be taken into account. These are referred to as 'material planning considerations'. This list is not exhaustive or in any order of importance.

- √ Local and National planning policies e.g. the Local Development Plan and Planning Policy Wales.
- √ EU Law and Regulations.
- √ Government circulars, orders, statutory instruments, guidance and advice e.g. Technical Advice Notes.
- √ Planning history including appeal decisions and pre-application consultation with the Local Planning Authority.
- √ Case law.
- √ Socio economic benefits e.g. employment generation.
- √ Sustainability.
- √ Nature conservation including habitat and biodiversity opportunities.
- √ Loss of outlook or overshadowing (not loss of view).
- √ Flood risk.
- √ Overlooking and loss of privacy.
- √ Highway issues e.g. traffic generation, access, highway safety.
- √ General noise or disturbance resulting from use, including proposed hours of operation.
- √ Odours, air quality and emissions.
- √ Archaeology.
- √ Capacity of infrastructure, e.g. public drainage systems.
- √ Deficiencies in social facilities, e.g. spaces in schools.
- √ Contaminated land.
- √ Loss of or effect on trees.
- √ Disabled access to existing buildings.
- √ Effect on listed buildings and conservation areas.
- √ Layout, scale, appearance and density of buildings.
- √ Landscaping and means of enclosure.
- √ Loss of open space.
- √ Section 106 Legal Agreement or Community Infrastructure Levy.

The weight attached to material considerations is a matter of judgement. This will differ from case to case. The decision taker is required to demonstrate that in reaching every decision, they have considered all relevant matters. Greater weight must be attached to issues which are supported by evidence rather than solely by anecdote, assertion or assumption.

## **Non-material or Irrelevant Planning Considerations:**

The Local Planning Authority is not allowed to take the following into account when deciding a planning application.

- Devaluation of property.*
- Precedent.*
- Moral, racial or religious issues.*
- Internal layout of buildings.*
- Matters controlled by other legislation e.g. structural stability, fire precautions, licences etc.*
- Private issues between neighbours e.g. ownership/ boundary disputes, damage to property, private rights of access, covenants, private rights to light, maintenance of property.*
- The identity of the applicant, their motives, personal circumstances or track record in planning.*
- Previously made objections/representations regarding another site or application.*
- Competition between individual private businesses or the “too many already” principle.*
- Loss of view.*
- Time taken to complete development.*

## **Appendix 3**

### **NOTES ON PROCEDURE FOR PUBLIC SPEAKING AT DEVELOPMENT CONTROL COMMITTEE MEETINGS - BCBC**

#### **Introduction**

The following notes are designed to help you to decide if you are eligible to speak at Committee and if so how to go about it, should you wish to do so (please note some 85% of all applications are dealt with under delegated powers and are not reported to Committee).

#### **The Meetings**

The Development Control Committee is normally held at the Civic Offices, Angel Street, Bridgend, CF31 4WB every sixth Thursday. The applications that are to be discussed at Committee are set out on a report which is available beforehand. You are advised to arrive no later than 20 minutes before the meeting which starts at 2pm. A clerk will advise on seating and answer any other queries.

**Speakers should advise the Council in advance if they have any special needs.**

#### **Webcasting of meetings**

Speakers should be aware that the meetings will be webcasted live and your image and voice will be on the website unless you specifically advise us that you do not wish to appear on camera at the same time as applying to speak at the Committee meeting.

#### **Are you eligible?**

You should be one of the following:-

- A County Borough Councillor not on the Development Control Committee within whose ward the application is situated, or a Cabinet member;
- An objector against the application or their representative who has submitted an objection in writing detailing your concerns (an 'anonymous' objector would not qualify);
- A representative of a Town or Community Council;
- The applicant or their agent/advisor.

#### **How do I go about it?**

It is your responsibility to check whether the application is to be considered by Committee by contacting the Case Officer. You can ring the Department to ascertain the date of the Committee meeting at which the application is due to be considered, please telephone (01656) 643155. Whilst notification letters are sent out 6 days before committee, I am unable to guarantee the postal service. Please note that you will only have a short period in which to decide if you want to speak.

#### **When can I see the Officer's report?**

The report is available for public inspection from the Monday before the meeting at the Civic Offices, Angel Street, Bridgend or on the following website:  
[www.bridgend.gov.uk/planning](http://www.bridgend.gov.uk/planning)

### **How can I register my desire to speak?**

If you wish to speak you should write to the Development Department as soon as possible and no later than **four clear working days** before the date of the Committee meeting including details of a day time telephone number.

You also must confirm between 8.30am and 10.00am on the day of Committee that you still intend to speak or no longer wish to speak by phoning the Cabinet and Committee Officer on (01656) 643148.

### **How is the speaking organised?**

Where more than one objector registers to speak, they will be encouraged to appoint a spokesperson, only one objector can speak per application. This could be a representative of the relevant Town or Community Council or County Borough Councillor not on Committee. Where no agreement can be reached by the objectors the Chairman will allocate the time to the first person to register. The County Borough Councillor not on Committee speaks first and the objector speaks next.

### **How will the scheme work for Applicants/Agents?**

Once it is known that an objector has registered to speak against an application the applicant or agent will be notified by the Development Department. If the applicant or agent wishes to exercise the right of reply they must notify the cabinet and committee officer on Tel. No (01656) 643148 between 10.00am - 10.30am the day of committee.

Time will be allowed for speaking immediately after the objector and Town/Community Council representative/County Borough Councillor not on Committee or Cabinet Member has spoken. No guarantee will be given that an application will be determined at any particular Committee nor that an objector will actually speak.

### **How the scheme will work for Town and Community Councils?**

Town and Community Councils will continue to be notified as at present of the receipt of all planning applications in their area. If the Town/Community Council resolve to object to any application and notify the Development Department as above, they will be entitled to address the Development Control Committee.

### **How long can I speak?**

Objector, Applicant, Agent or County Borough Councillor not on Committee or Cabinet Member - **Up to three minutes maximum**. This limit will be strictly observed.

### **Extraordinary Applications**

In the case of extraordinary applications Committee will consider whether public speaking rights need to be extended.

If Committee agree objectors and applicants will each have up to a maximum of 10 minutes to address Committee. This time can be shared amongst different objectors or representatives on behalf of the applicant. County Borough Councillors not on Committee and the representatives of a Town/Community Council will continue to have 3 minutes to address Committee.

### **What can be said at Committee?**

Comments should be limited to relevant Planning issues already raised in the written representations or application. These may include:-

- Planning policies, including those in the Development Plan;
- Appearance and character of development, layout and density;
- Traffic generation, highway safety and parking;
- Overshadowing, overlooking, noise disturbance or other loss of amenity.

Matters that cannot be considered by Committee include:-

- Boundary disputes, covenants and other property rights;
- Personal remarks (e.g. The applicant's motives);
- Rights to a view or potential devaluation of property.

The presentation of plans, drawings or other visual aids, the taking of photographs or the use of voice recording equipment will not be permitted. Speakers may not ask questions of others at the meeting, nor will others be allowed to ask questions of them unless the Chairman wishes to seek clarification. Speakers can ask for plans/documents submitted with the application and for O.S. plans to be displayed but facilitating such requests will use up part of their speaking time.

### **Who else can speak?**

**Officers of the Council** - to present report recommendation and provide advice.

**Members of the Committee** - to consider and reach a decision.

### **When is the decision made?**

Usually immediately after the discussion by a majority vote of the Committee Members. Sometimes a decision will be deferred for further information, revised plans or a Members' site visit. Deferred cases are normally brought back to the following meeting and if you wish to speak again, or someone else wishes to speak, then you will need to follow the above procedure. Please be aware that the Members have to balance different factors and come to an objective decision based on planning considerations. If they refuse an application contrary to the Officer's recommendation, they will need to be able to support that decision on appeal.

### **Can I appeal against the decision?**

Only if you are the applicant.

### **What happens after the Committee?**

The Committee's decision and the reasons for it will be confirmed to applicants and objectors in writing. Normally applicants (or their agents) will be notified of the decision within three working days, and objectors shortly afterwards.

### **What happens once a decision is made?**

Persons who have written to the Council will be notified of the outcome in writing. If the applicant was not determined the way you would have wished, try to understand how it was looked at by the Council. The Development Control service is committed to best practice and encourages feedback from customers.

## **Appendix 2 - Site Inspection Protocol**

### **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.



## **NOTES ON THE PROCEDURE FOR PUBLIC SPEAKING AT DEVELOPMENT CONTROL COMMITTEE MEETINGS**

### **Introduction**

The following notes are designed to help you to decide if you are eligible to speak at Committee and if so how to go about it, should you wish to do so (please note some 95% of all applications are dealt with under delegated powers and are not reported to Committee).

### **The Meetings**

The Development Control Committee is normally held at the Civic Offices Angel Street, Bridgend, CF31 4WB every sixth Thursday. The applications that are to be discussed at Committee are set out on a report which is available beforehand (the Monday before the committee meeting). You are advised to arrive no later than 20 minutes before the meeting which starts at 2pm. A committee clerk will advise on seating and answer any other queries. **Speakers should advise the Council in advance if they have any special needs.**

### **Webcasting of meetings**

Speakers should be aware that some meetings will be webcast live on the Council's website and your voice will be heard as part of the live webcast of the meeting.

### **Are you eligible?**

You should be one of the following:-

- A County Borough Councillor not on the Development Control Committee within whose ward the application is situated, or a Cabinet member;
- An objector against the application or their representative who has submitted an objection in writing detailing your concerns and expressed an interest to speak at committee (an 'anonymous' objector would not qualify);
- A representative of a Town or Community Council;
- The applicant or their agent/advisor (if an objector or a Town or Community Council or a County Borough Councillor not on Committee speaks against your proposal)

### **How do I go about it?**

It is your responsibility to check whether the application is to be considered by Committee by reviewing the Council's website. Whilst notification letters are sent out before committee, I am unable to guarantee an efficient postal service. Please note that you will only have a short period in which to confirm that you want to speak once notified.

### **When can I see the Officer's report?**

The report is available for public inspection from the Monday before the meeting at the Civic Offices, Angel Street, Bridgend or on the following website: [www.bridgend.gov.uk/planning](http://www.bridgend.gov.uk/planning)

### **How can I register my desire to speak?**

If you wish to speak at Committee you should confirm your interest in your initial observations and include your day time telephone number.

You must then confirm between 11.00am and 11.30am on the day before the Committee that you still intend to speak by phoning the Cabinet and Committee Officer on (01656) 643148.

### **How is the speaking organised?**

Where more than one objector registers to speak, they will be encouraged to appoint a spokesperson and only one objector can speak per application. This could be a representative of the relevant action group, Town or Community Council or County Borough Councillor not on the DC Committee. Where no agreement can be reached by the objectors, the Chairman will allocate the time to the first person to register an interest to speak. The County Borough Councillor not on Committee speaks first and the objector speaks next.

### **How will the scheme work for Applicants/Agents?**

Once it is known that an objector has registered to speak against an application the applicant or agent will be notified by the Planning Department. If the applicant or agent wish to exercise the right of reply they must notify the cabinet and committee officer on tel (01656) 643148 between 11.30am and 12.00pm the day before committee.

No guarantee will be given that an application will be determined at any particular Committee nor that an objector will actually speak, in which event the applicant or agent will not be able to speak.

### **How the scheme will work for Town and Community Councils?**

Town and Community Councils will continue to be notified as at present of the receipt of all planning applications in their area. If the Town/Community Council object to any application and notify the Planning Department as above, they will be entitled to address the Development Control Committee.

### **How long can I speak?**

Objector, Applicant, Agent or County Borough Councillor not on Committee or Cabinet Member - **three minutes maximum**. This limit will be strictly observed.

### **Extraordinary Applications**

In the case of extraordinary applications, the DC Committee will consider whether public speaking rights need to be extended.

If Committee members agree, objectors and applicants will each have up to a maximum of 10 minutes to address Committee.

This time can be shared amongst different objectors or representatives on behalf of the applicant. County Borough Councillors not on Committee and the representatives of a Town/Community Council will continue to have 3 minutes to address Committee.

### **What can be said at Committee?**

Comments should be limited to relevant Planning issues and material planning considerations already raised in the written representations. These may include:-

- Planning policies, including those in the Development Plan;
- Appearance and character of development, layout and density;
- Traffic generation, highway safety and parking;
- Overshadowing, overlooking, noise disturbance or other loss of amenity.

Matters that cannot be considered by DC Committee include:-

- Boundary disputes, covenants and other property rights;
- Personal remarks (e.g. The applicant's motives);
- Rights to a view or potential devaluation of property.

The presentation of plans, drawings or other visual aids, the taking of photographs or the use of voice recording equipment will not be permitted. Speakers may not ask questions of others at the meeting, nor will others be allowed to ask questions of them unless the Chairman wishes to seek clarification on any particular matter raised by the speaker.

### **Who else can speak?**

- **Officers of the Council** - to present report recommendation and provide advice.
- **Members of the DC Committee** - to consider and reach a decision.

### **When is the decision made?**

Usually immediately after the discussion by a majority vote of the DC Committee Members. Sometimes a decision will be deferred for further information, revised plans or a Members' site visit. Deferred cases are normally brought back to the following meeting and if you did not get the opportunity to speak at the first meeting, you will need to follow the above procedure to speak at the next meeting. Please be aware that DC Committee Members have to balance different factors and come to an objective decision based on planning considerations. If they refuse an application contrary to the Officer's recommendation, they will need to be able to support that decision at any subsequent appeal.

### **Can I appeal against the decision?**

Only if you are the applicant. There are no third party rights of appeal.

### **What happens after the Committee?**

The DC Committee's decision, and the reasons for it, will be confirmed to applicants in writing. Normally, applicants (or their agents) will be notified of the decision within three working days (unless it is subject to a Planning Obligation). The decision will be uploaded to the application on the council's website.

**Development Group ~ Communities Directorate**

The Council operates a scheme of delegation where they have delegated powers to officers to determine most planning applications and other related planning submissions. The Audit Commission has advised that 90% of all planning applications should be determined under delegated powers. This Authority now determines in excess of 90% of all applications received under delegated power arrangements.

Applications to be accepted and dealt with by the Development Control Committee should be as follows:-

- a) an application which is contrary to the provisions of an adopted development plan, and which is recommended for approval, or an application which accords with the provisions of an approved development plan, but which is nevertheless recommended for refusal.
- b) [i] an application in respect of which a statutory consultee has submitted a material planning objection in writing/electronically within the stipulated consultation period and which has not been resolved by negotiation or through the imposition of conditions and which is recommended for approval.  
  
[ii] an application in respect of which a Town/Community Council has submitted a material planning objection in writing/electronically within the stipulated consultation period and which has not been resolved by negotiation or through the imposition of conditions and which is recommended for approval and where other objections to the proposal have been received. If no other objections are received the Corporate Director Communities in consultation with the Chairman of the Development Control Committee shall determine the materiality of the objection to the assessment of the application and whether the application should be reported to the Development Control Committee.
- c) an application which a local Member formally requests should be the subject of consideration by the Development Control Committee by notifying the Corporate Director Communities in writing/electronically (within 21 days of the circulation of details of the application) of the material planning reasons why the Councillor considers the application should be considered by the Committee unless (i) a delegated decision would be in line with the views of the Member or (ii) no other objection has been received within the consultation/publicity period and the Chairman of the Development Control Committee does not consider it necessary to report the application to Committee.
- d) an application in respect of which more than two neighbours have submitted a material planning objection in writing/ electronically within the stipulated consultation period, which has not been resolved by negotiation or through the imposition of conditions, and which is recommended for approval. The Corporate Director Communities in consultation with the Chairman of the Development Control Committee shall determine whether objections from members of the same household be treated as one neighbour objection.
- e) an application submitted by or on behalf of a Councillor, any member of the Council's Development or Highway Services staff involved in the processing/commenting upon applications, any Chief Officer of the Authority or any officer reporting directly to a Chief Officer (or the spouse or partner of any of these) if a material planning objection has been received within the stipulated consultation period.
- f) an application submitted by the Corporate Director Communities if a material planning objection has been received within the stipulated consultation period.
- g) an application which the Corporate Director Communities considers should be presented to Committee for decision including those that in the opinion of the Director are potentially controversial, likely to be of significant public interest or which may have a significant impact on the environment.

The Scheme of Delegation was last updated on 16 November 2011.

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## BRIDGEND COUNTY BOROUGH COUNCIL

### REPORT TO DEVELOPMENT CONTROL COMMITTEE

28<sup>th</sup> OCTOBER 2021

#### REPORT OF THE CORPORATE DIRECTOR COMMUNITIES

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

#### 1. Purpose of report

- 1.1 The purpose of this report is to update the Development Control Committee on the findings of the 2021 Annual Monitoring Report (AMR) (attached as Appendix 1), notably that housing delivery is failing to keep pace with the housing requirement and new, deliverable housing allocations are urgently needed to relieve growing housing supply pressure. It is imperative that the Local Planning Authority continues to progress with the statutory review of the LDP, to prevent ad-hoc development coming forward outside the development plan system. The planning system is based on a 'plan-led' principle as this approach is the best way to manage land use change and ensure the most sustainable and well connected development is forthcoming for our communities.

#### 2. Connection to corporate well-being objectives / other corporate priorities

- 2.1 This report assists in the achievement of the following corporate well-being objectives under the **Well-being of Future Generations (Wales) Act 2015**:-
1. **Supporting a successful sustainable economy** – taking steps to make the county borough a great place to do business, for people to live, work, study and visit, and to ensure that our schools are focussed on raising the skills, qualifications and ambitions for all people in the county borough.

#### 3. Background

- 3.1 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 AMR for submission to the Welsh Government. This is the sixth AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021.
- 3.2 The 2021 AMR must be submitted to the Welsh Government prior to the 31<sup>st</sup> October 2021.
- 3.3 The main aim of the AMR is to assess the extent to which the LDP Strategy and Policies are being achieved. Therefore, the AMR has two primary roles; firstly to consider whether the policies identified in the monitoring process are being implemented successfully; and secondly to consider the Plan as a whole against all of the information gathered to determine whether a complete or partial review of the Plan is necessary.

### The Requirement for Monitoring

- 3.4 In order to monitor the LDP's performance, it needs to be considered against a set of monitoring aims and indicators. Chapter 7 of the LDP sets out the Monitoring Framework that forms the basis of the AMR and provides information that is required to be included by LDP Regulation 37.
- 3.5 In this context the AMR is required to identify policies that are not being implemented and for each such policy:
- Outline the reasons why the policy is not being implemented;
  - Indicate steps that can be taken to enable the policy to be implemented;
  - Identify whether a revision to the plan is required;
  - Demonstrate housing delivery through a housing trajectory; and,
  - Specify the number of net additional affordable and general market dwellings built in the LPA area for that year, and for the full period since the adoption of the plan.
- 3.6 The AMR also assesses seven factors, in accordance with Welsh Government requirements, to determine:
- Whether the basic strategy remains sound (if not, a full plan review may be needed);
  - What impact the policies are having globally, nationally, regionally and locally;
  - Whether the policies need changing to reflect changes in national policy;
  - Whether policies and related targets in the LDP have been met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG);
  - Where progress has not been made, the reasons for this and what knock on effects it may have;
  - What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and,
  - If policies or proposals need changing, the suggested actions that is required to achieve them.
- 3.7 Edition 3 of the Development Plans Manual also outlines a new housing delivery monitoring system, which replaces the previous Joint Housing Land Availability Study. As the Bridgend LDP was adopted prior to the publication of Edition 3, the Council is required to use the Annual Average Requirement (AAR) method as the primary indicator to measure housing delivery, and to include a housing trajectory

within the AMR. This new process has established two new monitoring indicators. The first is the annual level of housing completions monitored against the AAR set out in the plan (i.e. housing requirement / 15 years = AAR). The second is the total cumulative housing completions monitored against the cumulative AAR set out in the plan. The Council must include commentary on the results, implications, and set out clearly what action (where relevant) is being undertaken to address any housing shortfall/under delivery on the plan strategy.

- 3.8 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/proposal**

- 4.1 There have been many changes since 2013 that have influenced successful implementation of the LDP. Changes brought about by the pandemic, the evolving regional context and the variable Welsh economy are all notable. 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.

##### Key findings of the Annual Monitoring Process

- 4.2 An overview of the LDP Monitoring Data for the sixth AMR provides an interesting insight into the implementation of the LDP. The key findings are set out below:

- There has been an annual shortfall in housing delivery against the AAR. In 2020/21, completions were 300 dwellings below what was anticipated (there were 346 actual dwelling completions compared to an AAR of 646 dwellings, a shortfall of -46%).
- The cumulative average annual housing requirement from the start of the plan period to 31<sup>st</sup> March 2021 was 9,690 units. Actual cumulative completions have been 6,770 dwellings. This represents a 2,920 dwelling shortfall in housing delivery over the plan period to date (-30%).
- Within the 2020/2021 monitoring period, 111 affordable housing units were delivered.
- 1.46 Ha of vacant employment land was developed from 1<sup>st</sup> September 2019 to 31<sup>st</sup> August 2020.
- Within Bridgend Town Centre of the 386 commercial properties surveyed 74 were vacant – representing a vacancy rate of 19.17%;
- Within Porthcawl Town Centre of the 206 commercial properties surveyed 21 were vacant – representing a vacancy rate of 10.19%.
- Within Maesteg Town Centre of the 168 commercial properties surveyed 16 were vacant – representing a vacancy rate of 9.52%.

- The Housing (Wales) Act 2014 requires each local authority in Wales to undertake a Gypsy and Traveller Accommodation Assessment (GTAA) to ensure that needs are properly assessed and planned for. A refreshed draft GTAA has been completed and was approved by Cabinet on 15<sup>th</sup> December 2020 for submission to Welsh Government. This draft GTAA estimated a County Borough need of 5 pitches for the first 5 years of the GTAA period and a further 2 pitches for the remainder of the LDP period. The total (draft) estimated pitch provision needed for Gypsies and Travellers is therefore 7 pitches up until 2033. Since the draft GTAA was completed, one family has met their accommodation needs, leaving a remaining need for six pitches over the Plan period. This remaining need stems from two families (i.e. three pitches per family) who are currently exploring options to meet their accommodation needs. The GTAA is awaiting approval from Welsh Government. Any unmet need for sites will need to be met through the Replacement LDP to ensure the plan can be found sound through the examination process and is able to be adopted.

- 4.3 The previously published LDP Review Report (2018) already recognised an urgent need to address the shortfall in the housing land supply through the identification of additional housing sites, whilst identifying other significant contextual changes in circumstances and policy at a national, regional and local level. For these reasons, a Replacement LDP is now being prepared and will express, in land-use terms, the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan. This AMR further justifies the need to review the existing LDP for the same reasons already outlined in the Review Report (2018). Most notably, the shortfall in housing delivery is now even more acute and is failing to keep pace with the housing requirement. It is therefore fundamental to include sufficient, deliverable sites within the Replacement LDP to relieve growing housing supply pressure. Otherwise, the gap between housing delivery and the housing requirement will continue to widen and extra housing sites will be needed to ensure the County Borough's housing requirements can be delivered. Failure to act on this situation could also result in 'planning by appeal' and ad-hoc development coming forward out of accord with the Plan's strategy.
- 4.4 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

- 4.5 The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the adopted LDP and to determine whether or not it needs to be reviewed.
- 4.6 The development that has taken place since the adoption of the LDP has levied significant investment into the County Borough and delivered new homes and jobs for our communities. Evidence collected through the monitoring process clearly suggests that good progress has been made in the delivery of the majority of LDP targets, which must be seen as a positive. However, a number of key housing provision policy targets are not being met which indicates that these policies are not functioning as intended. Housing delivery is ultimately failing to keep pace with the housing requirement and new, deliverable sites are urgently needed to relieve



growing housing supply pressure. The longer this situation remains unaddressed, the greater the need will be to include extra housing provision within the Replacement LDP, or risk ad hoc development and 'planning by appeal'. This further reinforces the need for a plan review as the annual housing requirement will not pause for housing delivery to catch up. The Local Planning Authority is progressing with the statutory review of the LDP which will address the shortfall in the housing delivery and facilitate the identification/allocation of additional housing land.

- 4.7 Further investment into the local economy is required and the Replacement LDP will stimulate take up of new employment land, mixed-use sites and regeneration opportunities (including sites in the Council's ownership). This will bring forward new schemes, masterplans and development briefs to enable development. There is a pressing need to progress the Replacement LDP towards adoption to ensure the County Borough's housing requirements can be delivered and to prevent the gap between housing delivery and the housing requirement from widening further.

## **5. Effect upon policy framework and 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.
- 5.2 The Planning and Compulsory Purchase Act 2004 and regulations of the Town and Country Planning (Local Development Plan) (Wales Regulations 2005) requires that a Local Planning Authority (LPA) must commence a full Review of its LDP every 4 years.

## **6. Equality Act 2010 Implications**

- 6.1 There are no direct implications associated with this report. However, the proposed policies and allocations contained within the Replacement LDP are subject to equalities impact assessment and the social economic duty. An initial Equalities Impact Assessment Screening of the Replacement LDP was carried out on 30<sup>th</sup> October 2020. This identified that the Replacement LDP could have a high to medium impact on people from the following protected characteristics: Age, Disability, Race and Welsh Language. As such, it was determined that a full EIA was required to support the Deposit Plan prior to it being published for public inspection and consultation. This was completed in April 2021 and the recommendation of the EIA is to continue with the Deposit Plan in its current form as no negative impacts were identified.
- 6.2 Social Economic Duty: the replacement LDP is intended to help to eliminate inequality and disadvantage in people's lives. The evidence gathered during the preparation of the Replacement LDP has been used to ensure that the policies contained within

have a positive impact on people living in socio-economic disadvantage or contain measures to ensure that any negative impact is mitigated.

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

7.1 This AMR will help inform development of the Replacement LDP, which 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 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 Strategic Planning Policy budget and carried out by existing staff.

8.2 The cost of the LDP Review will be met from the Strategic Planning Policy budget and carried out by Strategic Planning staff with expert advice and evidence procured from consultants and through collaboration with neighbouring authorities as required.

## **9. Recommendations**

9.1 That Development Control Committee note the content of the AMR Report.

**Janine Nightingale**  
**Corporate Director Communities**  
28<sup>th</sup> October 2021

**Contact officer:** Adam Provoost  
Principal Strategic Planning Policy Officer

**Telephone:** (01656) 643166

**Email:** [adam.provoost@bridgend.gov.uk](mailto:adam.provoost@bridgend.gov.uk)

**Postal address:** Strategic Planning Policy  
Communities Directorate  
Civic Offices, Angel Street  
Bridgend  
CF31 4WB

**Background documents:** Appendix 1 – 2021 Annual Monitoring Report



# Annual Monitoring Report 2021

## Local Development Plan (2006 – 2021)



Local Planning Authority  
Bridgend County Borough Council

## 1. INTRODUCTION

- 1.1 The Bridgend County Borough Local Development Plan (LDP, 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 obligation was postponed by Welsh Government in 2020 due to the impacts of the global pandemic. Therefore, this is the sixth AMR to be prepared since the adoption of the Bridgend LDP and covers a two-year period (1st April 2019 to 31st March 2021). The Council is required to submit the AMR to Welsh Government by the 31<sup>st</sup> October 2021.
- 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 The previously published LDP Review Report (2018) already recognised an urgent need to address the shortfall in the housing land supply through the identification of additional housing sites, whilst identifying other significant contextual changes in circumstances and policy at a national, regional and local level. For these reasons, a Replacement LDP is now being prepared and will express, in land-use terms, the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan. This AMR further justifies the need to review the existing LDP for the same reasons already outlined in the Review Report (2018). This 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.
- 1.5 This AMR will also assess whether the existing LDP remains fit for purpose up until the Replacement LDP is adopted.

### The Requirement for Monitoring

- 1.6 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.
- 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;
- Demonstrate housing delivery through a housing trajectory; 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 3, 2020) 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 2017.

### Format and Content

- 1.10 The structure of the AMR is as follows:

- Chapter 2: Executive Summary (page 5)** - provides a succinct written summary of the key monitoring findings;
- Chapter 3: Monitoring Framework (page 9)** – 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 13)** – 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: LDP Monitoring (page 19)** – analyses the effectiveness of the LDP policy framework in delivering the plans targets;
- Chapter 6: Sustainability Appraisal Monitoring (page 67)** – analyses the impact the LDP is having on the social, economic and environmental well-being of Bridgend and;
- Chapter 7: Conclusions and Recommendations (page 73)** – provides 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 AMR. This obligation was postponed by Welsh Government in 2020 due to the impacts of the global pandemic. Therefore, this is the sixth AMR to be prepared since the adoption of the Bridgend LDP and covers a two-year period (1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2021). The Council is required to submit the AMR to Welsh Government by the 31<sup>st</sup> October 2021.

### Background

2.2 The Council formally adopted the Bridgend County Borough LDP on the 18<sup>th</sup> September 2013. Following the adoption of its LDP, the Council has a statutory obligation under section 61 of the Planning and Compulsory Purchase Act 2004 to keep all matters under review that are expected to affect the development of its area. In addition, as stated above, section 76 of the Act requires the Council to produce information on these matters in the form of an AMR 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, changes in the regional context and the ramifications of the global pandemic. 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. During the current monitoring period, Welsh Government introduced national legislative changes in the form of a National Development Framework (NDF), Future Wales, published in February 2021. Future Wales replaces the Wales Spatial Plan and sets 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 seeks 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 11 (PPW 11) was published in February 2021. PPW 11 sets out the land use planning policies and overarching sustainable development goals for Wales, revised to ensure alignment with the aforementioned NDF and reflect the resulting change in the Development Planning hierarchy. PPW 11 also takes into account potential changes to the land use planning system as a result of the Covid-19 pandemic, and 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**

- 2.9 The UK economy had 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), until the catastrophic impacts of the global pandemic occurred in 2020. According to PWC (July 2021), the UK economy was one of the hardest hit of major economies by the COVID-19 pandemic in 2020, with annual GDP declining by 9.8% compared to 2019. This was due to the UK's high incidence of COVID-19 and death rate, as well as its service-based economy, for which it is harder to implement social distancing, and its dependence on consumer spending, which was hit hard by restrictions. By the end of 2020, UK GDP was 6.3% below its pre-pandemic level in February 2020.
- 2.10 According to OECD's Economic Forecast Summary, published in May 2021, strong GDP growth of 7.2% in 2021 and 5.5% in 2022 is projected as a large share of the population is vaccinated and restrictions to economic activity are progressively eased. Growth is driven by a rebound of consumption, notably of services. GDP is expected to return to its pre-pandemic level in early 2022. However, increased border costs following the exit from the EU Single Market will continue to weigh on foreign trade. Unemployment is expected to peak at the end of 2021 as the Coronavirus Job Retention Scheme is withdrawn. Inflation is set to increase due to past increases in commodity prices and strong GDP growth, but should remain below the 2% inflation target.

### **The Local Development Context & Economic Conditions**

- 2.11 Land Registry Price Paid data shows that the median price paid for residential properties across the County Borough rose from £148,573 at year ending March 2019 to £156,282 at year ending March 2020; an increase of 5.22%. This upward trend continued throughout the following period, where house prices rose to £171,435 at year ending March 2021, an increase of 9.7%. The same data source indicates the median price paid for properties in Bridgend was below the national Wales median price of £167,040 at year ending March 2020 and £186,479 year ending March 2021.

- 2.12 Analysis of the monitoring data indicates that take up of employment land has been running at an average of 2ha per annum since 2013/14. There are also positive signs in this regard with an above average take-up of employment land (3.02ha) during the September 2018 and August 2019 monitoring period.

### **Strategic Environmental Assessment/Sustainability Appraisal Monitoring**

- 2.13 The Strategic Environmental Assessment Directive requires local authorities to undertake Strategic Environmental Assessment (SEA) as part of the preparation of the LDP. In addition to this the LDP Regulations requires a Sustainability Appraisal (SA) to be undertaken. In preparing the LDP the council undertook joint SEA and SA and produced and published its SEA/SA Report in conjunction with the LDP.
- 2.14 The SEA Directive also requires that the council monitor the state of the environment through monitoring the sustainability objectives set out in the SEA/SA Report. This forms an integral part of the AMR and is contained in Section 6. The SEA/SA monitoring indicates a positive change to the environment thus far in the plan period.

### **LDP Policy Monitoring**

- 2.15 An overview of the LDP Monitoring Data for the sixth AMR period provides an interesting insight into the implementation of the LDP over the past two years. The key findings are set out below:
- There has been an annual shortfall in housing delivery against the AAR. In 2020/21, completions were 300 dwellings below what was anticipated (there were 346 actual dwelling completions compared to an AAR of 646 dwellings, a shortfall of -46%).
  - The cumulative average annual housing requirement from the start of the plan period to 31st March 2021 was 9,690 units. Actual cumulative completions have been 6,770 dwellings. This represents a 2,920 dwelling shortfall in housing delivery over the plan period to date (-30%).
  - To date 1,530 units affordable dwellings have been delivered.
  - During the monitoring period 1<sup>st</sup> September 2018 - 31<sup>st</sup> August 2019, 3.02 hectares of vacant employment land was developed. During the monitoring period 1<sup>st</sup> September 2019 - 31<sup>st</sup> August 2020 a total of 1.46ha of vacant employment land developed.

- During the monitoring period 1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020, of the 379 commercial properties surveyed within Bridgend Town Centre, 64 were vacant – representing a vacancy rate of 16.89%. This figure increased during the monitoring period of 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021, whereby 386 properties were surveyed and 74 of which were vacant, representing a 19.17% vacancy rate.
- During the monitoring period 1<sup>st</sup> April 2019 - 31<sup>st</sup> March 2020, of the 204 commercial properties surveyed within Porthcawl Town Centre, 19 were vacant – representing a vacancy rate of 9.31%. This figure increased during the monitoring period of 1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021, whereby 206 properties were surveyed and 21 of which were vacant, representing a 10.19% vacancy rate.
- During the monitoring period 1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020, of the 167 commercial properties surveyed within Maesteg Town Centre, 13 were vacant – representing a vacancy rate of 7.78%. This figure increased during the monitoring period 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021, whereby 168 properties were surveyed and 16 of which were vacant, representing a 9.52% vacancy rate.
- A refreshed draft GTAA has been completed and was approved by Cabinet on 15th December 2020 for submission to Welsh Government. This draft GTAA estimated a County Borough need of 5 pitches for the first 5 years of the GTAA period and a further 2 pitches for the remainder of the LDP period. The total (draft) estimated pitch provision needed for Gypsies and Travellers is therefore 7 pitches up until 2033. Since the draft GTAA was completed, one family has met their accommodation needs, leaving a remaining need for six pitches over the Plan period. This remaining stems from two families (i.e. three pitches per family) who are currently exploring options to meet their accommodation needs. The GTAA is awaiting approval from Welsh Government. Any unmet need for sites will need to be met through the Replacement LDP to ensure the plan can be found sound through the examination process and is able to be adopted.

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

### **3. MONITORING FRAMEWORK**

3.1 The Monitoring Framework comprises 2 key elements. These are the monitoring of:

- The LDP strategy, policies and proposals; and
- The Sustainability Appraisal (SA) which includes the Strategic Environmental Assessment (SEA).

3.2 The on-going success of these documents and the policies within them are to be measured against a set of targets identified as part of the LDP process. Indicators have been formulated to determine whether these targets have been met. Where the results conclude that the targets are not being met, and that the effectiveness of the LDP documents (or parts or policies of it), are falling significantly below the level required, then consideration will be given to the need for a review of the LDP.

### **LDP Monitoring Aims, Indicators, Targets, Triggers and Outcomes**

3.3 The LDP monitoring framework identifies 13 monitoring aims based on the Policies which deliver the strategy of the Plan; these monitoring aims are assessed against 31 indicators. It should be noted that whilst the targets and indicators relate to each Strategic Policy, the framework has been designed to ensure that linkages are made between the Strategic Policies, relevant objectives and Development Management and Allocation policies. Monitoring the delivery of the Strategic Policies therefore provides a mechanism for monitoring the LDP as a whole.

3.4 Trigger levels have been set which identify where a policy has diverged from the monitoring target to such an extent that the policy is failing to be implemented or needs to be amended. Where this happens the analysis in the monitoring table identifies the issue and, where necessary, the actions required to address it.

### **The Sustainability Appraisal Objectives and Indicators**

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

**Monitoring Progress**

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

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

## Review of the Plan

- 3.8 Notwithstanding the outcome and findings of this sixth AMR, the Council is currently preparing a Replacement LDP. The previously published LDP Review Report (2018) already recognised an urgent need to address the shortfall in the housing land supply through the identification of additional housing sites, whilst identifying other significant contextual changes in circumstances and policy at a national, regional and local level. Once adopted, the Replacement LDP will express, in land-use terms, the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan.
- 3.9 The Replacement LDP Delivery Agreement was approved by Welsh Government (WG) on 25th June 2018. Work subsequently commenced at pace on the Replacement LDP, which included key pre-deposit preparation and engagement on the County's key Issues, Vision and Objectives and Growth and Spatial Options, a call for candidate sites and the continued development of a robust evidence base. Most notably, consultation on the Preferred Strategy was held in October – November 2019 and reported to Council in January 2020.
- 3.10 Progress towards the next key stage of the Replacement LDP, consultation on the Deposit Plan, did not proceed as quickly as envisaged in the original Delivery Agreement for a number of reasons resulting from the Covid-19 pandemic. Consequently, a revision to the Delivery Agreement was sought and approved by WG on 5th October 2020. Since that date, the Deposit Plan has been prepared and public consultation was held from June – July 2021. The Council received over 1,200 representations during this key consultation stage. In accordance with the Town and Country Planning (LDP) (Wales) Regulations 2005, the Council is currently considering each representation and will publish a response to each of the representations received to the Deposit Plan in due course.

## Development Plans Manual (Edition 3, 2020)

- 3.11 The requirements set out within the Development Plans Manual 2020 page 190 include the following guidance;
- The AMR should assess the extent to which the plan's strategy and key policies, sites and infrastructure requirements are being delivered. Each AMR will be based on the results and commentary of the preceding year.
  - Identify key findings and conclusions in relation to the delivery of the strategy, setting out clear conclusions on whether a plan review is required.

- What new issues have occurred in the plan area, or changes to local/national policy?
- How relevant, appropriate and up-to-date is the LDP strategy and its key policies and targets?
- What sites have been developed or delayed in relation to the plan's expectations at both places and in the phasing programme (as set out in the trajectory)?
- What is the degree of variance from the anticipated annual and cumulative build rate? Is there a two-year trend of under delivery (annual completions not number of AMRs submitted)?
- What has been the effectiveness of delivering policies and preventing inappropriate development?

#### 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**

#### ***PPW, Edition 11***

- 4.4 PPW 11 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, 2021, p.14).
- 4.5 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, 2021, para 3.42). 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, 2021, para. 4.1.5).
- 4.6 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, 2021, para. 3.50). Significant weight is attached to developing active and social places in the form of well-connected cohesive communities.



***Future Wales: The NDF***

- 4.7 Future Wales 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 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.

***SDP for South East Wales***

- 4.8 The Town and Country Planning (Strategic Development Plan) (Wales) Regulations (SI 2021/360) (2021 Regulations) were made on 18<sup>th</sup> March 2021 and come into force on 28<sup>th</sup> February 2022. The 2021 Regulations set out the procedure for the preparation of strategic development plans (SDPs). The policy intent is to introduce a more strategic approach to plan making at a scale greater than individual LDPs. SDPs will provide a more consistent, cost effective and efficient approach to plan making, with key decisions taken once at the strategic level. This will allow larger than local issues such as housing numbers, strategic housing allocations, strategic employment sites, strategic green infrastructure routes, supporting transport infrastructure which cuts across a number of LPA areas to be considered and planned for in an integrated and comprehensive way. This will result in more efficient and effective planning outcomes for communities. Regional Corporate Joint Committees (CJCs) will undertake strategic development and regional transport planning in the future, including preparing SDPs. 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 Metro Plan***

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

- 4.10 One of the key aims of the Cardiff Capital Region is to deliver the South Wales Metro, which is an ambitious project linking people and jobs across South East Wales in a fast, efficient and environmentally positive way. It will provide a fantastic platform to deliver sustainable economic development, in line with the 'Our Valleys, Our Future' initiative, by connecting people, communities and business to employment, services, facilities and markets through reliable, resilient infrastructure. South Wales Metro will deliver real benefits to passengers, linking communities together and helping to transform the economy.

#### **Development Plan Manual, Edition 3, 2020**

- 4.11 Edition 3 of the Development Plans Manual was published in March 2020. It contains practical guidance on how to prepare, monitor and revise a development plan, underpinned by robust evidence to ensure that plans are effective and deliverable and contribute to placemaking, as defined in national policy set out in PPW. Edition 3 also outlines a new housing delivery monitoring system, which replaces the previous Joint Housing Land Availability Study (Technical Advice Note 1 was revoked by Welsh Government on 26<sup>th</sup> March 2020). The trajectory must illustrate the expected rate of housing delivery for both market and affordable housing for the plan period. To be 'deliverable', sites must be free from planning, physical and ownership constraints and be economically viable at the point in the trajectory when they are due to come forward for development, in order to support the creation of sustainable communities.
- 4.12 As the Bridgend LDP was adopted prior to the publication of Edition 3, the Council is required to use the Annual Average Requirement (AAR) method as the primary indicator to measure housing delivery, and to include a housing trajectory within the AMR. This new process has established two new monitoring indicators. The first is the annual level of housing completions monitored against the AAR set out in the plan (i.e. housing requirement / 15 years = AAR). The second is the total cumulative housing completions monitored against the cumulative AAR set out in the plan. The Council must include commentary on the results, implications, and set out clearly what action (where relevant) is being undertaken to address any housing shortfall/under delivery on the plan strategy.

## External Conditions (National Context)

### Economy

- 4.13 In terms of the UK Economy, the latest OECD (May, 2021) Economic Report notes that the projected economic growth for 2021 and 2022 is likely to be strong, at 7.2% in 2021 and 5.5% in 2022. The strong growth is projected as a large share of the population UK population is vaccinated and restrictions to economic activity are progressively eased following the global pandemic. GDP is expected to return to its pre-pandemic level in early 2022. However, increased border costs following the exit from the EU Single Market will continue to weigh on foreign trade.
- 4.14 The report notes that inflation should remain below the 2% target by the end of 2022, although ongoing economic uncertainties are deemed to justify retaining the policy interest rate as constant until there are clear indications of accelerating prices.
- 4.15 Accounting firm PWC state within their 'Economic Outlook' – June 2021' that the health of the UK labour market appears to be improving following the global pandemic. The unemployment rate fell to 4.7% in the three months to April, down from 5% in the previous quarter. However, payroll employees still remain 553,000 below pre-pandemic levels. Latest Welsh Government figures for the period May - July 2021 show that the unemployment rate in Wales stood at 4.2%, with the employment rate at 74.6%, the highest rate since September to November 2019.
- 4.16 Over the past year, many households have accumulated large amounts of savings in excess of what they would have if it were not for the pandemic, as lockdown restrictions prohibited spending. Precautionary savings likely also played a role, given the uncertainty regarding the economic and employment outlook. The household savings ratio reached a historic high of almost 30% in Q2 last year and remains high at 16% as of Q4. To put this into perspective, the savings ratio has averaged 8% since the start of the 21st century.
- 4.17 According to KPMG's Economic Outlook published in June 2021, the Welsh economy saw a relatively mild impact at the outset of the pandemic, with the second smallest output fall of anywhere in the UK by the second quarter of 2020 and a full-year GDP fall estimated at 8.2%. This was driven by the resilience of the large manufacturing sector as well as relatively smaller falls in public sector output compared to other parts of the UK. In the short-term, Wales is set to be amongst the regions to benefit most from the boom in summer staycations, as holidaymakers chose to remain in the UK during this summer, while longer term growth is expected to be driven by public sector as well as professional and IT services.

- 4.18 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 through the impacts of 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.
- 4.19 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.

## 5. LDP MONITORING

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

		<p>Review as immediately or short term available.</p> <p>By 2016 all Strategic Employment sites will have a planning consent or approved development brief.</p>	<p>By 2016 all Strategic Employment Sites do not have a planning consent or an approved development brief.</p>
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Analysis of Results

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

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

At 31 March 2021, since the base date of 2009, a total of 4090 housing units have been completed on all allocated sites, with over 75% 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 70% of completions taking place in Bridgend (compared with a distribution of allocations of 42%) and 23% of completions, within the Valleys Gateway (compared with a distribution of 16% of allocations), Porthcawl (7%) 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 1<sup>st</sup> September 2018 – 31<sup>st</sup> August 2019, 3.02 hectares of vacant employment land was taken up for development on allocated sites within the SRGAs comprising of 2.96 hectares within the Bridgend SRGA and 0.06 hectares within the Maesteg and Llynfi Valley SRGA. 100% of take-up of employment land therefore took place within SRGAs, exceeding the monitoring target of 80%, indicating that spatial distribution is on track.

For the monitoring period 1<sup>st</sup> September 2019 – 31<sup>st</sup> August 2020, 1.46 hectares of vacant employment land was taken up for development in total, comprising 0.58 hectares within the Valleys Gateway SRGA and 0.88 hectares outside of the SRGAs. 40% of take-up of employment land therefore took place within SRGAs. Whilst this is half the monitoring target (80%) in relative terms, this is considered a minor departure in absolute terms and spatial distribution is still considered on track overall.

#### 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 have been advertising the remaining 2.2 hectares employment site. The marketing details explain the envisaged quantum of space is around 6,000 sq.m 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 2021 Economic Evidence Base Study Update concurs that this site is needed for employment uses, and should not be released for other uses. The current position

and the higher need requirement have made the situation more acute, and more land, not less is now needed to meet the need, and the Borough cannot afford to lose neither sites in existing employment use nor allocated sites. The Replacement LDP will duly consider this evidence 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. The Study recommends reconsidering the role of Island Farm, suggesting that this site may be better suited for re-designation as a mixed used scheme comprising residential, sport, leisure, commercial and offices. The Replacement LDP will duly consider this evidence as Plan preparation progresses.

**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. 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. The 20.4ha is under preparatory construction.

**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 in housing delivery within Porthcawl, Maesteg and the Llynfi Valley SGRAs is largely attributed to the delay in bringing forward the Porthcawl Waterfront Regeneration Area (which the Council is actively progressing) and due to site-specific issues with Llynfi Valley allocations. Market viability issues within the latter SRGA are notable, as is the need to overcome various site constraints including land reclamation and land assembly. However, these site-specific issues do not indicate that the spatial distribution of new residential development in the LDP is fundamentally flawed.

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

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

within a Design and Access Statement.	adaptation techniques with a Design and Access Statement.	adaptation techniques within a Design and Access Statement:  2015 Revision of Climate Neutral Development SPG.	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 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2020, 3 developments for highly vulnerable (residential) development were permitted within a C1 & C2 flood zone. However, 2 out of the 3 planning applications did not receive any objections from NRW. Only 1 planning application for a development of 59 dwellings, healthcare centre & associated works received an objection from NRW (P/18/983/FUL refers). NRW's objection was on the basis that the site is in C1 Flood Zone & the proposal does not technically comply with advice contained within TAN15. As such the assessment 'trigger' was breached, and the Plan was not on target in 2019/20 as a result. However, the scheme was granted planning permission at Development Control committee subject to appropriate conditions due to the benefits of the scheme outweighing the impacts on surrounding residents.

Between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 8 developments for highly vulnerable (residential) development were permitted within a C1 & C2 Flood Zone. However, none of the 8 planning applications received any objections from NRW. As such the assessment 'trigger' has therefore not been breached during this monitoring period, and the Plan was on target in 2020/21 as a result.

With respect to Policy Target 5, during the monitoring period 1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020 no development was permitted contrary to NRW and/or Dwr Cymru/Welsh Water's advice that would adversely impact on water quality or quantity.

During the monitoring period between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021, only 1 development was permitted contrary to NRW and/or Dwr Cymru/Welsh Water's advice (P/20/159/BCB – 8no. new build industrial units). However, the objection raised by NRW was not related to water quality or quantity.

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

Furthermore, of the 14 qualifying developments approved during the monitoring period 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020, 4 planning applications failed to give consideration to environmental sustainability matters, sustainable building techniques and/or energy usage within a Design and Access Statement. In addition, during the monitoring period between 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021, of the 9 qualifying developments approved, 4 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 considered as part of the Replacement LDP process.

In terms of Policy Target 7, of the 477 new residential units that were permitted between 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2020, 187 or 39.2% were on previously developed land, which was below the target of achieving 60% of permitted residential units on previously developed land by 2021. However, this improved in the following year. Between the monitoring period 1<sup>st</sup> April 2020 and 21<sup>st</sup> March 2021, of the 346 new residential units that were permitted 284 or 82% were on previously developed land, significantly above the target of achieving 60% of permitted residential units on previously developed land by 2021.

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

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

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.

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.

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

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

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

In terms of highway schemes:-

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

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

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

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

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.	No planning permissions approved contrary to the advice of NRW or the Council's Countryside section / Landscape Officer.	1 or more planning permissions granted contrary to the advice of NRW or the Council's Countryside section / Landscape Officer.
11c. No development will take place which results in detriment to the favourable conservation status of European protected species, or significant harm to species protected by other statute.	Number of developments permitted with the potential to result in detriment to the favourable conservation status of European protected species, or significant harm to species protected by other statute.	2014: Production of a Green Infrastructure SPG.	Green Infrastructure SPG is not in place by 2014.

#### 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 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2020 there were 4 planning applications granted that could be classified as potential departures' from Policy ENV1 of the LDP:

- P/19/57/FUL - Land at Mount Pleasant Farm, Farm Rd, Cefn Cribwr, CF32 0HA  
Retention of car park (permeable surface) to serve farm shop enterprise
- P/19/124/FUL - Pyle Garden Centre, Heol Mostyn, Village Farm Industrial Estate, CF33 6BJ  
Car sales forecourt & ancillary sales office porta cabin with access off Heol Mostyn
- P/19/140/FUL - South Wales Police Headquarters, Cowbridge Road, Bridgend, CF31 3SU  
Development of a police learning centre, gymnasium, site regrading, access, car parking & associated works



- P/19/573/FUL - Cenin Ltd, Parc Stormy, Mount Pleasant Road, South Cornelly, CF33 4RS  
Retention of 8 silos & the provision of 2 extra silos in connection with the existing cement facility until December 2048

However, 3 of these proposals were not deemed to be 'inappropriate' development in the countryside after a full assessment and therefore considered to be acceptable. Application reference P/19/57/FUL was refused on the basis that the site lies within a rural area and the proposal constitutes an undesirable & inappropriate form of development outside of any existing settlement boundary.

Between the 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 monitoring period there were 5 planning applications granted that would be classified as potential departures' from Policy ENV1 of the LDP:

- P/19/794/FUL - Cwm Ciwc Ganol Farm, Rhiwceiliog Cross Roads to RCT Boundary, Rhiwceiliog, Bridgend, CF35 6NR  
Retrospective application to regularise the change of use of land to domestic garden including the retention of works to extend the private garden of the existing dwelling
- P/19/795/FUL - Cwm Ciwc Ganol Farm  
The retention of single storey extension to existing dwelling
- P/20/607/FUL - Unit 1d Kingsway Buildings, Bridgend Industrial Estate, CF31 3YH  
Change of use from light manufacturing & food to just food
- P/20/362/FUL - D C Boxing Academy, Llynfi Road, Maesteg, CF34 9DS  
Change of use from boxing & fitness gym (use class D2) to manufacturing of timber garden products (use class B2)
- P/20/843/FUL - Coytrahen House, Coytrahen Lane (from A4063 to Bettws Road), Coytrahen, CF32 8YS  
Change of use to convert triple garage to holiday let

However, all 5 of 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 12 planning applications permitted within the Green Wedges between 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020 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.

During the 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021 monitoring period, there were 10 planning applications permitted within the Green Wedges 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), 8 proposals were approved within Special Landscape Areas during the period 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2020. However, none were the subject of ‘objection’ from the Council’s Countryside and/or Landscape Officer or were approved contrary to the advice of NRW and related to either agricultural buildings or replacement buildings with the defined Special Landscape Areas and were considered appropriate.

Similarly, during the period 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021, 9 proposals were approved within Special Landscape Areas. Again however, none were the subject of ‘objection’ from the Council’s Countryside and/or Landscape Officer or were approved contrary to the advice of NRW and related to either agricultural buildings or replacement buildings with the defined Special Landscape Areas and were considered appropriate.

With respect to Policy Targets 11b and 11c, during both monitoring periods 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 Monitoring Target**

**Assessment Trigger**

12. Development proposals do not adversely impact upon buildings and areas of built or historical interest and their setting.

Occasions when development permitted would have an adverse impact on a Listed Building; Conservation Area; Site/Area of Archaeological Significance; or Historic Landscape, Park and Garden or their setting.

No Planning consents are issued where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT).

2015: Production of Built Heritage Strategy.

1 or more planning consents are issued where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT).

Built Heritage Strategy is not in place by 2015.

Analysis of Results

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.

The assessment is undertaken by analysing whether planning consents have been issued where there are outstanding objections from the Council’s Conservation and Design Team, CADW or Glamorgan Gwent Archaeological Trust (GGAT). Analysis for the monitoring period 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020 of those planning applications where these bodies have been specifically consulted, indicate that no proposals were permitted that had any ‘outstanding’ objections.

Similarly, during the 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021 monitoring period, of those planning applications where these bodies have been specifically consulted, no proposals were permitted that had any ‘outstanding’ objections.

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

Interim Monitoring Target 12 is to produce a Built Heritage Strategy by 2015 and to adopt the Strategy as Supplementary Planning Guidance (SPG). This target has not been achieved to date and will be addressed as part of the Replacement LDP process.

Performance	
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<u>Action</u>	Progress Built Heritage Strategy and adopt as SPG.
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To Protect and Enhance the Environment		
Minerals	Primary Policy: Strategic Policy SP6	LDP Objectives: 2d

<b>Monitoring Aim:</b> Safeguard areas of aggregates and coal resources			Other Policies: ENV10, ENV11, ENV12
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Target</b>	<b>Monitoring Assessment Trigger</b>
13. Maintain a minimum 10 year aggregate landbank throughout the plan period.	Aggregates landbank for Bridgend County Borough in years.	Maintain a minimum 10 year supply of aggregates resource.	Less than a 10 year supply of aggregates resource.
14. No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.	Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone or a minerals safeguarding area.	No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.	1 permanent, sterilising development permitted within a mineral buffer zone or a minerals safeguarding area.
<u>Analysis of Results</u>			
<p>Strategic Policy SP6 aims to provide a contribution to national, regional and local demand for a continuous supply of minerals. LDP Policy Targets 13 and 14 have a particular focus on monitoring whether the LDP maintains a minimum landbank for aggregates (Policy Target 13) and also safeguarding against permanent sterilising development within mineral buffer zones and mineral safeguarding areas (Policy Target 14).</p> <p>Policy Target 13 specifically requires the maintenance of a minimum 10 year aggregate landbank throughout the plan period within the County Borough. The 2018 SWRAWP Annual Report (finalised in July 2019) calculated the 10 year aggregate landbank as 42 years. As such the LDP is meeting its target of providing a minimum 10 year supply.</p> <p>For the following period, the 2019 SWRAWP Annual Report (finalised in May 2021 due to delays caused by the pandemic) calculated the 10 year aggregate landbank as more than 50 years. As such the LDP is meeting its target of providing a minimum 10 year supply.</p>			

With respect to Policy Target 14, analysis of planning applications show that no permanent sterilising developments have been approved in the monitoring period 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020 , within mineral safeguarding areas or mineral buffer zones, that did not comply with the criteria of LDP Policies ENV9 or ENV10.

Similarly, analysis of planning applications within the 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021 monitoring period show that no permanent sterilising developments have been approved 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.

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

To Protect and Enhance the Environment			
Waste	Primary Policy: Strategic Policy SP7	LDP Objectives: 2d	
<b>Monitoring Aim:</b> Seeks to meet the County Borough's contribution to regional and local waste facilities		Other Policies: ENV14, ENV15, ENV16	
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Target</b>	<b>Monitoring Assessment Trigger</b>

15. Provide 7.7 to 11.9 hectares of available land (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities to meet the regionally identified need to treat up to 228,000 tonnes of waste per annum.	The availability of 7.7 to 11.9 hectares of land (or consented for that purpose) on sites identified under Policy SP7 to meet the identified need to treat up to 228,000 tonnes of waste per annum.	7.7 to 11.9 hectares of land is provided (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities.	The availability of land on the sites identified under Policy SP7 falls below 7.7 hectares (or has not been developed for that purpose).
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#### Analysis of Results

Strategic Policy SP7 aims to make provision for new waste treatment facilities to meet regional (and local) waste treatment needs.

Strategic Policy SP7 identifies 5 sites where waste facilities will be favoured at Heol y Splott, South Cornelly, Brynmenyn Industrial Estate, Village Farm Industrial Estate, Brackla/Litchard Industrial Estate and Waterton Industrial Estate. Waste proposals on other appropriate sites or land allocated for industrial purposes may also be permitted, provided the proposal meets the criteria set out in Policy ENV16 of the LDP.

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

At the monitoring date of 31<sup>st</sup> March 2021, the table below illustrates that 30.73 hectares of land remained available on SP7 sites.

SP7(1)	Land at Heol-y-Splott, South Cornelly	3.68 ha
SP7(2)	Brynmenyn Industrial Estate, Brynmenyn	6.97 ha
SP7(3)	Village Farm Industrial Estate, Pyle (cumulative total)	2.40 ha
SP7(4)	Brackla/Litchard Industrial Estate, Bridgend	7.70 ha
SP7(5)	Waterton Industrial Estate, Bridgend	9.98 ha
<b>Total</b>		<b>30.73 ha</b>

The analysis indicates that the Council is therefore achieving its requirement to contribute to identify regional (and local) waste treatment needs and facilities.	
Performance	
<u>Action</u>	
Continue monitoring.	

To Protect and Enhance the Environment			
Energy Generation, Efficiency and Conservation		Primary Policy: Strategic Policy SP8	LDP Objectives: 2d
<b>Monitoring Aim:</b> That the County Borough contributes towards the country's renewable energy requirements			Other Policies: ENV17, ENV18
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Target</b>	<b>Monitoring</b>
16. All major planning applications assess the potential for onsite Renewable / Low Carbon Energy technologies.	Major planning applications which are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17.	100% of all major planning applications are accompanied by a Renewable / Low Carbon Energy Assessment in accordance with Policy ENV17.	<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.



		2014: Production of Energy Opportunities Plan SPG.	
17. To increase the amount (in MW) of energy produced in the County Borough from renewable sources.	Permitted and installed capacity (MW) of renewable electricity and heat projects within the County Borough.	Annual increase in the permitted or installed capacity of renewable electricity and heat projects within the County Borough through the Plan period.  2014: Production of Energy Opportunities Plan SPG.	No annual increase in the permitted or installed capacity of renewable electricity and heat projects within the County Borough. Energy Opportunities Plan SPG is not in place by 2014.
18. 35MW of renewable energy generated in the refined Strategic Search Areas (Policy ENV18) by the end of the Plan period.	The capacity of renewable energy developments (MW) installed inside the refined Strategic Search Areas (Policy ENV18).	If planning applications which would cumulatively meet the 35MW target are not submitted by 2018.	If planning applications which would cumulatively meet the 35MW target are not submitted by 2018.

#### Analysis of Results

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

Policy Target 16 requires that all major planning applications assess the potential for on-site renewable/low carbon energy technologies and this is measured by analysing whether each major application is accompanied by a renewable/low carbon energy assessment – this is a requirement of Policy ENV17. Of the ‘qualifying’ developments no major planning applications submitted (and granted) for the monitoring period 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020 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.

The monitoring period of 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021 also saw no major planning applications submitted (and granted) accompanied by a 'specific' energy assessment, although again, 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 seventh 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 has been scrutinised in detail during the statutory LDP review and consideration given as to whether the policy approach needs to be amended and whether it is appropriate going forward, given the regulatory changes that have occurred since the adoption of the LDP.

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

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 has also prepared a Renewable Energy Assessment to underpin the Bridgend Replacement LDP.

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 2019 to 31st March 2020, 40 mw of renewable additional electricity capacity was permitted. The scheme approved relates to a Development of National Significance for the installation of a standby energy generating station with capacity of approximately 40mw (9 x 4.5mw gas generators) for a 25 year period, with associated ancillary equipment, perimeter fencing, ground works & access arrangements.

During the monitoring period 1st April 2020 to 31st March 2021, no new schemes were approved to increase the amount of energy produced in the County Borough from renewable sources. This can be attributed to the effects of the global pandemic, which brought about a general delay to schemes across the sector.

The LDP has therefore annually increased the amount of energy produced from renewable sources for each monitoring period since 2009 except the 2020-2021 period, with the global pandemic a mitigating factor.

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 both monitoring period's 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020 and 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021, 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 Wall 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.

Furthermore, whilst also not inside the refined SSA, the aforementioned Development of National Significance approved on Land north at Felindre Road (P/19/797/DNS) will provide additional capacity of 40mw for a 25 year period.

As such the generating capacity from large-scale wind turbines (within and immediately adjacent to the refined SSA) is 99 MW. As such the County Borough is making a significant contribution to national renewable energy targets.

Performance – Policy Target 16	
<p><u>Action</u></p> <p>Policy Research</p> <p>This is the seventh year that the Council has failed to meet the requirements of monitoring target 16. This issue and Policy ENV17 has been the subject of rigorous testing during the statutory LDP review to determine whether the policy remains appropriate, the outcome of which will be considered as part of the Replacement LDP process.</p>	
Performance – Policy Targets 17 & 18	
<p><u>Action</u></p> <p>Continue monitoring.</p>	

To Spread Prosperity and Opportunity through Regeneration			
Employment Land Development	Primary Policy: Strategic Policy SP9	LDP Objectives: 1a, 1b, 1d, 3a, 3b, 3c	
<b>Monitoring Aim:</b> Protect 164 hectares of vacant employment land		Other Policies: REG1	
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Target</b>	<b>Monitoring Assessment Trigger</b>

19. 72.5 ha of employment land allocated by Policies SP9 and REG1 are developed over the Plan period.	Employment land development on Policies SP9 and REG1 sites in hectares.	6.3 ha of employment land allocated by Policies SP9 and REG1 are developed per year for employment uses.	<6.3 ha of employment land allocated by Policies SP9 and REG1 are developed per year for employment uses.
20. A readily available supply of land for development for employment purposes.	Proportion (%) of remaining allocated vacant employment land (SP9 and REG1 sites) which is classed as immediately available or available in the short term in the annual employment land survey.	30% or more of remaining vacant land allocated by Policy SP9 and REG1 is classed as immediately available or available in the short term in the annual employment land survey throughout the plan period.	<30% of remaining vacant land allocated by Policy SP9 and REG1 is classed as immediately available or available in the short term in the annual employment land survey.

#### Analysis of Results

The LDP'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.

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.

The monitoring target associated with Policy Target 19 is that 6.3 hectares of employment land is developed annually on allocated sites.

The monitoring period for this Policy Target differs from the remainder of the AMR. The AMR generally uses data collated within the financial year from 31<sup>st</sup> March to 1<sup>st</sup> April., whereas the data for this Policy Target is instead monitored between 1<sup>st</sup> September – 31<sup>st</sup> August.

During the monitoring period 1<sup>st</sup> Sept 2018 – 31<sup>st</sup> August 2019 a total of 3.02ha of vacant employment land was developed, whilst the following monitoring period of 1st Sept 2019 – 31st August 2020 saw a total of 1.46ha of vacant employment land 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 sixth consecutive year with respect to Policy Target 21 and take up is running at 2 ha per annum on average.

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 August 2019 Employment Survey demonstrates that 32ha of land is immediately available and a further 14.93ha is available in the short term. The August 2020 Employment Survey showed that 31.20ha is immediately available and a further 24.93ha 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.

Performance – Policy Target 19

Action

Contextual indicators and comparisons with other local authorities show that notwithstanding the lower than expected 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

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
<b>Monitoring Aim:</b> Directs new retail and leisure development to the town and district centres of the County Borough		Other Policies: REG6, REG7, REG8, REG9, REG11	
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Target</b>	<b>Monitoring Assessment Trigger</b>
21. To ensure that vacancy rates within the town centres of the County Borough do not increase to a level that would adversely impact on the vitality of those centres.	Annual vacancy rates of commercial properties within the town centres of the County Borough.	Vacancy rates of commercial properties in the town centres of Bridgend, Maesteg or Porthcawl remain below 15% throughout the plan period.	Vacancy rates of commercial properties in the town centres of Bridgend, Maesteg or Porthcawl increase to more than 15%.
22. The integrity of the Primary Shopping Frontages are maintained.	Proportion of A1 retail uses in the Primary Shopping Frontages designated by REG6.	60% of more of units within the Primary Shopping Frontages are in an A1 use.  2014: Preparation of a Primary Shopping Frontages SPG.	<60% or more of units within the Primary Shopping Frontages are in an A1 use.  Primary Shopping Frontages SPG is not in place by 2014.

23. The town centres of the County Borough are regenerated by the development of key sites.	Amount (sqm) of major retail, office and leisure development permitted in town centres.	<p>2014: Planning consents in place for Porthcawl retail development.</p> <p>2014: Completion of Maesteg Outdoor Market, Bus Station and Riverside Scheme.</p> <p>2016: Development Briefs prepared for sites highlighted in Bridgend Town Centre Masterplan.</p>	<p>Planning consents for Porthcawl Regeneration Area retail development not in place by 2014.</p> <p>Maesteg Outdoor Market, Bus Station and Riverside Scheme is not completed by 2014.</p> <p>Development Briefs for the sites highlighted in the Bridgend Town Centre Masterplan have not been prepared by 2016.</p>
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### Analysis of Results

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

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

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



The 2019-20 annual retailing and commercial centre survey indicates that:-

- Within Bridgend Town Centre of the 379 commercial properties surveyed 64 were vacant – representing a vacancy rate of 16.89%.
- Within Porthcawl Town Centre of the 204 commercial properties surveyed 19 were vacant – representing a vacancy rate of 9.31%.
- Within Maesteg Town Centre of the 167 commercial properties surveyed 13 were vacant – representing a vacancy rate of 7.78%.

The 2020-21 annual retailing and commercial centre survey indicates that:-

- Within Bridgend Town Centre of the 386 commercial properties surveyed 74 were vacant – representing a vacancy rate of 19.17%.
- Within Porthcawl Town Centre of the 206 commercial properties surveyed 21 were vacant – representing a vacancy rate of 10.19%.
- Within Maesteg Town Centre of the 168 commercial properties surveyed 16 were vacant – representing a vacancy rate of 9.52%.

The LDP's strategic aim of maintaining and protecting the vitality and viability of town centres has not been fully met for the monitoring periods 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020 and 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021 with respect to Policy Target 21. The monitoring target has been missed for Bridgend Town Centre specifically.

The global pandemic must be noted as a contributor to the increased vacancy rate observed during the 2020-21 monitoring period, with the UK economy being significantly impacted as a result of national lockdowns during the year.

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.

Since the publication of the Preferred Strategy, the Bridgend Town Centre Masterplan has been published for consultation. This provides an update to the sites that should be the focus of regeneration efforts over the Replacement Plan period. The mixed-use regeneration of Southside is one of the projects in the Bridgend Masterplan, which together account for the provision of 23,000m<sup>2</sup> of reconfigured, refurbished and new retail and food & drink proposals.

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 2019-20 annual retailing and commercial centre survey indicates that:-

- Within Bridgend Town Centre of the 109 units within the Primary Shopping Frontages 66 were in A1 use – representing 60.55%.

- Within Porthcawl Town Centre of the 95 units within the Primary Shopping Frontages 63 were in A1 use – representing 66.32%.
- Within Maesteg Town Centre of the 86 units within the Primary Shopping Frontages 51 were in A1 use – representing 59.30%.

The 2020-21 annual retailing and commercial centre survey indicates that:-

- Within Bridgend Town Centre of the 109 units within the Primary Shopping Frontages 61 were in A1 use – representing 55.96%.
- Within Porthcawl Town Centre of the 95 units within the Primary Shopping Frontages 62 were in A1 use – representing 65.26%.
- Within Maesteg Town Centre of the 86 units within the Primary Shopping Frontages 47 were in A1 use – representing 54.65%.

The current data highlights a relatively significant decrease in the proportion of units in A1 use within the Primary Shopping Frontages of Bridgend and Maesteg Town Centres compared to the previous monitoring period. At less than 60% the annual target has not been met in Bridgend or Maesteg. The data highlights the significant structural change that is taking place within the retail sector, coupled with the effects of the Coronavirus pandemic on retail and the local and national economy.

The proportion of units occupied by A1 uses in Porthcawl's primary shopping frontages has stayed at roughly the same level, 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 seventh 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 made in this monitoring period in preparing these proposals within Bridgend town centre.

However, as previously mentioned the Council is in the process of developing a Town Centre Masterplan, which will provide an update to the sites that should be the focus of regeneration efforts over the Replacement Plan period.		
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 periods 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020 and 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021 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.</p> <p>The Council is in the process of developing a Town Centre Masterplan as a means of implementing town centre wide environmental improvements, including green and blue infrastructure improvements, active travel links, new public spaces to facilitate social distancing, tree planting, heritage trails and building character and street art improvements.</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
<b>Monitoring Aim:</b> 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.
<p><u>Analysis of Results</u></p> <p>Strategic Policy SP11 aims to promote and encourage high quality sustainable tourism, through the implementation of various appropriate projects relating to activity based tourism, business, events and cultural tourism.</p> <p>Policy Target 24 measures how effective the Plan is in promoting and encouraging tourism and the indicator is to increase the annual number of visitors to the County Borough.</p> <p>The 2019 STEAM figures for Bridgend indicates that the total visitor numbers in 2019 for the County Borough were at a similar level to 2018 at 3.7 million; the STEAM data highlights that the number of staying visitors within the Borough totalled 0.66 million which represents a slight increase on 2018's figures which is consistent with the aims and objectives of the Borough's tourism strategy and LDP policies.</p> <p>The 2020 STEAM figures for Bridgend were provided with the caveat that sample sizes were smaller than usual as some attractions did not provide data even though they were open for part of the year, while others remained closed as a result of the global pandemic and resulting national lockdowns. Total visitor numbers for the County Borough were significantly reduced as a result, at 1.4 million, a 62.5% reduction on 2019 levels.</p> <p>These occurrences have resulted in an almost 50% decrease in tourism-related employment, from 4,242 jobs in 2019 to 2,156 in 2020. Whilst the County Borough's tourism offer is continually being enhanced and schemes that have progressed since the previous monitoring period include a scheme at Rest Bay Porthcawl, watersports facility at the former Malc's Café and implementation of the new flood defence works at Porthcawl's town beach, the a significant negative impacts of the pandemic on the County Borough's economy is evident within the data.</p> <p>The Plan is therefore not on target with respect to Policy Target 24.</p>				
Performance				

<p><u>Action</u></p> <p>Continue monitoring.</p>
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To Create Safe, Healthy and Inclusive Communities			
Housing and Affordable Housing		Primary Policy: Strategic Policy SP12	LDP Objectives: 1c, 3c, 3d
<p><b>Monitoring Aim:</b> Requires 9,690 market (including 1,370 affordable) dwelling units to be accommodated in the County Borough during the Plan period</p>			Other Policies: COM1, COM2, COM3, COM5, COM6
<b>Policy Target</b>	<b>Indicators</b>	<b>Annual/Interim Monitoring Target</b>	<b>Assessment Trigger</b>
25. Annual dwelling completions to match the Annual Average Requirement (AAR) within the borough.	Deliver the Annual Average Requirement (AAR) of 646 dwellings per annum.	Annual completions to match Annual Average Requirement within the borough	A shortfall for two consecutive years.
26. Provide 9,690 new dwellings by 2021 (cumulatively)	Total cumulative completions akin to the cumulative completion rate.	Total cumulative completions monitored against the cumulative completion rate.	Shortfall of cumulative completions for two consecutive years.

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

			consecutive years will require the identification of a site.
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Analysis of Results

The Development Plans Manual (DPM, Edition 3) outlines a new housing delivery monitoring system, which replaces the previous Joint Housing Land Availability Study process. The guidance advises those LPAs who adopted their LDP prior to the publication of the DPM to use the Annual Average Requirement (AAR) method as the primary indicator to measure housing delivery. A trajectory must also be created for inclusion within the AMR where delivery will be compared against the AAR. This is subject to mandatory stakeholder engagement through the involvement of a Housing Stakeholder Group.

Bridgend’s AAR is 646 dwellings (i.e. the housing requirement of 9,690 dwellings / the 15-year plan period). The DPM states that, “a housing trajectory should be included within the AMR (supported by Tables 19-21) prepared with the best information available which will place LPAs who have just commenced or are due to commence a plan review in the future in a stronger position moving forward” (para. 8.15).

Bridgend’s housing trajectory has been developed through effective collaboration with a Housing Trajectory Stakeholder Group. A meeting was held on 20<sup>th</sup> April 2021 to ensure that the trajectory is as robust as possible and based on the latest information available. There were three separate components for discussion; completions data, the existing housing land bank (sites with planning consent or with a resolution to grant), and, potential new sites for allocation in the Replacement LDP (2018-2033). The purpose of the Stakeholder Group was specifically to:

- Ensure past completion figures are up to date and recorded correctly for large and small sites
- Consider the anticipated annual delivery rates for sites with planning permission
- Consider the anticipated annual delivery rates for potential new housing allocations within the Replacement LDP

Critically, for the purposes of this AMR, there were no outstanding matters of disagreement on the completion figures over the existing LDP period or the timing and phasing of sites moving into the Replacement LDP period (including those sites with planning permission and potential new housing allocations).

The DPM methodology provides templates (Tables 19-21 and Diagram 16) to be used within the AMR to monitor the delivery of housing. Table 1 (AAR Build Rate, based on DPM template Table 21) and Figure 1 (Housing Development Trajectory, based on DPM template Diagram 16) are shown below for the existing adopted LDP plan period 2006-2021.

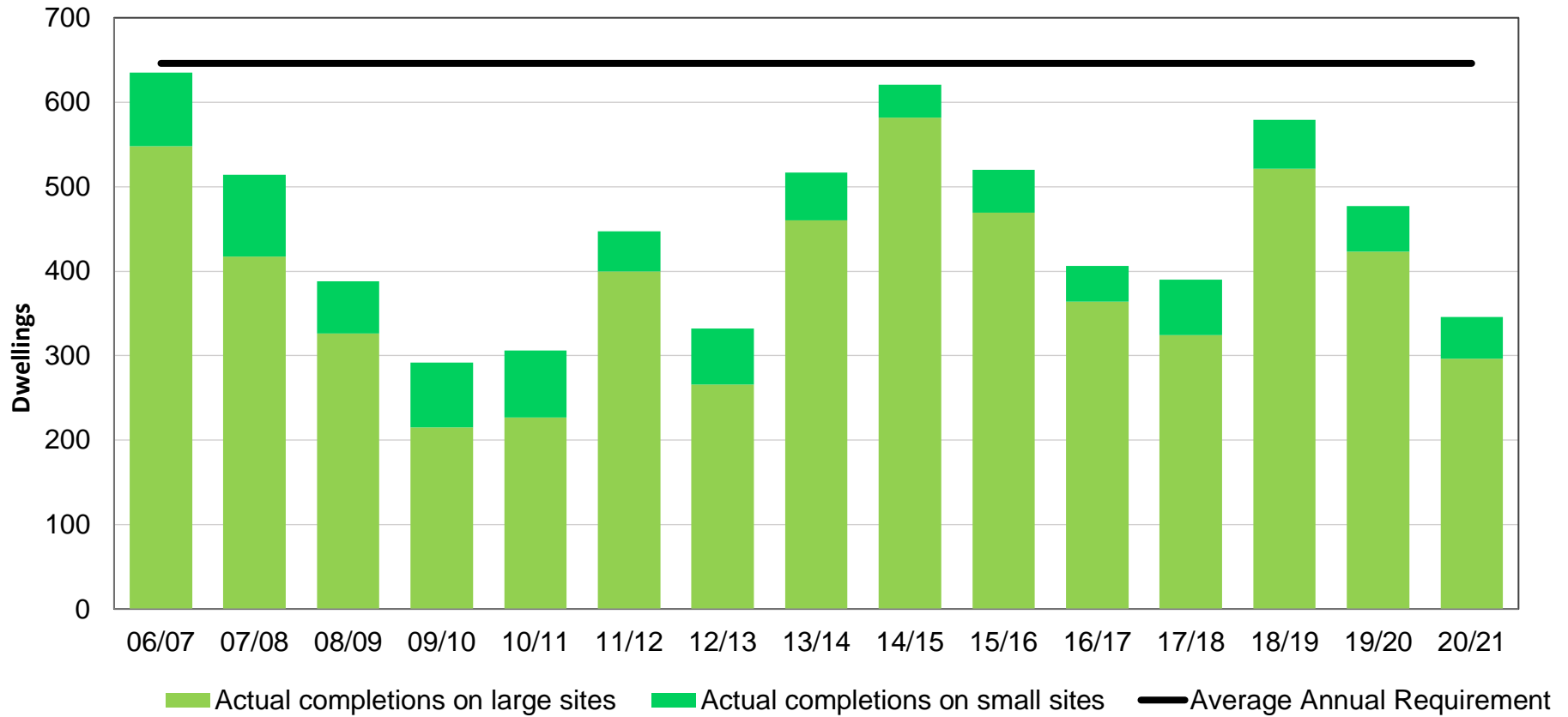
**Table 1: AAR Build Rate, Existing Adopted Bridgend LDP**

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Remaining Years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Total Housing Provision	10726	10726	10726	10726	10726	10726	10726	10726	10726	10726	10726	10726	10726	10726	10726
Total LDP Housing Requirement	9690	9690	9690	9690	9690	9690	9690	9690	9690	9690	9690	9690	9690	9690	9690
Actual completions on large sites during year	548	417	326	215	227	400	266	460	582	469	364	324	521	423	296
Actual completions small sites during year	87	97	62	77	79	47	66	57	39	51	42	66	58	54	50
Anticipated completions on allocated sites during year	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Anticipated land bank completions during year	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Anticipated completions large windfall during year	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Anticipated completion small windfall during year	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total completions</b>	<b>635</b>	<b>514</b>	<b>388</b>	<b>292</b>	<b>306</b>	<b>447</b>	<b>332</b>	<b>517</b>	<b>621</b>	<b>520</b>	<b>406</b>	<b>390</b>	<b>579</b>	<b>477</b>	<b>346</b>
<b>Average Annual Requirement</b>	<b>646</b>	<b>646</b>	<b>646</b>	<b>646</b>	<b>646</b>	<b>646</b>	<b>646</b>	<b>646</b>	<b>646</b>	<b>646</b>	<b>646</b>	<b>646</b>	<b>646</b>	<b>646</b>	<b>646</b>
Total projected cumulative completions	635	1149	1537	1829	2135	2582	2914	3431	4052	4572	4978	5368	5947	6424	6770
Remaining housing completions	9055	8541	8153	7861	7555	7108	6776	6259	5638	5118	4712	4322	3743	3266	2920

Average Annual Rate (AAR) = 9,690 LDP Housing Requirement / 15 year plan period = 646 p.a.



Figure 1: Housing Development Trajectory, Existing Adopted Bridgend LDP (as at 01/04/2021)



Both Table 1 and Figure 1 show housing delivery over the entirety of the 15-year plan period:

- Table 1 shows there has been an annual shortfall against the AAR 'black line'. In 2019/20, completions were 269 dwellings below what was anticipated (646 AAR, compared to 477 actual completions, or -26%). In 2020/21, completions were 300 dwellings below what was anticipated (646 AAR, compared to 346 actual completions, or -46%).
- The cumulative average annual housing requirement from the start of the plan period to 31<sup>st</sup> March 2021 was 9,690 units. Actual completions have been 6,770 dwellings. This represents a 2,920 dwelling shortfall in housing delivery over the plan period to date (-30%).

This annual and cumulative shortfall in housing delivery is recognised by the Council. The existing LDP was adopted on 18th September 2013 and the Council is statutorily required, under Section 69 of the Planning and Compulsory Purchase Act 2004, to undertake a full review of the adopted LDP at intervals not longer than every 4 years from the date of adoption. The LDP Review Report (2018) recognised an urgent need to address the shortfall in the housing land supply through the identification of additional housing sites, whilst identifying other significant contextual changes in circumstances and policy at a national, regional and local level. For these reasons, a Replacement LDP is now being prepared and will express, in land-use terms, the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan. Table 1 and Figure 1 only serve to further justify the need to review the existing LDP for the reasons already outlined in the Review Report (2018). The Council remains committed in progressing the Replacement LDP (2018-2033) towards adoption following consultation on the Deposit Plan from 01/06/2021 to 27/07/2021.

Equally, it must be recognised that this AMR has been published in the final year of the existing LDP period and there are no future 'supply bars' within the remaining plan period as shown in Figure 1. In order to demonstrate that housing supply will not 'run out' before the Replacement LDP (2018-2033) is adopted, DPM template Tables 19-20 have been combined into Table 2 below. This is based on the data approved by the Housing Trajectory Stakeholder Group on 20<sup>th</sup> April 2021 and shows the timing and phasing of large housing sites (10 or more dwellings) with planning permission that form part of the existing landbank and are expected to be delivered within the next five years. It also shows the expected contribution from small and windfall sites over this period, combined with potential Replacement LDP allocations (included within the Deposit Plan Consultation Document). **However, it must be noted that the potential Replacement LDP allocations contained within Table 2 have no status at present and have only been included within this report for purposes of monitoring as required by Welsh Government.**

Table 2: Timing and Phasing of Sites, 2021/22 – 2025/26

Settlement	Planning Application	Site Name	2021-22	2022-23	2023-24	2024-25	2025-26
<b>Existing Land bank: Sites with Planning Permission</b> (Based on DPM template Table 20)							
Valleys Gateway	P/19/915/RES	Land off Maesteg Road, Tondu	10	60	60	60	60
Bridgend	P/19/624/FUL P/19/656/RES	Parc Derwen, Bridgend	54	68			
Bridgend	P/18/145/RES	Land at Llangewydd Road, Cefn Glas, Bridgend	44	41			
Bridgend	P/18/1006/FUL	Ysgol Bryn Castell (Phase 2), Bridgend	20	60	47		
Porthcawl	P/17/273/RLX, P/19/30/RLX	The Rest Convalescent Home, Porthcawl	35				
Bridgend	P/18/983/FUL	Sunnyside Road (Land Off), Bridgend		59			
Pen-y-fai	P/17/1073/FUL	All Saints Way (Land South of), Penyfai	13				
Porthcawl	P/18/908/FUL	Meadow Lane (Land at), Porthcawl	24				
Porthcawl	P/18/920/FUL	Ronnie's Commercial, Clos Yr Orsaf, Porthcawl	10				
Cefn Cribwr	P/18/286/NMA	Bedford Road, Cefn Cribwr	10				
Bettws	P/19/147/FUL	Heol Dewi Sant (Rear of), Bettws	1				

Pencoed	P/09/435/OUT	Land South of Hendre Road, Pencoed	1					
Bridgend	P/15/693/FUL	Cowbridge Road (Rear of), Bridgend	10					
Bridgend	P/16/610/FUL	Park Street, Coed Parc, Bridgend	12					
Porthcawl	P/20/263/FUL	Former St. John's School, Netwon, Porthcawl	10	46				
Valleys Gateway	P/19/182/RES (Phase 2)	Parc Tyn Y Coed, Bryncethin	9					
Porthcawl	P/19/352/RES	St Clares Convent, Clevis Hill, Porthcawl	5	6				
Porthcawl	P/16/609/FUL	47 - 49 Woodland Avenue (Land Between), Porthcawl	10					
Bridgend	P/14/185/FUL	Waterton Manor & Lane (Land at) Waterton, Bridgend		26	13			
Pyle, Kenfig Hill and North Cornelly	P/18/829/FUL	Land at Croft Goch Road, Kenfig Hill			21			
Pencoed	P/20/214/FUL	Former Pencoed Raob Social Club Heol Y Groes, Pencoed		24				
<b>Replacement LDP Potential Allocations*</b> (Based on DPM template Table 19)								
Bridgend	N/A	Land South of Bridgend	0	0	0	0	40	
Bridgend	N/A	Land West of Bridgend	0	0	0	90	90	
Bridgend	N/A	Parc Afon Ewenni	0	0	0	35	80	
Bridgend	N/A	Craig y Parcau, Bridgend	0	0	0	10	50	

Porthcawl	N/A	Porthcawl Waterfront	0	0	0	60	120
Pencoed	N/A	Land East of Pencoed	0	0	0	0	70
Pyle	N/A	Land East of Pyle	0	0	0	0	70
Maesteg and the Llynfi Valley	N/A	Land South West of Pont Rhyd-y-cyff	0	0	10	45	45
Maesteg and the Llynfi Valley	N/A	Land South East of Pont Rhyd-y-cyff	0	0	10	25	40
Maesteg and the Llynfi Valley	N/A	Land South of Pont Rhyd-y-cyff	0	0	0	0	0
<b>A) Total Sites with Planning Permission</b>			278	390	141	60	60
<b>B) Total Replacement LDP Potential Allocations*</b>			0	0	20	265	605
<b>C) Replacement LDP Large Windfall Site Allowance</b>					44	44	44
<b>D) Replacement LDP Small Windfall Site Allowance</b>			62	62	62	62	62
<b>Total (A+B+C+D)</b>			340	452	267	431	771
<b>5-year average completion forecast</b>			452				

\* These sites do not represent the final selection of sites for allocation in the Replacement LDP and have only be included for monitoring purposes to satisfy Welsh Government requirements.

Table 2 shows that, over the next five years (assuming adoption of the Replacement LDP and depending on the final suite of allocations), an average forecast of 452 dwellings will be built in Bridgend County Borough per annum. All sites in the existing housing land bank, have either already commenced, are shortly due to commence or demonstrate a highly realistic prospect of delivery in the short-term. This was agreed with the Housing Trajectory Stakeholder Group.

This demonstrates that housing supply will not 'run out' completely before the Replacement LDP is adopted. Whilst this forecast is lower than the existing LDP's AAR of 646 dwellings (by 194 dpa or -30%), the AAR has been derived over the existing LDP period (2006-2021) and becomes less relevant for monitoring housing delivery beyond the plan period.

Moreover, the existing LDP's derived AAR is based on 2009-based projections. The Replacement LDP has considered a suite of refreshed projections and is based on an updated, alternative growth strategy (refer to the Strategic Growth Options Background Paper). An accompanying draft replacement housing trajectory has also been prepared in support thereof (refer to the Housing Trajectory Background Paper) to demonstrate delivery over the Replacement LDP period.

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 met estimated capacity include:

- COM1(1) – Parc Derwen  
Estimated Capacity: 1,515  
Actual Capacity: 1,577  
Constructed: 1,455
  
- COM1(2) - North East Brackla Regeneration Area  
Estimated Capacity: 550  
Actual Capacity: 558  
Constructed: 558
  
- COM2(30) - Pencoed Primary School  
Estimated Capacity: 10  
Actual Capacity: 40

Constructed: 40

Planning permission was also granted in December 2018 for 450 residential units at Land west of Maesteg Road, Tondu (P/16/366/OUT) allocated as PLA3(10) within the existing LDP.

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

An analysis of permissions granted from 1<sup>st</sup> April 2019 to the end of the monitoring period 31<sup>st</sup> March 2020 has been undertaken and 11 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 37 dwellings.

<b>Address</b>	<b>Size (Ha)</b>	<b>Units</b>	<b>Dwellings per Hectare</b>
The Rest Convalescent Home, Porthcawl	4.84	24	4.96
Bridgend Road, former playing field	0.9	37	41.11
Oystercatcher PH car park & land behind, High Street, Laleston	0.32	1	3.13
Land to front of Brooklands House, Penyfai Road, Aberkenfig	0.25	1	4.00
Pant y Gwbwn Farm, Blackmill	0.18	1	5.56
2a Philip Avenue, Bridgend	0.25	2	8.00
Coity Primary School	0.3	2	6.67

Pantyrwel Road (land adj)	0.25	4	16.00
Heol Eglwys (land adj to)	0.27	1	3.70
Land south of All Saints Way	0.24	1	4.17
Former garage site, Maes Glas, Ynysawdre	0.2	4	20.00

Taking account of the total area of 8 hectares for these proposals, and the total number, 78 units to be delivered, the 'average' density of eligible small and windfall sites is 9.75 dwellings per hectare.

An analysis of permissions granted from 1<sup>st</sup> April 2020 to the end of the monitoring period 31<sup>st</sup> March 2021 has been undertaken and 24 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 23 dwellings.

<b>Address</b>	<b>Size (Ha)</b>	<b>Units</b>	<b>Dwellings per Hectare</b>
Wildmill Boiler House	0.19	5	26.32
Land read 32 Heol Llansantffraid, Sarn	0.1	4	40.00
24 Bryndu Road, Kenfig Hill	0.3	3	33.33
59 North Vale View	0.08	1	12.50
Land at Plas Morlais	0.2	4	20.00
West Winds, 2 Locks Lane	0.11	2	18.18
42 Esplanade Avenue	0.11	2	18.18



Tyn y Bettws, Llangeinor	0.21	3	14.29
Newton Cottage, Porthcawl	0.16	1	6.25
1st/2nd floors Wyndham Street	0.01	2	200.00
4 Moriah Place, Kenfig Hill	0.01	2	200.00
24 West Drive, Porthcawl	0.02	1	50.00
The Vineries, Hookland Road, Porthcawl	0.44	1	2.27
Llangewydd Cottage, Court Colman	0.08	1	12.50
75 New Road, Porthcawl	0.04	1	25.00
Albany Road, land off, Pontycymmer	0.06	1	16.67
31a Newton Nottage Rd, Porthcawl	0.03	1	33.33
319a New Road, Porthcawl	0.02	1	50.00
The Old Surgery, Porthcawl	0.09	1	11.11
Oystercatcher PH, Laleston	0.32	10	31.25
All Saints Way, Penyfai	1.11	20	18.02
Bryn Bragle	0.46	14	30.43
Heol y Cyw Primary School	0.3	13	43.33

65-66 Ael y Bryn (land to the rear)	0.2	23	115.00
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Taking account of the total area of 4.38 hectares for these proposals, and the total number, 115 units to be delivered, the 'average' density of eligible small and windfall sites is 26.26 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 the 2019-2020 monitoring period, 72 affordable housing units were delivered, providing a 2020 total of 1,419 units. Policy Target 29 was therefore on track for this monitoring period.

Within the 2020-2021 monitoring period, 111 affordable housing units were delivered, providing a 2020 total of 1,530 units. Policy Target 29 was therefore on track for this monitoring period.

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

Another part of the Council's interim target was to ensure that the Protocol for the Management of Unauthorised Gypsy and Traveller Encampments should be approved by April 2014. Notwithstanding this achievement, the protocol needs to be refreshed given that there has been substantive organisational and personnel changes with respect to how the Council now fulfils its statutory housing and public protection functions. This has been achieved with the protocol being approved by Management Team, and a Lead Officer responsible for the protocol's implementation identified. For the monitoring period 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020, there were 6 recorded incidences, whilst during the 2020-2021 monitoring period there were 3 recorded instances. However, formal action was not necessary in any instances. 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 was 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.

A refreshed draft GTAA has been completed and was approved by Cabinet on 15th December 2020 for submission to Welsh Government. This draft GTAA estimated a County Borough need of 5 pitches for the first 5 years of the GTAA period and a further 2 pitches for the remainder of the LDP period. The total (draft) estimated pitch provision needed for Gypsies and Travellers is therefore 7 pitches up until 2033.

Since the draft GTAA was completed, one family has met their accommodation needs, leaving a remaining need for six pitches over the Plan period. This remaining stems from two families (i.e. three pitches per family) who are currently exploring options to meet their accommodation needs. The GTAA is awaiting approval from Welsh Government. Any unmet need for sites will need to be met through the Replacement LDP to ensure the plan can be found sound through the examination process and is able to be adopted.

Performance



Action

Continue monitoring.

To Create Safe, Healthy and Inclusive Communities

Community Uses

Primary Policy: Strategic Policy SP13

LDP Objectives: 1c, 3c, 3d

**Monitoring Aim:** The retention of existing community uses and facilities and seek to develop new ones, where needed.

Other Policies: COM7, COM8, COM9, COM10, COM11, COM12, COM13, COM14, COM15

Policy Target	Indicators	Annual/Interim Target	Monitoring	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.
<p><u>Analysis of Results</u></p> <p>Strategic Policy SP13 aims to maintain and improve the quality of life of residents of the County Borough by retaining or enhancing a range of social and community facilities. In the interest of service efficiency, the Policy also requires that where new or replacement facilities are proposed, co-location of facilities is considered before stand-alone facilities.</p> <p>Policy COM7 of the LDP specifically protects against facility loss, unless justified by provision of suitable alternative provision, if it is demonstrated that there is an excess of provision or the facility is no longer required.</p> <p>For the monitoring period 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020 no planning applications were approved that conflicted with the protective aim of Policies SP13 or COM7. This was also the case for the 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021 monitoring period.</p>				
Performance				
<p><u>Action</u></p> <p>Continue monitoring.</p>				

## 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	X
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 economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	IND2: % of total County Borough employment land developed in the SRGA	●
			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.	X

## 7. CONCLUSIONS AND RECOMMENDATIONS

- 7.1 This is the sixth AMR to be prepared since the adoption of the Bridgend LDP and is based across two separate monitoring periods from 1st April 2019 to 31st March 2021 and is required to be submitted to Welsh Government by the 31<sup>st</sup> October 2021. 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 LDP 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 2019-20 and 2020-2021 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 Replacement 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, along with the recent pandemic, 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 99 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 2016 and 2021. These national policy changes have been taken into account within the development of the Replacement LDP.

### **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 prior to the global pandemic, however, the most recent monitoring period showed that the required proportion (60%) had not been met in Bridgend or Maesteg Town Centres. The data highlights the significant structural change that is taking place within the retail sector, coupled with the effects of the Coronavirus pandemic on retail and the local and national economy.
- 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 has been considered further throughout the development of the Replacement LDP with any amendments made 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 development of the Replacement LDP.

#### **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 Replacement LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land. Additionally, changes to allow more policy flexibility within retail centres will help to address the increase in retail vacancy rates, allowing town centres to adapt to changing shopping habits.

**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 Replacement LDP which will address the shortfall in the housing land supply and facilitate the identification/allocation of additional housing land.
- 7.20 In March 2020 the Welsh Government published a revised LDP Manual. Section 8, (page 189) identifies 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 is currently at the post-consultation stage of the draft Replacement LDP, as of October 2021.

**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 Replacement 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 and will be addressed within the forthcoming Bridgend Town Centre Masterplan.

**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.

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## **TRAINING LOG**

*All training sessions will be held on the Microsoft Teams platform.*

<b><u>Subject</u></b>	<b><u>Date</u></b>
Updated Planning Policy – Flooding and Coastal Erosion (TAN15)	8 December 2021
Minerals update	19 January 2022
Tree Policy - Green infrastructure	2 March 2022
Public Rights of Way / Bridal Paths	13 April 2022
Amenity space – Building in gardens workshop	25 May 2022
Building in Conservation Areas	6 July 2022

(Members are reminded that the Planning Code of Practice, at paragraph 3.4, advises that you should attend a minimum of 75% of the training arranged).

### **Recommendation:**

That the report of the Corporate Director Communities be noted.

**JANINE NIGHTINGALE  
CORPORATE DIRECTOR COMMUNITIES**

### **BACKGROUND PAPERS**

None

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