

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. Rhwch 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 / 643694 / 643513  
Gofynnwch am / Ask for: Democratic Services

Ein cyf / Our ref:  
Eich cyf / Your ref:

**Dyddiad/Date:** Friday, 26 September 2025

Dear Councillor,

**DEVELOPMENT CONTROL COMMITTEE**

A meeting of the Development Control Committee will be held Hybrid in the Council Chamber - Civic Offices, Angel Street, Bridgend, CF31 4WB on **Thursday, 2 October 2025 at 10:00**.

**AGENDA**

1 Apologies for Absence

To receive apologies for absence from Members.

2 Declarations of Interest

To receive declarations of personal and prejudicial interest (if any) from Members/Officers including those who are also Town and Community Councillors, in accordance with the provisions of the Members' Code of Conduct adopted by Council from 1 September 2008. Members having such dual roles should declare a personal interest in respect of their membership of such Town/Community Council and a prejudicial interest if they have taken part in the consideration of an item at that Town/Community Council contained in the Officer's Reports below.

3 Site Visits

To confirm a date of Wednesday 12/11/2025 for proposed site inspections arising at the meeting, or identified in advance of the next Committee meeting by the Chairperson.

**By receiving this Agenda Pack electronically you will save the Authority approx. £7.36 in printing costs**

4	<u>Approval of Minutes</u>	5 - 18
	To receive for approval the minutes of the 31/07/2025 and 21/08/2025	
5	<u>Public Speakers</u>	
	To advise Members of the names of the public speakers listed to speak at today's meeting (if any).	
6	<u>Amendment Sheet</u>	
	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.	
7	<u>Development Control Committee Guidance</u>	19 - 22
8	<u>P/25/247/HYB - Former Ford Engine Plant, Waterton Industrial Estate, Bridgend, CF31 3PJ</u>	23 - 122
9	<u>P/25/43/FUL - Land at Cynhordy 1.6km east of Maesteg and 2km west of Pont-y-Rhyl</u>	123 - 138
10	<u>P/25/41/FUL - Land at Pwll Yr Lwrch (1.7km to east of Maesteg and 3km west of Blaengarw) Maesteg</u>	139 - 156
11	<u>P/25/306/FUL - 18 Oak Tree Drive, Newton, Porthcawl, CF36 5BQ</u>	157 - 174
12	<u>Appeals</u>	175 - 196
13	<u>Draft Outdoor Recreation Facilities Supplementary Planning Guidance</u>	197 - 248
14	<u>Annual Monitoring Report</u>	249 - 366
15	<u>Training Log</u>	367 - 368
16	<u>Urgent Items</u>	
	To consider any other item(s) of business in respect of which notice has been given in accordance with Part 4 (paragraph 4) of the Council Procedure Rules and which the person presiding at the meeting is of the opinion should by reason of special circumstances be transacted at the meeting as a matter of urgency.	



**Note: This will be a Hybrid meeting and Members and Officers will be attending in the Council Chamber, Civic Offices, Angel Street Bridgend / Remotely via Microsoft Teams. 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 would like to view this meeting live, please contact [cabinet\\_committee@bridgend.gov.uk](mailto:cabinet_committee@bridgend.gov.uk) or tel. 01656 643148 / 643694 / 643513 / 643159.**

Yours faithfully

**K Watson**

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

Councillors:

A R Berrow

RJ Collins

C L C Davies

S Easterbrook

RM Granville

H Griffiths

S J Griffiths

GC Haines

D T Harrison

M L Hughes

D M Hughes

M R John

W J Kendall

J Llewellyn-Hopkins

J E Pratt

Vacancy

A Wathan

R Williams

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**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 31 JULY 2025**  
**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB ON THURSDAY, 31 JULY 2025 AT 10:00**

Present

Councillor RM Granville – Chairperson

A R Berrow	RJ Collins	S Easterbrook	D T Harrison
M L Hughes	J Llewellyn-Hopkins		

Present Virtually

S J Griffiths	D M Hughes	M R John	W J Kendall
J E Pratt			

Officers:

Rhodri Davies	Development & Building Control Manager
Gillian Dawson	Lawyer - Planning
Craig Flower	Planning Support Team Leader
Mark Galvin	Senior Democratic Services Officer - Committees
Steven Jenkins	Development Control Team Leader
Robert Morgan	Senior Development Control Officer
Janine Nightingale	Corporate Director - Communities
Jonathan Parsons	Group Manager Development
Michael Pitman	Technical Support Officer – Democratic Services

**144. Apologies for Absence**

Decision Made	Apologies for absence were received from the following members:-
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**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 31 JULY 2025**

	Councillors R Williams, A Wathan and G Haines
Date Decision Made	31 July 2025

**145. Declarations of Interest**

Decision Made	<p>The following declarations of interest were made:-</p> <p>Councillor RM Granville – prejudicial interest in Agenda items 6 and 7. Councillor Granville left the meeting whilst these items were being considered and the Vice-Chairperson Councillor S Griffiths took the Chair in his absence.</p> <p>Councillor J Pratt – personal interest in Agenda item 6 as his wife worked in Afon Y Felin Primary School which was referenced to in the report.</p> <p>Councillor S Easterbrook – personal interest in Agenda item 6 as his grand daughter will potentially be attending the school subject of the application.</p>
Date Decision Made	31 July 2025

**146. Public Speakers**

Decision Made	There were no public speakers
Date Decision Made	31 July 2025

**147. Amendment Sheet**

Decision Made	The Chairperson accepted the Development Control Committee Amendment Sheet as an urgent item, in accordance with Part 4 (paragraph 4) of the Council Procedure Rules, in order to allow for Committee to
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**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 31 JULY 2025**

	consider necessary modifications to the Committee Report, so as to take account of late representations and revisions that require to be accommodated.
Date Decision Made	31 July 2025

**148. Development Control Committee Guidance**

Decision Made	That the Development Control Committee Guidance be noted.
Date Decision Made	31 July 2025

**149. P/25/96/BCB - Land East of Heol-Y-Parc North Cornelly**

Decision Made	RESOLVED:	That the above application be granted, subject to the Conditions contained in the report of the Corporate Director – Communities:-
	PROPOSAL:	Minor demolition of external features and construction of a new English Medium School building, associated external facilities and amended accesses.
Date Decision Made	31 July 2025	

**150. P/25/98/BCB - Corneli Primary School, Greenfield Terrace, North Cornelly, CF33 4LW**

Decision Made	RESOLVED: (1)	That the above application be granted, subject to the Conditions contained in the report of the Corporate Director - Communities and that a decision notice issued be after the re-consultation
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DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 31 JULY 2025

	<p>period ends on the 13th August 2025, subject to and provided that no new or further material objections are received.</p> <p>PROPOSAL:</p> <p>Demolition of the two existing primary schools, construct a new Welsh Medium Primary School building with associated infrastructure and landscape works (amended plans showing revised coach drop off and pick up from hall drive and removal of the coach drop off and pick up from Greenfield Terrace and additional noise details)</p> <p>(2) Should any further material considerations or objections be received within the consultation period, then the Group Manager – Planning and Development Services be given delegated powers in consultation with the Development Control Committee Vice-Chairperson to present these to the next meeting of the Development Control Committee dated on 21 August 2025 for consideration.</p>
Date Decision Made	31 July 2025



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**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 21 AUGUST 2025**

**MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD HYBRID IN THE COUNCIL CHAMBER - CIVIC OFFICES, ANGEL STREET, BRIDGEND, CF31 4WB ON THURSDAY, 21 AUGUST 2025 AT 10:00**

**Present**

Councillor RM Granville – Chairperson

D T Harrison  
S Easterbrook  
G Haines

M L Hughes  
S Griffiths  
RC Collins

W J Kendall

**Present Virtually**

R Williams

D Hughes

M John

J Pratt

**Officers:**

L Pannell	Principal Strategic Planning Policy Officer
S Jenkins	Development Control Team Leader
J Parsons	Group Manager Planning and Development Services
O Roberts	Democratic Services Officer
MA Galvin	Senior Democratic Services Officer - Committees
R Davies	Development and Building Control Manager
J Nightingale	Corporate Director - Communities
P Thomas	Development Control Team Leader
C Flower	Minor Applications Team Leader
R Morgan	Principal Officer Highways Development Control
L Tuck	Principal Officer Highways Development Control
H Boaler	Senior Planning Officer
G Dawson	Legal Officer

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 21 AUGUST 2025****151. Apologies for Absence**

Decision Made	There were no apologies for absence
Date Decision Made	21 August 2025

**152. Declarations of Interest**

Decision Made	<p>The following declarations of interest were made:-</p> <p>Councillor RM Granville – prejudicial interest in Agenda Item 8. Councillor Granville left the meeting whilst this item was being considered and the Vice-Chairperson took the Chair for this item only.</p> <p>Councillor M John – personal interest in Agenda item 10, as one of the Local Ward members.</p>
Date Decision Made	21 August 2025

**153. Site Visits**

Decision Made	<p>RESOLVED:</p> <p>That a date of Wednesday 1 October 2025 be agreed for any site inspections arising at the meeting or identified in advance of the next Committee by the Chairperson.</p>
Date Decision Made	21 August 2025

**154. Approval of Minutes**

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 21 AUGUST 2025**

Decision Made	RESOLVED:	That the minutes of a meeting of the Development Control Committee dated 10 July 2025, be approved as a true and accurate record.
Date Decision Made	21 August 2025	

**155. Public Speakers**

Decision Made	The following public speaker had registered to speak at today's meeting:-  Planning application P/24/806/FUL - Councillor P Davies, Local Ward Member.	
Date Decision Made	21 August 2025	

**156. Amendment Sheet**

Decision Made	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. This allows for Committee to consider any necessary modifications to the Committee Report, so as to take account of any late representations and revisions that require to be accommodated.
Date Decision Made	21 August 2025	

**157. Development Control Committee Guidance**

Decision Made	RESOLVED:	That Committee noted the Development Control Committee Guidance as shown in the report of the Corporate Director – Communities.
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**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 21 AUGUST 2025**

Date Decision Made	21 August 2025

**158. P/25/98/BCB - Corneli Primary School, Greenfield Terrace, North Cornelly, CF31 4WB**

Decision Made	<p>RESOLVED:</p> <p>That the above application be granted, subject to the condition contained in the report of the Corporate Director - Communities and a decision notice issued after the consultation period ends on the 13th August 2025, subject to and provided that no, new or further material objections are received:-</p> <p>Proposal:</p> <p>Demolition of the two existing primary schools, construct a new Welsh Medium Primary School building with associated infrastructure and landscape works (amended plans showing revised coach drop off and pick up from hall drive and removal of the coach drop off and pick up from Greenfield Terrace and additional noise details).</p>
Date Decision Made	21 August 2025

**159. P/24/806/FUL - 34 Caerau Road, Caerau, Maesteg, CF34 0PB**

Decision Made	<p>RESOLVED:</p> <p>That the above application be granted, subject to the conditions contained in the report of the Corporate Director – Communities:-</p> <p>Proposal:</p> <p>Change of use from use class D1 to 6 bed House of Multiple Occupation (use class C4) and associated works.</p>
Date Decision Made	21 August 2025

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 21 AUGUST 2025**

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**160. P/25/259/RLX - Land West of Maesteg Road, Tondy, CF32 9DF**

Decision Made	<p>RESOLVED: (1) That the above application be deferred to allow the applicant to undertake traffic surveys, to be carried out between 01 September and 06 September 2025 (Monday - Friday). The new traffic survey data will then be checked to validate the survey work undertaken as part of the Technical Note that accompanied the application. If there are no significant differences, the Applicant must then enter into a Section 106 Deed of Variation, to vary the original Section 106 dated 12th December 2018 (Original S106 Agreement), to amend the provisions of paragraph 22 under Part 4 of the Third Schedule to the Original S106 Agreement, to provide for a revised trigger for the completion of the link road: prior to the occupation of the 235th Residential Unit.</p> <p>(2) That the Corporate Director Communities be given delegated powers to issue a decision notice granting planning consent in respect of this proposal, subject to and once the Applicant has entered into the aforementioned Section 106 Deed of Variation, in a form acceptable to the Council, subject to the conditions contained in her report.</p> <p>Proposal:</p> <p>Vary condition 30 (link road) of P/16/366/OUT (As Amended by P/20/829/NMA) to permit agreed scheme of highway mitigation works to be constructed prior to the beneficial occupation of the 235th dwelling (Original Consent required works to be completed before occupation of the 136th dwelling)</p>
Date Decision Made	21 August 2025

**161. Appeals**

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 21 AUGUST 2025**

Decision Made	<p><b><u>RESOLVED:</u></b></p> <p>(1) That the appeals received since the last meeting of the Committee as shown in the report of the Corporate Director – Communities, be noted.</p> <p>(2) That the Inspector appointed by the Welsh Ministers to determine the following appeals has directed that they be DISMISSED:-</p> <p>(i) Appeal No. – 2021 - Subject of Appeal – 1 No. Single Storey Bungalow: 1 no. Single Storey Bungalow: Land to the Side of 1 Ger Y Bont Bridgend.</p> <p>(ii) Appeal No. – 2029 – Subject of Appeal - Single Storey Extension to front of Dwelling: 123 Heol Y Bardd Bridgend.</p> <p>(iii) Appeal No. – 2030 – Subject of Appeal - First Floor Side Extension and Porch Extension to Front Elevation: 86 Tremains Court Bridgend.</p> <p>(iv) Appeal No. – 2020 – Subject of Appeal - Outline Planning Application for one Block of 2 Bedroom Apartments (With Approval For Access) and Highway Improvement Works: Parcel B Land North of Underhill Cottages Tondy Road Bridgend.</p> <p><i>(Note: The application for costs in respect of this appeal were refused)</i></p> <p>(v) The two appeals that were reported in July for 145 Commercial Street Maesteg (P/24/323/FUL &amp; P/24/285/CAC) have since been withdrawn by Walters Environmental Limited.</p>
Date Decision Made	21 August 2025

**162. Retail and Commercial Development Supplementary Planning Guidance**

Decision Made	<p>The Corporate Director – Communities submitted a report, the purpose of which, was to provide the Development Control Committee with an overview of the public consultation responses on the draft Retail and Commercial Development Supplementary Planning Guidance (SPG) document. It also summarised the resultant changes made to the draft SPG and informed Committee of the intention to present the amended draft final form SPG document to Council to seek its adoption following Cabinet approval on 22 July 2025. Adoption of the SPG will enable effective implementation of the Retail and Commercial Development Policies within the adopted Replacement Local Development Plan (RLDP), the Council's statutory land-use Planning document.</p> <p><b><u>RESOLVED:</u></b> That the Development Control Committee noted the contents of</p>
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**DEVELOPMENT CONTROL COMMITTEE - THURSDAY, 21 AUGUST 2025**

	the report, the final form draft Retail and Commercial Development SPG (Appendix 1) and the summary of consultation responses received on the draft Retail and Commercial Development SPG, together with resultant amendments attached at Appendix 2 of the report.
Date Decision Made	21 August 2025

**163. Training Log**

Decision Made	RESOLVED:	That the report of the Corporate Director – Communities advising Members of up and coming training initiatives, be noted.
Date Decision Made	21 August 2025	

**164. Urgent Items**

Decision Made	There were no urgent items.
Date Decision Made	21 August 2025

The meeting closed at 12:06.

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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.

### **Frequently Used Planning Acronyms**

AONB	Area Of Outstanding Natural Beauty	PEDW	Planning & Environment Decisions Wales
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
PINS	Planning Inspectorate		

**REFERENCE:** P/25/247/HYB

**APPLICANT:** VDC CWL4 Limited

**LOCATION:** Former Ford Engine Plant, Waterton Industrial Estate, Bridgend CF31 3PJ

**PROPOSAL:** Hybrid planning Application seeking: outline planning permission for the development of a data centre campus (Use Class B8) including site preparation, new buildings and electrical substations and the accesses, infrastructure, spaces, facilities, landscaping, surface water drainage features and other works that will be needed to construct and serve the campus; and full planning permission for the first data centre and all associated works (EIA Development)

**RECEIVED:** 28 May 2025

## **APPLICATION/SITE DESCRIPTION**

Vantage Data Centers Limited (**VDC CWL4 Limited**) are seeking Full and Outline Planning Permission for the proposed development of a “Data Centre Campus” at the former Bridgend Engine Manufacturing Plant site in Bridgend. A data centre can be defined as a building, or a group of buildings used to house computer systems and associated components, such as telecommunications and storage systems. Data centres store, manage, and distribute critical information technology data and applications and, using servers, provides storage systems, and network devices to process, analyse and deliver information for a vast range of digital services, from online banking and video streaming to business applications and cloud services.

The hybrid Application comprises two parts: Full planning permission for the first data centre building (**‘Building 1’/CWL41**), together with the plant, infrastructure and landscaping associated with it and Outline planning permission for the development of the remainder of the data centre campus (including site preparation, new buildings, and electrical substations and the accesses, infrastructure, spaces, facilities, landscaping, surface water drainage features and other works that will be needed to construct and serve the campus).

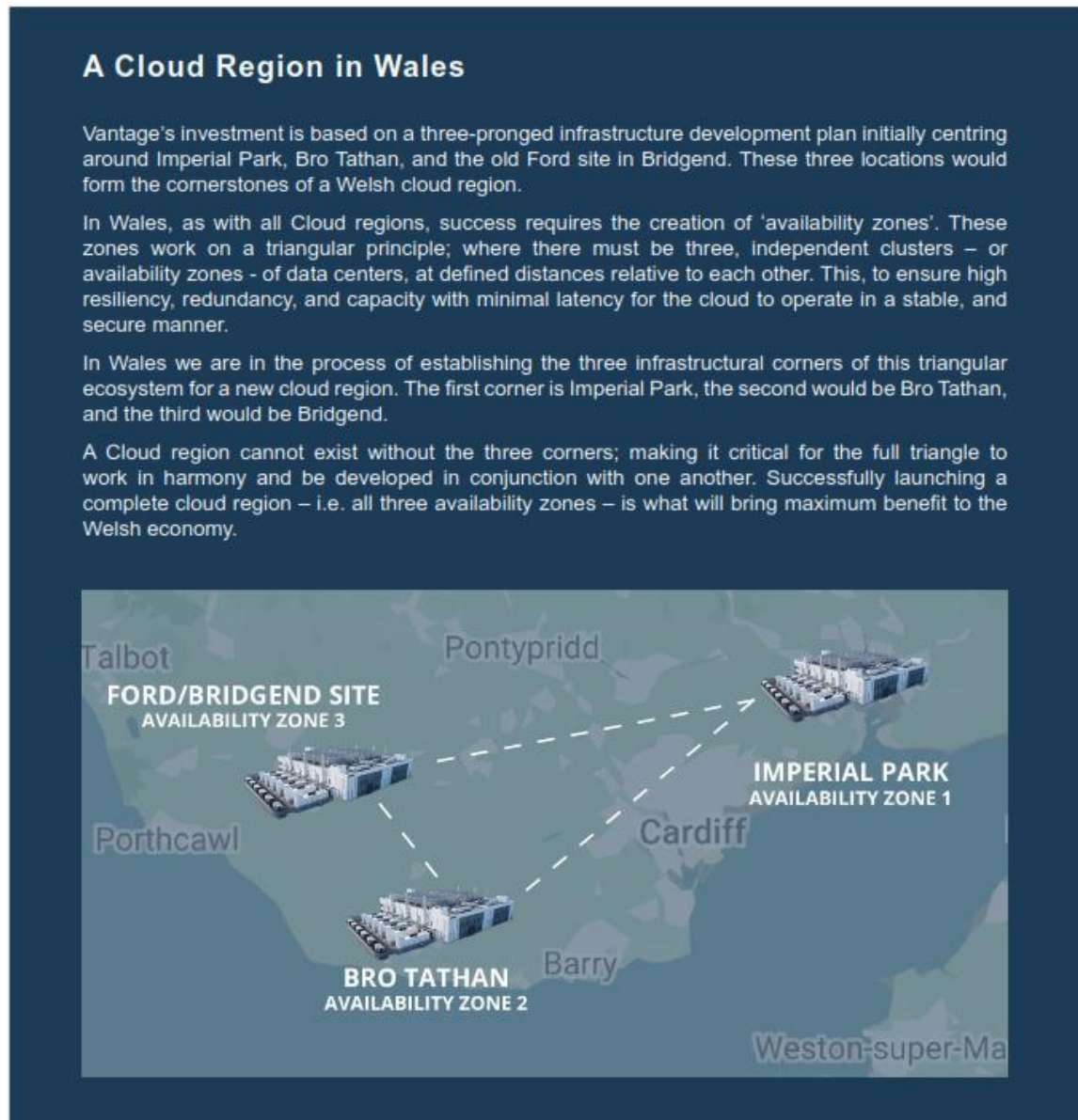
An urgent requirement will be a new reserved matters application for an interim power solution (**IPS**) at the south-western corner of the site where the existing National Grid electrical lines can supply the Campus with power for a period of approximately 5 years until late 2031 when the final and permanent power connection will be provided.

The Applicant designs, develops and operates secure and sustainable data centres and operates in fourteen countries. It has established a significant presence in South Wales since 2010, with smaller campuses in Newport and St. Athan. The proposed Bridgend Campus will be approximately four times the capacity and size of the existing Newport Campus. They are committed to sustainable design and aim to achieve net zero operational carbon emissions by 2030, with several of their campuses already powered by renewable energy and achieving net-zero water usage effectiveness.

Data Centres are necessary to create and improve digital infrastructure - data and the systems associated with it are known as the *fifth utility* which is the reason why data centre staff were designated as key workers during the Covid pandemic and why the UK government has designated data centres as critical national infrastructure. They also serve as hubs for innovation attracting skilled professionals and investment. The development could be a trigger for tens of thousands of direct, indirect and ancillary jobs and it is likely to establish Wales as a pioneering hub for AI.

Businesses and politicians in Wales are prioritising the transformation of the country's digital infrastructure to ensure growth and progress and this relies on a network of linked facilities and utilities. Data centres are a vital part of the systems that are being created with the UK Government defining them as "*Critical Economic Infrastructure*."

In addition, the obvious synergies between Brocastle, Parc Afon Ewenni and the Former Ford Site represent a holistic development opportunity, collectively known as the Southern Bridgend Gateway, that will contribute to the delivery of the Bridgend Replacement Local Development Plan's Regeneration and Sustainable Growth Strategy.



**Figure 1: Vantage Development Strategy for South-East Wales**

This data centre campus will be the largest investment that Vantage proposes to make in creating this "cloud region." It will generate approximately 950 jobs at operational stage comprising 600 full-time equivalent (**FTE**) on-site jobs and 350 FTE jobs in the secondary and tertiary supply chains. The development will also be a major attractor for new AI and digital technology jobs in the region.

The overall development is also expected to generate approximately 1,500 FTE on-site jobs during the construction phase which is expected to last for at least 15 years. The



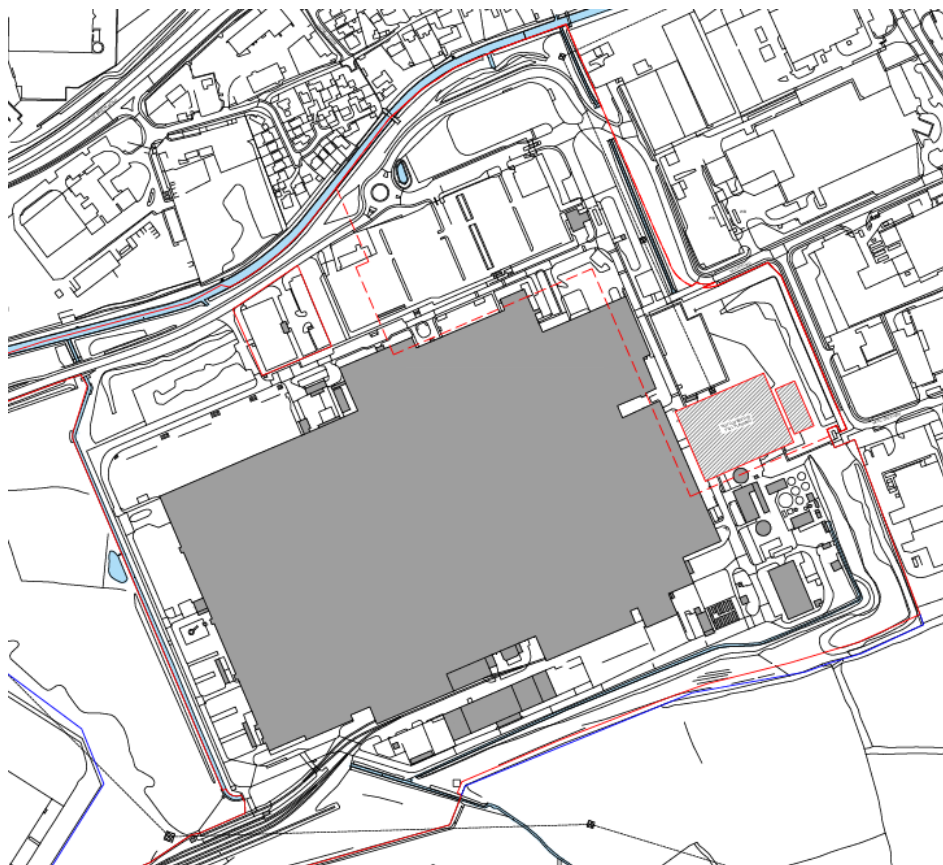
construction period will also generate approximately 865 FTE jobs in the supply chain and, through increased spending on goods and services, subsequent increase in local economic activity.

The Applicant is committed to training and skills development in conjunction with the Welsh Centre of Excellence at Newport. Connections with the Council and Bridgend College will be necessary to provide the highly skilled workforce that the development will need during construction and operation.

Data Centres such as this one have to operate continually for 24 hours a day and 7 days a week throughout the year. They have specific locational requirements which relate primarily to access to fibre (or capture opportunities for its improvement), availability of power, and proximity to users or linked development opportunities. Due to what they store and how it is distributed, data centres generate significantly lower levels of vehicle and HGV movements than traditional yard-based activities.

The scheme is classed as EIA development under Regulation 24 of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (as amended). Therefore, the Application is accompanied by an Environmental Statement.

The hybrid Application includes detailed proposals for 'Building 1' (CWL41) under full planning permission and indicative proposals for the remainder of the data centre campus (with the exception of the fixed parameter plan).

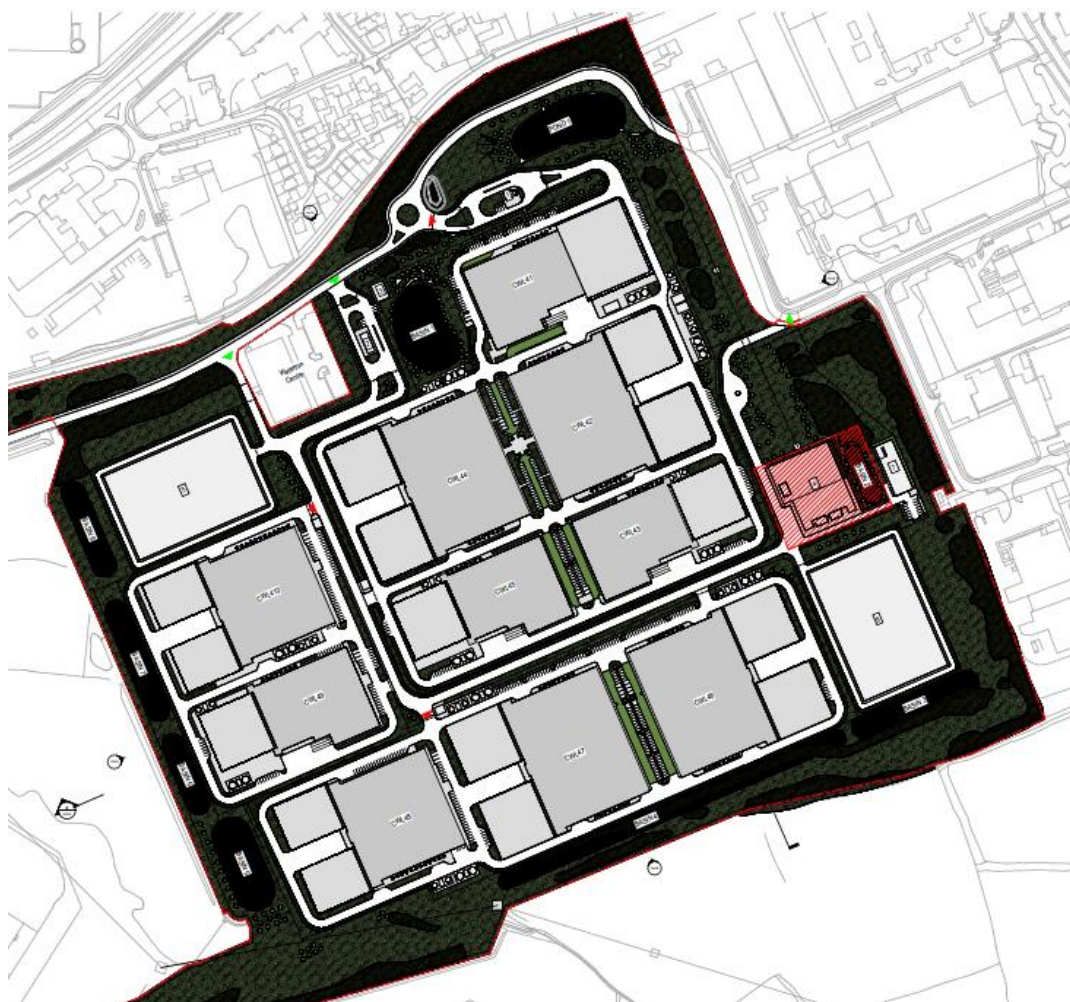


**Figure 2: Proposed Extent of Full Application (red dotted line) and Outline Application (red solid line)**

The whole site proposes a series of data centre developments (Use Class B8), including ancillary office and technical space (B1 and B2) across the Campus, together with substations, standby generators and electrical and other infrastructure associated with it.

An indicative masterplan for the campus has been submitted with the Application which:

- a) illustrates a series of two to four storey data centres which are broadly located within the footprint of the former factory complex;
- b) identifies the electrical plant which will sit on the roofs of the data centres and on gantries attached to them (with standby generators), and the guardhouse, parking, yards and external spaces and facilities which will serve the data centre buildings;
- c) groups the data centres into three sub-campuses which will be linked by a network of campus roads and services;
- d) includes the substations and other electrical infrastructure that will serve the Campus with 'Substation 1' being subject to a separate full planning Application (App. No. P/25/37/FUL refers which will serve Building 1).
- e) positions the data centres within a blue and green network of retained, enhanced or new landscaping and sustainable urban drainage features which circulate around the Campus and in between the new data centres (this specific element involves a culverted section of the Brocastle Brook to be daylighted, with the original culvert length of 123m being reduced to approximately 26m).



**Figure 3: Indicative Masterplan (area in red benefits from a separate planning permission – App. No. P/25/37/FUL refers)**

The campus will be sited within a secure, fenced perimeter with lighting and security features. It will be accessed from two principal (and controlled), vehicular entrance points located on the northern boundary of the site of the unadopted and unnamed access road. Two secondary access points are also identified to the east (onto Moor Road), and an



additional access to the north which will be used infrequently in connection with the substations or in the case of an emergency (if the main access road is blocked/unusable).

More specifically, the ten data centre buildings will be made up of 'Building 1' (CWL41), which is a two-storey data centre of 14,080 square metres of floor area and a footprint of 7,040 square metres and nine other data centres (CWL42-410) up to four floors each. Footprint and floorspaces will vary and each data centre will have a linked technical gantry attached to it.

The first main access into the wider Campus is included within the full element of the hybrid planning application.

Whilst the masterplan is not fixed, it identifies the broad locations and extents of the substations, operations building and guard/gatehouses that will serve the wider Campus.

**Full planning permission** is sought for the first data centre building ('Building 1' or CWL41) to the north-east of the site. The full planning permission will include a part of the existing highway to the north and the existing roundabout. The red line Application site boundary extends southwards and "frames" 'Substation 1.'

The initial 'Building 1' (CWL41) data centre will be positioned towards the northern end of the site and is a two-storey building with a total height of 15.5 metres (20 metres to gantry level). The external elevations are made up of curtain wall glazing, insulated composite panels, powder coated cladding, bitumex roof membrane, powder coated metal fins, a precast plinth and acoustic screening around the roof top plant.

It has two main parts: 1) the data centre which sits to the west (and is topped by plant), and 2) a linked gantry to the east which accommodates other electrical plant and standby generators that will only be used if the power source fails.

Visualisations of the proposed Building 1 (once completed) are reproduced below:



***Figure 4: Computer generated images of Building 1/CWL4.1.***

Internally, the building includes data module rooms, electrical/switchrooms, fibre intakes, mechanical rooms, office/admin/tech support, security and welfare, "meet-me" rooms, circulation and storage rooms. Underground tanks will store the fuel for the back-up generators.

In terms of other associated works, the full planning permission will include green infrastructure enhancements, a soft and hard landscaping scheme, drainage works and

roads and parking areas.

The land around 'Building 1' will include retained grassland with groups of trees on the boundaries. Two separate attenuation ponds are proposed with 'Pond 1' located to the north of the guard house and 'Basin 1' to the west of data centre 'Building 1'. A small group of trees are proposed to be removed to make way for the data centre with some further tree loss adjacent to 'Pond 1' and 'Basin 1' to the north. Replacement and additional planting is specified in the detailed landscaping scheme which forms part of the wider green infrastructure strategy proposed for the Campus. Formal grassland and rain gardens verges are proposed along the north, west and southern boundaries of the building. Ecological enhancement measures include bat and bird boxes, an insect hotel and a hibernaculum.



**Figure 5: Proposed 'Building 1' Landscaping Plan**

The 'Building 1' proposals include an External Lighting Strategy which outlines the position, type of lighting and the lux levels. This is made up 6-8 metre high columns sited along the primary vehicular routes, pedestrian routes, guardhouse and parking areas with 30-40 metre spacings, wall mounted luminaires to all entrances/exits and to working areas such as the service yard and additional feature lighting to the landscaped areas.

It is proposed to reconfigure the access into the site via a proposed single storey guard house building. The guard house will be 4.5 metres in height, 9 metres in width and 6.2 metres in depth. A dedicated pedestrian footpath is proposed to link the guardhouse to the data centre.

The existing secondary access via Moor Road abutting the western boundary of the site is

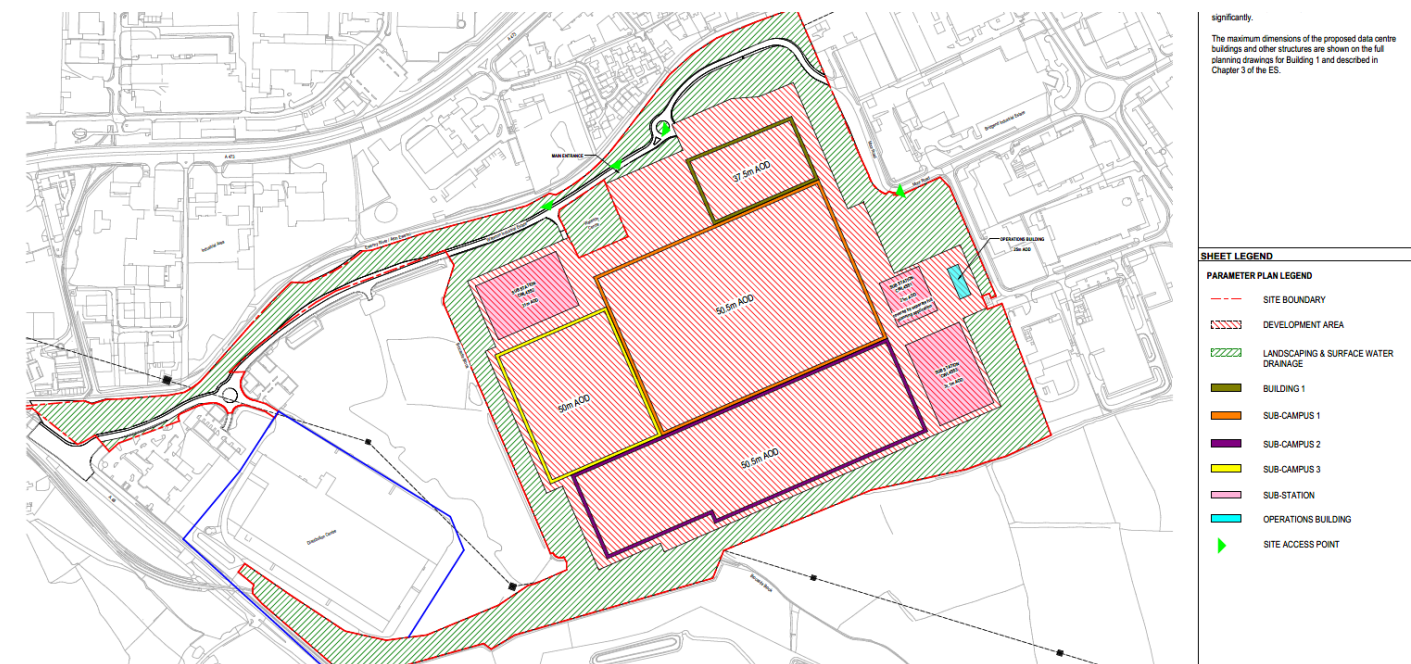
to be retained to provide access to 'Substation 1' (**SS1**) and the wider data centre campus.

'Building 1' will be served by 52 car parking spaces including blue-badge parking bays and EV charging bays. The guard house will itself be served by four parking spaces immediately to its south. 6 cycle parking spaces are proposed to the west of the data centre in the form of covered 'Sheffield' stands (providing a total of 12 spaces).

**The Outline planning permission** will cover the remainder of the data centre campus and indicatively includes 9 additional data centre buildings with ancillary infrastructure comprising 3 single-storey substations and other supporting infrastructure linked to the Campus.

A green and blue network of landscaping and surface water drainage features is also proposed around the site and between the buildings.

The Outline proposals are based on parameter plans which will allow flexibility within defined limits. Such parameters include total floorspace for the data halls and building heights as well as strategic green infrastructure proposals. The parameter plans include an indicative campus masterplan, a fixed parameter plan (development areas, access and maximum heights), indicative site sections, indicative proposed site levels, indicative landscape strategies and an indicative drainage layout plan.



**Figure 6: Proposed Parameter Plan**

The building dimensions will not exceed those set out in Table 1 below:



*Table 1: Proposed Maximum Height Dimensions (from Proposed Ground Floor Levels)*

Height from Ground/FFL	Top of Data Centre/ Building	Top of Roof Top Gantry + Plant	Top of linked Technical Gantry + Plant	Top of Occasional Flues	Other
Campus Element					
Full Planning Permission:					
Building 1/ Data Centre CWL41	15.5m	20m	11m	23m	
Building 1 Guardhouse	4.5m	-	-	-	
Outline Planning Permission:					
Other Campus Data Centres CWL42-410	28.5m	33m	23m	36m	
Other Campus Guardhouses	5m	-	-	-	
Campus Sub Stations	16.5m	3m	-	-	16m for single control towers if required
Campus Operations Building	8m	-	-	-	

Works on 'Building 1' will commence in early 2026 for a build period of approximately 24 months to completion.

Within the hybrid Application site, the proposals include three elements of the Interim Power Solution (**IPS**) which will be the subject of a separate Reserved Matters application:

- a) A new electricity pylon (temporary) in between the two that already exist
- b) A new (temporary) National Grid sub-station that will connect to Vantage's sub-station to the north
- c) The wires and infrastructure (temporary) that will need to connect these proposals

Separate to the hybrid Application, National Grid will upgrade the existing pylons and infrastructure that will serve the Site with these elements being covered by a separate consenting process under Section 37 of the Electricity Act 1989 outwith the Planning process.

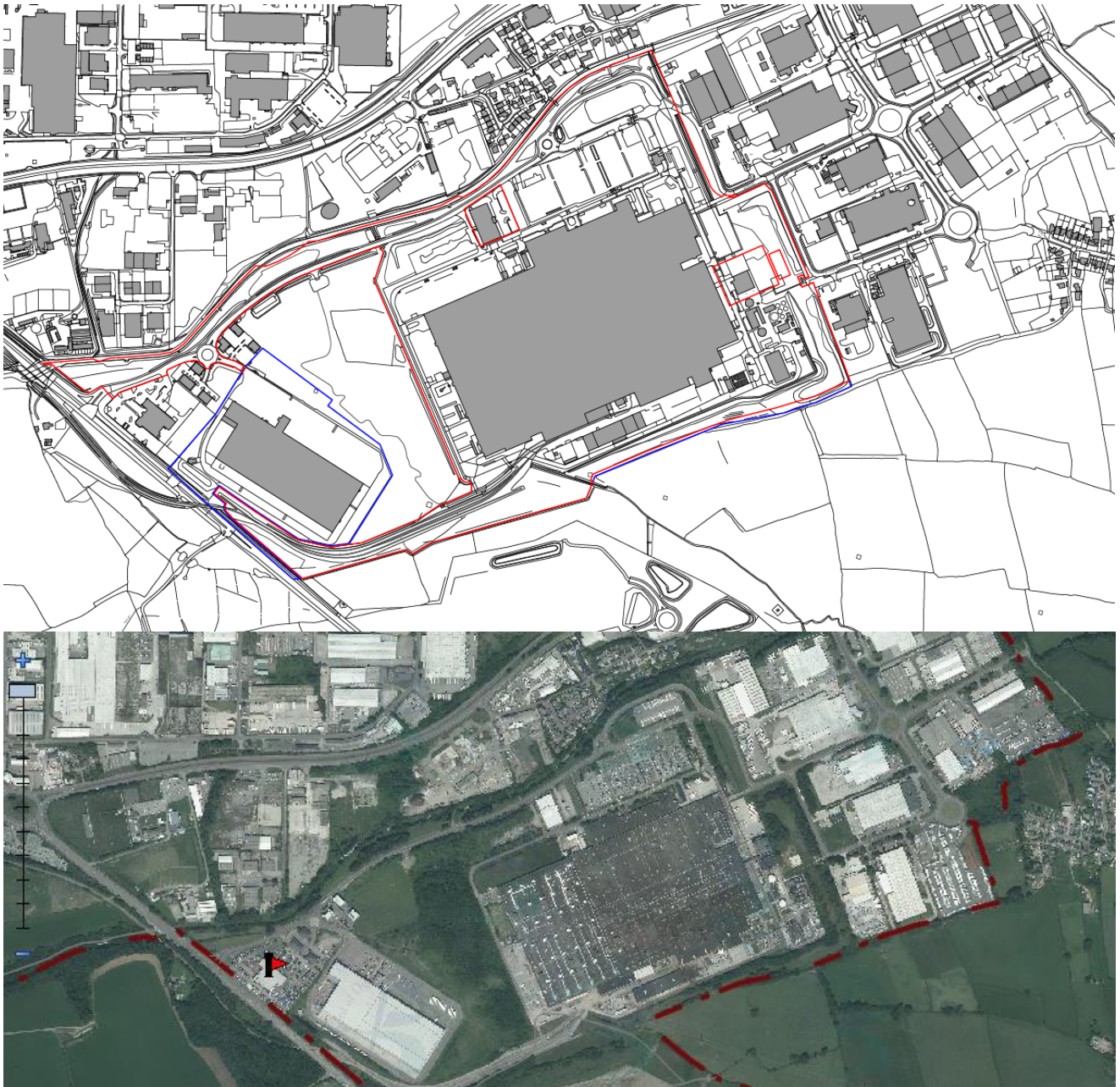


**Figure 7: Overall IPS Proposals**

The site is an extensive area of land to the south-east of Bridgend within the Waterton

Industrial Estate. The Waterton Technology Centre and its associated car parking is excluded from the site boundary.

It is approximately 55 hectares (136 acres) in area and previously developed land which originally accommodated a former engine manufacturing plant and a series of smaller ancillary buildings, together with roads and infrastructure. Operations at the engine manufacturing plant site ceased in 2020 and the buildings have since been removed.



**Figure 8: Site Location Plan and Aerial View of the site (2020)**

From the west, the main site is accessed from the A48 along the unnamed and unnumbered road which connects the A48 to Moor Road. From the east, within the wider industrial estate, the site can also be accessed via Brocastle Avenue and Moor Road.

The site benefits from transport links to the east and west which provide connections to the wider settlement of Bridgend and to the Town Centre and Railway Station which are located approximately 2.15km to the north-west of the site.



To the north, beyond the unadopted and unnamed access road which serves the site, the site is bounded by the River Ewenny running parallel alongside it. Further to the north there are residential properties (approx. 25m from the northern boundary of the site), with industrial buildings to the north-west, which is allocated as employment land under the Bridgend Replacement Local Development Plan (**RLDP**) (Policy ENT2(6) – Parc Afon Ewenni refers) for Use Classes B1, B2 and B8.

To the west lies Waterton Alderwood Site of Importance for Nature Conservation (**SINC**), and the Brocastle Brook which is an area of woodland, with grassland beyond and the Lidl Distribution/Logistics Centre and a cluster of other commercial and industrial buildings. To the east, the site adjoins the remainder of the Waterton Industrial Estate with the residential village of Treoes lying further to the east (approx. 500m away).

A drainage ditch also lies to the south with open land beyond crossed by pylons and overhead power lines. The south-western part of this area (known as Brocastle Farm), is allocated for employment development and Outline planning permission (P/16/549/OUT) was granted for a business park of up to 71,441sqm of commercial floorspace (Use Classes B1, B2 and B8).

The site lies entirely within the administrative boundary of BCBC at its boundary with the Vale of Glamorgan (**VoG**) to the south, south-east and west.

The Application has been accompanied by the following technical reports:

• Environmental Statement
• Planning Statement
• Statement of Community Involvement and Appendices
• PAC Report
• Economic and Well-being Benefits Assessment
• Design & Access Statement
• External Lighting Strategy
• Utilities Statement
• Green Infrastructure Statement
• Transport Assessment
• Framework Travel Plan
• Sustainable Drainage Strategy
• Soil and Groundwater Quality and Proposed Remediation Works
• Flood Consequence Assessment
• Historic Environment Desk-Based Assessment
• Energy Strategy
• Arboricultural Appraisal Accompanied by Tree Appraisal Plan
• Tree Report
• Outline Construction Environmental Management Plan
• Technical Note – Below Ground Fuel Storage
• Planning Statement Addendum – Interim Power Solution

In accordance with Part 1A of the Town and Country Planning (Development Management Procedures) (Wales) (Amended) Order 2016, the proposal has been the subject of a pre-Application consultation process with specialist consultees and the community including the surrounding Town and Community Councils, local Ward Members and residents.

The Applicant also hosted a two-day exhibition/information event at Bridgend Rugby Club in

November 2024. They went beyond the statutory requirements by engaging the local community at an early stage to ensure that public views and involvement could inform the design process. A company named “*Copper*” devised the public consultation which is summarised in the Statement of Community Involvement submitted with this application.

The proposed development has also been the subject of a formal Scoping Opinion Request which was received by the Council on 2<sup>nd</sup> August 2024 and a decision reference P/24/471/ESO was issued on 5<sup>th</sup> November 2024.

## RELEVANT HISTORY

The extensive planning history for the site recorded on the Council’s planning Application system dates back to circa 1996 when consent was issued for a New Automotive Training Centre. The Bridgend Ford engine plant was originally built under a permission granted in 1977 (77/939 refers).

Application Ref	Description	Decision	Date
<b>P/04/767/FUL</b>	Modifications To Engine Evaluation Building	Unconditional Consent	23/7/2004
<b>P/07/519/FUL</b>	Car Park Extension	Conditional Consent	20/06/2007
<b>P/08/112/FUL</b>	Car Park Access	Unconditional Consent	19/03/2008
<b>P/08/366/FUL</b>	3 Bay Extension On The South Elevation Of The Main Factory Abutting The Existing Receiving Bay	Conditional Consent	06/06/2008
<b>P/12/919/FUL</b>	New Loading And Unloading Canopy & Extension To Existing Canopy	Unconditional Consent	22/02/2013
<b>P/13/220/SOR</b>	Environmental Impact Assessment - Screening Report For Wind Turbine	EIA not required	18/04/2013
<b>P/13/719/FUL</b>	Single 500Kw Wind Turbine 79M High with associated infrastructure, including foundations, hardstanding, landscaped bund and cabling.	Conditional Consent	13/12/2013
<b>P/14/716/FUL</b>	New Security Fence, Security Cabin/Gatehouse With Barriers & Gates And 10 X Security Cameras	Conditional Consent	05/01/2015
<b>P/15/233/FUL</b>	Substation Enclosure In Relation To Planning Permission P/13/719/Ful (Wind Turbine)	Unconditional Consent	28/05/2015
<b>P/17/913/FUL</b>	Surface water storage lagoon with separator and flow control device - outfall to existing surface water drainage system	Conditional Consent	26/03/2018
<b>P/21/1076/FUL</b>	New grid connection cable and associated substations to serve existing wind turbine	Conditional Consent	04/02/2022
<b>P/24/272/DPN</b>		Approve	13/08/2024

**P/25/37/FUL**

Prior notification to demolish factory building, offices and ancillary buildings

Conditional  
Consent

27/05/2025

Construction of an electricity substation comprising transformers, switchgears and electrical equipment, new buildings and a communications tower together with surface water drainage features, fencing and lighting, access and hardstanding, landscaping and other associated works

## **PUBLICITY**

The Application has been advertised on site and in the press. Neighbours were notified of the receipt of the Application on 30 May 2025, and site notices were erected on 5 June 2025. The period allowed for response to consultations/publicity has expired.

## **CONSULTATION RESPONSES**

<b>Bridgend Town Council:</b> No objections
<b>Coychurch Lower Community Council:</b> No objections.  However, concern has been expressed about the impact on available power and water supplies to local residents - in Waterton, in particular.  We trust that the planning department will ensure that there are no negative impacts on the amount and quality of power and water supplies to our residents.
<b>The Vale of Glamorgan Council:</b> No comments received to date.
<b>Highway Authority:</b> No objection subject to conditions.
<b>Shared Regulatory Services – Pollution Control:</b> No objection subject to conditions.
<b>Land Drainage:</b> No adverse comments received.
<b>Rights of Way:</b> No comments received.
<b>Dwr Cymru/Welsh Water:</b> No objection subject to conditions.
<b>Destination and Countryside Management/Ecology:</b> No adverse comments received.
<b>Shared Regulatory Services - Environment Team – Air Quality:</b> No objection subject to conditions.
<b>Shared Regulatory Services – Environment Team – Land Quality:</b>



No objection subject to conditions.
<b>Natural Resources Wales</b> No objection subject to conditions.
<b>Heneb (Glamorgan Gwent Archaeological Trust)</b> No objection subject to conditions.
<b>South Wales Fire Service</b> The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.  The developer should also consider the need for the provision of:- a. adequate water supplies on the site for firefighting purposes; and b. access for emergency firefighting appliances
<b>South Wales Police</b> Advice provided in respect of the following: (i). Perimeter security; (ii). Vehicle and pedestrian access; (iii). CCTV; (iv). Signage; (v). Lighting; (vi). Landscaping; (vii). Vehicle parking areas; (viii). Bicycle stores; (ix). Bin stores; (x). Building shell security; (xi). Drainpipes; (xii). Intruder alarm systems; (xiii). Access control; (xiv). Door security; (xv). Window security.
<b>Cadw:</b> No objection to the proposed development.
<b>Bridgend Ramblers:</b> No objection.
<b>National Grid Electricity Generation (NGET) Asset Protection Team:</b> No objection subject to conditions.
<b>Network Rail:</b> No in principle objections to the scheme.
<b>Principal Regeneration Officer and Urban Designer (Landscape and Visual Impact Assessor):</b> Support for the scheme and its principle providing that suitable conditions are attached to the decision to closely control the finish and the process to choose those materials and finishes.

## REPRESENTATIONS RECEIVED

Considering the scale of the development, the PAC process and the Public Exhibition held at Bridgend Rugby Club in November 2024, this Application has been the subject of a limited number of representations from local neighbouring occupiers and residents of the wider Borough.

One local business has confirmed their general support for the scheme.

The three objections received prior to concluding this report are summarised below:

- a) A resident from Pencoed considers that this development will *“really effect people causing job losses, and technical compensation against the company using it, this should be refused planning and manufacturing factories built there.”*
- b) We are currently experiencing noise from demolition outside of the Bridgend working hours.
- c) The east facing Building 1 exemption should be removed as noise to the east will simply bounce back off the high sided TDW building to Waterton Lane - especially in winter when there are no leaves on the trees.
- d) North side of Building 2, 4, 10 we still need maximum noise protection to the North in Waterton Lane.
- e) It will increase noise pollution and water demand, will affect air quality and conservation in the area and will put a strain on the electricity supply undermining renewable energy.

## **COMMENTS ON REPRESENTATIONS RECEIVED**

The following comments are offered in response to matters raised:

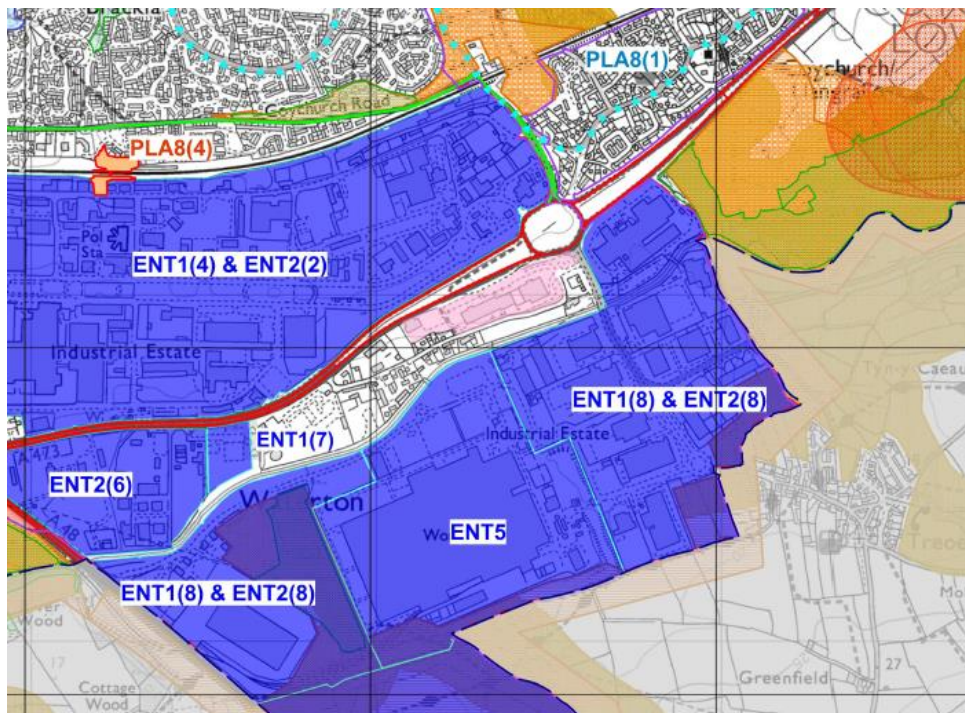
- a) There has been no other interest in the site from a manufacturing point of view, the development is unlikely to cause more job losses as the engine plant has been closed for around 6 years and the scheme is likely to boost the economy in the area during the construction phases and once it is operational.
- b) It is likely that the noise experienced by the objector related to the demolition of the former Engine Manufacturing Plant building and the breaking up of the concrete base. The development will be the subject of a Construction Method Statement and the plant will be closely controlled in terms of the noise it produces.
- c) and d) The noise implications of the scheme have been assessed by Officers in Shared Regulatory Services (Pollution Control) and conditions will be attached to the consent.
- e) Officers of Shared Regulatory Services, Natural Resources Wales and DC/WW have no objections to the proposals subject to conditions. The development will not have a detrimental effect on the supply of power in the area. whilst DC/WW confirm that the water supply system in the immediate vicinity has limited capacity to serve the development, the Applicant will undertake a hydraulic modelling assessment to establish the scope of any reinforcement works to be completed in advance of making a connection. This will be secured via a planning condition to ensure that public water supply capacity is not affected by the proposal.

Any additional representations received before the Development Control Committee meeting will be summarised and addressed in the Amendment Sheet.

In response to the comments raised by Coychurch Lower Community Council, the Application has been supported by a comprehensive submission and the development will not have a detrimental impact on the availability of power in the surrounding area. In terms of water supply, whilst DC/WW confirm that the water supply system in the immediate vicinity has limited capacity to serve the development, the Applicant will undertake a hydraulic modelling assessment to establish the scope of any reinforcement works to be completed in advance of making a connection. This will be secured via a planning condition to ensure that public water supply capacity is not affected by the proposal.

## **POLICY CONTEXT**

### **Local Policy**



**Figure 9: RLDP Proposals Map Extract**

The Development Plan for the area comprises the Bridgend Replacement Local Development Plan 2018-2033 which was formally adopted by the Council on 13 March 2024.

The relevant policies of the Replacement Local Development Plan (RLDP) and supplementary planning guidance are highlighted below:

<b>Policy SF1</b>	<b>Settlement Hierarchy and Urban Management</b> - Development will be permitted within settlement boundaries at a scale commensurate with the role and function of settlements – Bridgend.
<b>Policy SP1</b>	<b>Regeneration and Sustainable Growth Strategy</b> - To deliver Bridgend's Regeneration and Sustainable Growth Strategy between 2018-2033, the Plan will make provision for: 68.8 hectares of employment land to accommodate up to 7,500 additional jobs.
<b>Policy SP3</b>	<b>Good Design and Sustainable Place Making</b> - All development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located.
<b>Policy SP4</b>	<b>Mitigating the Impact of Climate Change</b> – all development proposals must make a positive contribution towards tackling the causes of and adapting to the impacts of Climate Change.
<b>Policy SP5</b>	<b>Sustainable Transport and Accessibility</b> – Development must be located and designed in a way that minimises the need to travel, reduces dependency on the private car and enables sustainable access to employment, education, local services and community facilities.
<b>Policy PLA8</b>	<b>Transportation Proposals</b> – Highway improvement works in the form of corridor or junction improvement schemes will be required to mitigate the impact of development on the highway network.
<b>Policy PLA9</b>	<b>Development Affecting Public Rights of Way</b> – As part of adopting a sustainable placemaking approach, development must link with and seek to minimise impacts on the PROW network. Any predicted adverse impacts on the character, safety, enjoyment and convenient

	use of a PROW must be mitigated.
<b>Policy PLA11</b>	<b>Parking Standards</b> – All development must be served by appropriate levels of parking in accordance with the adopted SPG 17 on parking standards. Consideration must be given to electric and Ultra Low Emission Vehicles.
<b>Policy PLA12</b>	<b>Active Travel</b> - Development must maximise walking and cycling access by prioritising the provision within the site and providing or making financial contributions towards the delivery offsite.
<b>Policy SP10</b>	<b>Infrastructure</b> – All development proposals must be supported by sufficient existing or new infrastructure. In order to mitigate likely adverse impacts and/or to integrate a development proposal with its surroundings, reasonable infrastructure provision or financial contributions to such infrastructure must be provided by developers where necessary. This will be secured by means of planning agreements/obligations where appropriate.
<b>Policy COM14</b>	<b>Telecommunications and Digital Technology Infrastructure</b> - Proposals for telecommunications and digital technology infrastructure will be considered in light of technical and operational requirements and permitted where: 1) The development contributes towards the objectives of future proofing development and regeneration proposals or forms part of the planned development of a wider network.
<b>Policy SP11</b>	<b>Employment Land Strategy</b> - Opportunities for economic growth will be facilitated by directing employment generating development to the most appropriate and sustainable locations, supporting expansion of existing businesses and ensuring strong spatial alignment between housing and employment growth. This holistic employment land strategy will allocate 68.8 hectares of new employment land to be brought forward and accommodate up to 7,500 additional jobs over the Plan period by allocating a portfolio of Employment Sites (refer to ENT1) with a combined 43ha of available land for employment purposes (B1, B2 & B8 uses). These allocations will provide flexibility and choice to deliver new employment on a range of sites across the County Borough. Re-development of the former Bridgend Ford Site (45ha) will also be enabled through this Strategy, thereby capitalising on this key economic opportunity, whilst providing further flexibility and choice to the immediate 68.8ha employment land supply (refer to ENT5).
<b>Policy ENT2</b>	<b>Protection of Employment Sites</b> - In order to protect the employment function of existing business and employment sites, development will be permitted at the following sites where: a) it falls within Use Class B1, B2 or B8; b) in appropriate locations, it provides an ancillary facility or service that supports the primary employment use; or c) It is an appropriate waste management facility compatible with existing industrial and commercial activities.
<b>Policy ENT3</b>	<b>Non-B Uses on Allocated Employment Sites</b> - The change of use of allocated industrial and commercial land and premises (including vacant land on employment sites) from Use Classes B1, B2 and B8 to residential uses will not be permitted. The change of use from Classes B1, B2 and B8 to other uses will be supported where it can be demonstrated that: 1) There are no other suitable sites available with reference to the retail hierarchy detailed within SP12 and other policies in this Plan; 2) A building on an allocated employment site is required to accommodate the use; 3) The property or site has been vacant for a period of at least 12 months and has been marketed throughout that

time at a fair market value for the area and the condition of the property or site; 4) The proposed new development will have no unacceptable impact on neighbouring existing occupiers or allocated uses; and 5) The site is accessible by a choice of means of transport other than the car and promotes use of Active Travel opportunities.

**Policy ENT5**

**Former Ford Site, Bridgend** - The re-development of the former Ford Site will be prioritised as a key economic opportunity in collaboration with Welsh Government and the landowners to secure the best outcome for Bridgend, whilst seeking to replace the jobs that have been lost. The former Ford Site constitutes a pivotal economic land allocation within the successful Waterton Industrial Estate and will be promoted as a means of economic stimulus for Bridgend County Borough and the wider regions.

**Policy SP13**

**Renewable and Low Carbon Energy Development** - Renewable and low carbon development proposals which contribute to meeting national and local renewable and low carbon energy and energy efficiency targets will be permitted where: a) It can be demonstrated that there will be no unacceptable impacts on the natural and historic environment or local communities (such as noise and air pollution) and that no other unacceptable cumulative impacts will arise; b) The proposal (inclusive of its associated infrastructure) has sought to minimise the landscape and visual impact through its design and micro-siting, particularly where in close proximity to homes and tourism receptors; c) Proposals make provision for the appropriate restoration and aftercare of the land for its beneficial future re-use; d) The proposal can facilitate a connection to the grid network; e) There would not be an unacceptable impact on access and highway safety; and f) There would not be unacceptable impact on the amenity of residential properties or tourist accommodation.

**Policy ENT10**

**Low Carbon Heating Technologies for New Development** - New major development must: 1) Be accompanied by an 'Energy Masterplan' that demonstrates that the most sustainable heating and cooling systems have been selected. This must include consideration of the proposed system as a whole, including the impact of its component materials on greenhouse gas emissions.

**Policy ENT12**

**Development in Mineral Safeguarding Zones** - Development proposals within mineral safeguarding areas, either permanent or temporary, must demonstrate that: 1) If permanent development, the mineral can be extracted prior to the development, and/or the mineral is present in such limited quantity or quality to make extraction of no or little value as a finite resource.

**Policy ENT15**

**Waste Movement in New Development** - All proposals for new built development must include provision for the proper design, location, storage and management of waste generated by the development both during construction and operation of the site.

**Policy SP17**

**Conservation and Enhancement of the Natural Environment** - The County Borough has a rich and varied biodiversity with a broad range of species, habitats and unique, rich landscapes. Development which will maintain and, wherever possible, enhance the natural environment of the County Borough will be favoured. Development proposals will not be permitted where they will have an adverse impact upon 1) The integrity of the County Borough's countryside; 2) The character of its landscape; 3) Its biodiversity and habitats; and 4) The quality of its natural resources including water, air and soil.

<b>Policy DNP4</b>	<b>Special Landscape Areas</b> - The following areas are designated as Special Landscape Areas (SLAs): DNP4(5) Mynydd y Gaer
<b>Policy DNP5</b>	<b>Local and Regional Nature Conservation Sites</b> - Development within or adjacent to a Site of Importance for Nature Conservation (SINC) must be compatible with the nature conservation or scientific interest of the area, whilst promoting their educational role. Developments which would have an adverse impact on these sites will not be permitted unless the benefits associated with the development can be demonstrated to outweigh the harm and/or the harm can be reduced or removed by appropriate mitigation and/or compensation measures.
<b>Policy DNP6</b>	<b>Biodiversity, Ecological Networks, Habitats and Species</b> - all development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning Application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created wherever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species.
<b>Policy DNP7</b>	<b>Trees, Hedgerows and Development</b> - development that would adversely affect trees, woodlands and hedgerows of public amenity or natural/cultural heritage value, or that provide important ecosystem services, will not normally be permitted. Where trees are to be replaced a scheme for tree replacement must be agreed prior to the commencement of development, including details of planting and aftercare.
<b>Policy DNP8</b>	<b>Green Infrastructure</b> - Development proposals will be required to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi-functionality of the green infrastructure network. Where the loss or damage of existing green infrastructure is unavoidable, appropriate mitigation and compensation will be required. All developments must seek to maximise, as far as practicable, the amount of green infrastructure on the site, as well as the interconnectedness of green infrastructure within and around the site to the wider green infrastructure network. Development must also maximise opportunities to achieve multi-functionality by bringing green infrastructure functions together. All major developments will be required to submit a Green Infrastructure Assessment
<b>Policy DNP9</b>	<b>Natural Resource Protection and Public Health</b> - Development proposals will only be permitted where it can be demonstrated that they would not cause a new, or exacerbate an existing, unacceptable risk of harm to health, biodiversity and/or local amenity due to: 1) Air pollution; 2) Noise pollution; 3) Light pollution; 4) Water pollution; 5) Contamination (including invasive species); 6) Land instability; 7) Sustainable development of mineral resources; 8) Sustainable waste management; 9) Any other identified risk to public health or safety. Development in areas currently subject to the above will need to demonstrate mitigation measures to reduce the risk of harm to public health, biodiversity and/or local amenity to an acceptable level. The use of construction phase Pollution Prevention Plans are encouraged,

where appropriate, to demonstrate how proposals can prevent development water run-off from causing pollution of the water environment. All proposals within HSE consultation zones must also demonstrate the acceptability and need for development. All development in flood risk areas must be supported by a Flood Consequences/Risk Assessment and incorporate any mitigation measures required to avoid or manage increased flood risk.

The Council has also produced the following Supplementary Planning Guidance (**SPG**) which is relevant to this proposal:-

**SPG07: Trees and Development**

**SPG21: Safeguarding Employment Areas**

**SPG17: Parking Standards**

**SPG19: Biodiversity and Development**

### **National Policy**

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

Future Wales – the National Plan 2040

Planning Policy Wales Edition 12

Planning Policy Wales TAN 5 Nature Conservation and Planning

Planning Policy Wales TAN 11 Noise

Planning Policy Wales TAN 12 Design

Planning Policy Wales TAN 15 Development and Flood Risk

Planning Policy Wales TAN 18 Transport

Planning Policy Wales TAN 23 Economic Development

Planning Policy Wales - Edition 12 – February 2024 (**PPW**) indicates that the primary objective of PPW is to ensure that the Planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning Planning system is fundamental for sustainable development and achieving sustainable places.

Good design promotes environmental sustainability and contributes to the achievement of the well-being goals. Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources

Good design can also help to ensure high environmental quality. Landscape and green infrastructure considerations are an integral part of the design process.

Good design is about avoiding the creation of car-based developments. It contributes to minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys. Achieving these objectives requires the selection of sites which can be made easily accessible by sustainable modes as well as incorporating appropriate, safe, and sustainable links (including active travel networks) within and between developments. The planning system has a key role to play in reducing the need to travel and supporting sustainable transport, by facilitating developments which:

- are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car.
- are designed in a way which integrates them with existing land uses and neighbourhoods; and
- make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.

Provision for active travel must be an essential component of development schemes and planning authorities must ensure new developments are designed and integrated with existing settlements and networks, in a way which makes active travel a practical, safe, and attractive choice. Car parking provision is a major influence on how people choose to travel and the pattern of development. Where and how cars are parked can in turn be a major factor in the quality of a place. A design-led approach to the provision of car parking should be taken, which ensures an appropriate level of car parking is integrated in a way which does not dominate the development.

Previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome. It is recognised, however, that not all previously developed land is suitable for development. This may be, for example, because of its unsustainable location, the presence of protected species or valuable habitats or industrial heritage, or because it is highly contaminated.

For sites like these it may be appropriate to secure remediation for nature conservation, amenity value or to reduce risks to human health. There may be instances where it may not be possible to develop sensitive uses on previously developed land without placing unnecessary constraints on adjacent existing businesses and activities which require that particular location. In such circumstances the agent of change principle will be a relevant consideration.

Modern society demands reliable fast and high capacity communication networks to ensure large amounts of data can be easily accessed or exchanged. It is the Welsh Government's objective to offer fast and reliable broadband to every property in Wales and to support the deployment of mobile infrastructure across the country

Growth in innovative, emerging technology and high value-added sectors such as advanced engineering, renewable and low carbon energy, digital and bio-technology sectors are also strongly supported. Development plans should consider the role these sectors may play in terms of investment and job creation in their area.

Economic clustering typically occurs when businesses from the same or similar industry, or with a common interest, choose to locate in close proximity for mutual benefit. Often, clustering concerns high technology, innovative or research and development-based companies. Businesses can benefit from shared facilities, infrastructure, local pools of skilled and qualified labour, common supply chains and links to higher education.

Sustainable building design principles should be integral to the design of new development. Development proposals should: mitigate the causes of climate change, by minimising carbon and other greenhouse gas emissions associated with the development's location, design, construction, use and eventual demolition; and include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change.



The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes. A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for Applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach has been applied.

**Future Wales – the National Plan 2040** is our national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining, and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems, and improving the health and well-being of our communities. The document sets out the key challenges and opportunities, required outcomes and a spatial strategy for the four regions of Wales.

### **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

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

The well-being goals identified in the Act are:

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

The duty has been considered in the assessment of this Application. It is considered that there would be no significant or unacceptable impacts upon the achievement of well-being 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 into force on 31 March 2021, has the overall aim of delivering better outcomes for those who experience socio-economic disadvantage. The duty has been considered in the assessment of this Application.

### **APPRAISAL**

The Application is referred to the Development Control Committee as it is a major development with significant economic benefits for the County Borough and region as a whole.

Consent is sought for a Data Centre on the site of the former Bridgend Ford Engine Plant.

The planning system manages the development and use of land in the public interest, contributing to improving the economic, social, environmental and cultural well-being of Wales, as required by the Well-being of Future Generations (Wales) Act 2015. It should reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land and protecting natural resources and the historic environment.

Up-to-date Local Development Plans (**LDPs**) are a fundamental part of a plan-led planning system and set the context for rational and consistent decision making in line with national policies. Planning applications must be determined in accordance with the adopted plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers).

With due regard to the above and the specific characteristics of the site and proposals, the main issues for consideration in the assessment of this hybrid Application are the principle of the development in this location, the potential visual impact of the development in the landscape, the potential impact of the development on the highway network, neighbouring properties/uses, biodiversity, land drainage and ground conditions.

### **PRINCIPLE OF THE DEVELOPMENT**

The proposal is located within the Primary Key Settlement of Bridgend as defined by Policy SF1: Settlement Hierarchy and Urban Management of the Replacement Local Development Plan (**RLDP**). It is also located within the Bridgend Sustainable Growth Area as defined by Policy SP1: Regeneration and Sustainable Growth Strategy of the RLDP.

The site is primarily allocated by Policy ENT5 as a key economic opportunity that supports Policy SP11 in seeking to address this major economic loss within Bridgend's economy and provide further flexibility to the employment land supply.

The boundary of the site extends beyond ENT5's allocation boundary and includes approximately 1.5ha of employment land to the north-west and the former, disused railway line to the south-west. Both of these areas are allocated and protected for employment purposes (B1, B2 and B8) by policies ENT1(8) and ENT2(8).

However, the proposal should be viewed holistically in the context of enabling regeneration of a disused strategic employment site and wider employment generation.

With the exception of the circa 1.5ha of employment land to the north-west of the site, the majority of the proposed development does not form part of the RLDP's immediate employment land supply (i.e. the 68.8 hectares allocated by Policy ENT1). Nonetheless, as detailed in Policy ENT5, it remains an important part of the employment land portfolio within the successful Waterton Industrial Estate which the RLDP seeks to promote as a means of economic stimulus for Bridgend County Borough and the wider region.

Policy ENT5 also recognises that a unique approach is required in this respect and it will be necessary to enable a flexible mix of economic uses, not necessarily akin to the type and density of uses previously accommodated on the site.

It is acknowledged that the proposed data centre will create approximately 950 jobs at operation stage, comprising 600 full-time equivalent on-site jobs and 350 jobs in the supply chain and through increased spending on goods and services. The development will also likely generate upwards of 1500 on-site jobs during the 15-year construction period. Such level of job creation is in direct accordance with the Employment Land Strategy set out within Policy SP11.

Data Centres fit within the B8 Use Class. This has been established at Vantage's existing campus at Newport and in many other parts of the UK. This places them firmly within the business use classes, although there are some important differences between data centres and more traditional, conventional storage and distribution uses.

Whilst a data centre campus is clearly a high value economic development, a scheme of this scale is relatively rare. The Applicant has identified the opportunity to create a data centre campus on the site which will form part of a new cloud region for South Wales. The redevelopment of the former Engine Manufacturing Plant will be the largest part of this 'cloud' initiative and is likely to be one of the largest single investments in Wales. The economic dividend is equally significant and reflects experience from the UK and Europe where new cloud regions have been the catalyst for the generation of thousands of jobs in sectors prioritised by local and national government.

The proposed economic benefits have been demonstrated in the supporting '*Economic and Well-being Benefits Assessment*' document. As such, it is expected that the Proposed Development on the former Bridgend Ford Engine Manufacturing Plant site will transform the vacant brownfield/previously developed site and will deliver a significant and strategic economic development project that will benefit Bridgend, the County Borough and the wider South-East Wales Region.

In summary, and in view of the use of the proposed buildings in association with the wider and continued operations of this important employment site, the proposed development is considered compatible and acceptable in principle, according with the general principles of Policies SF1, SP11, ENT2 and ENT5 of the Bridgend Replacement Local Development Plan 2024 and the Council's SPG21 – Safeguarding Employment Areas.

## **LANDSCAPE AND VISUAL IMPACT**

Planning Policy Wales (Edition 12, February 2024) states at paragraph 3.9 that: '*The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.*'

Policy SP3: Good Design and Sustainable Placemaking of the Bridgend Replacement Local Development Plan (2024) (RLDP) states all development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having full regard to the natural, historic and built environment, by:

- 1) Demonstrating alignment with the principles of Good Design; and
- 2) Demonstrating a Sustainable Placemaking approach to their siting, design, construction and operation.

Planning applications must be supported through the submission of appropriate design and technical information to demonstrate compliance with criteria a) to o) of Policy SP3, that states, amongst others, all development must:

- a) Have a design of the highest quality possible, whilst respecting and enhancing local distinctiveness and landscape character; and,
- b) Be appropriate to its local context in terms of size, scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density.

Policy SP17 of the RLDP notes that where there is an adverse impact upon landscape character, proposals will not be permitted and as such, the Landscape and Visual Impact

Assessment (**LVIA**) takes account of the Landscape character of the Site (townscape) and surrounding area.

The Application proposal is for a new Data Centre on the site of the former Bridgend Ford Engine Plant. The Application has been supported by an Environmental Statement which includes a chapter on Land and Visual Impact.

Landscape and visual effects are separate, although closely related and interlinked issues. Landscape effects result from physical changes to the landscape (including the built environment, or '*townscape*,' which may result in changes to the distinctive character of that landscape and how it is perceived. Visual effects relate to changes to what can be seen by people as a result of what is proposed, for example the changes to views experienced by local residents or people passing through the area.

The Landscape and Visual Impact Assessment (**LVIA**) undertaken for this Application followed best practice guidance as set out in Guidelines for Landscape and Visual Impact Assessment (**GLVIA**). In accordance with the GLVIA, the LVIA adopted an approach proportionate to the likely significant effects of the Proposed Development. The conclusions of the LVIA have been determined via use of professional judgement, set within a structured assessment framework, and supported by reasoned justification.

The key elements of design of relevance to this LVIA are:

- One data centre building (Building 1) with a height of approximately 20 metres above proposed finished ground level (including roof top plant);
- A series of other data centre buildings reaching a height of up to 33 metres including roof top plant, above proposed finished ground level (including roof top plant);
- Occasional flues which will extend 3 metres above the building heights identified above;
- Substations and other electrical and supporting infrastructure linked to the data centre campus;
- A series of roads, paths, parking areas and circulation areas to serve the campus;
- A green and blue network of retained and/or new landscaping and surface water drainage features linked to the whole campus (including opening up part of the Brocastle Brook which is currently enclosed in a culvert); and,
- Boundary fencing and security features including, small buildings and gatehouses, Closed Circuit Television (CCTV) and lighting.

Through the LVIA process the nature of visibility of the development has been assessed and fed into the design process to minimise significant adverse impacts upon landscape character.

The site falls within the National Character Area 36 (**NLCA 36**) Vale of Glamorgan. However, given the scale and extent of the proposed development, it is unlikely that it will significantly alter the key features and characteristics of NLCA 36. Therefore, the LVIA includes a high-level overview of the NLCA36 where the Proposed Development is accommodated but does not consider the NLCA36 further. The site is not covered by any form of national or regional level landscape designation. However, there are locally designated special landscape areas within the study area which include:

- Castle upon Alun to the west (there is no predicted visibility of the Proposed Development); and
- Upper and Lower Thaw Valley to the east (limited visibility of the Proposed Development).

It is considered that there would be no direct impacts upon these designations.

The study area is covered by two local landscape character assessments and these form the basis for the landscape (townscape) assessment.:

- Landscape Character Assessment for Bridgend County Borough;
- Vale of Glamorgan County Borough Council Designation of Landscape Character Areas.

A series of representative viewpoints have been assessed as part of the LVIA.

Receptors (the people that would be experiencing the view from the viewpoint location) in the vicinity of the Site that are likely to experience views of the Proposed Development include:

- Users of public rights of way;
- People engaged in recreation including walking, riding, cycling and on the waterway; and
- Residential views.

The eleven visualisations are included at Appendix A to this report.

One of the viewpoints (11) from the A48 to the south-east of the site is represented below:



**Figure 10: Viewpoint 11 at A48 – Before and After representations**

The LVIA concludes that, overall, the development would represent an increase in size and scale from the baseline but not uncharacteristic from the industrial surrounding. Due to the increase in scale this results in localised effects on nearby receptors. In longer distance views, the Proposed Development's scale and size means it is noticeable and prominent with **Minor Adverse effects** but is considered to be **Not Significant** when the wider extent of the views available is taken into consideration.

The Council's Principal Regeneration Officer and Urban Designer/Landscape Officer has reviewed the LVIA and considers that, whilst the assessment includes a long distant view from Mynydd y Gaer, it does not consider its landscape character with its northern part falling into a Special Landscape Area. Mynydd y Gaer forms a strong peak within the SLA and views to and from it should be protected. However, it is noted that the site will be delivered over an extended period (15 years) and that its visual impact will gradually grow over time.

Given the submission detail, with the majority of the site and the larger buildings in outline, it is appreciated that granular detail on form will follow as subsequent Reserved Matters submissions are made to the LPA.

It is acknowledged that there will be different visual impacts during different stages of the development and soft landscaping (in the form of semi-mature planting) will be key in softening and screening what will be tall, vertical buildings being introduced on a site which currently/previously is interpreted differently.

It is accepted that the figures supporting the LVIA include computer generated visualisations that illustrate the proposed scale and massing of the data centres from 11 agreed viewpoints but do not portray the façade and building materials that would be applied. To that extent a condition will be applied seeking details of the materials and colours to be used in the construction of the buildings. Through assessing the colours and proposing materials that will blend in with the landscape, it is considered that the visual impact of the development can be suitably mitigated.

Therefore, it is considered that the associated landscape and visual impacts of the buildings, both individually and cumulatively would only be of a local relevance/importance and will not give rise to any significant wider environmental effects.

In summary, the visual appearance, design and scale of the development is generally acceptable in this location in accordance with Policies SP3, SP17 and DNP4(5) of the Bridgend Replacement Local Development Plan 2024, and, on balance, raises no adverse visual amenity concerns.

## **HIGHWAYS, ACCESS AND SUSTAINABLE TRANSPORT**

The Application and supporting Transport Assessment (TA), Environmental Statement and Travel Plan Framework (and a Technical Note submitted following initial comments), have been carefully considered in respect of the transportation and access implications of the proposal. It has been accepted, following negotiations that the Travel Plan prepared is a Framework and identifies interim single occupancy vehicle reduction targets and detailed sustainable travel targets per mode will be derived within the Full Travel Plans for each Building/Campus once the end occupiers are known and secured by way of a planning condition.

The site is sustainably located, well connected to both public transport and the active travel network and is an approximately 30 minutes walk to Bridgend Town Centre. Vehicular access into the site will be at the same location as the existing arrangement from the unadopted highway to the north, with additional accesses proposed which utilise this road and a secondary access to the east via Moor Road. No significant additional transport measures or infrastructure is required to support the development.

The impact of the development on the surrounding road network has been considered in the submitted Transport Assessment. Construction traffic is expected to route via the M4, the A743 Coychurch Road, Brocastle Avenue and Moor Road. Data centres typically generate



low levels of vehicular movements, and the development will generate fewer trips than when the Engine Manufacturing Plant was operational with circa 2000 employees.

To allow for a robust assessment, all trips to the proposed development have been treated as being new to the network with respect to the highway network capacity modelling undertaken. However, it is considered appropriate to contextualise the level of traffic generated by the former site use.

The TA has considered the proposed trip generation for the whole site, with an emphasis on traditional transport network peak hours (AM and PM). The construction and operational phases of the development have also been assessed separately in the supporting Environmental Statement (Chapter 9 – Transport and Traffic). In addition, a supporting Framework Travel Plan has been prepared to encourage sustainable transport and a modal shift to non-car use.

The proposed data centre campus will generate two types of vehicles trips on a daily basis; staff commuting trips (based on approximately 600 members of staff), and deliveries. The estimated vehicular trips for staff have been calculated based on Vantage's operational experience and on surveys at a similarly scaled data centre site. The whole campus will generate a total of 800 two-way vehicle trips over a day. This consists of 745 staff trips and 55 servicing trips with 318 movements occurring during the network peak hours. Servicing vehicle trips will be concentrated between the AM and PM peaks in line with a well-managed delivery strategy to reduce highway congestion in the standard network peaks and to ensure that the site can facilitate the number of servicing vehicles on site at any one time, with 55 of these movements expected over the course of a day.

Traffic surveys were undertaken across five junctions around the site concludes that there is sufficient highway capacity on the local highway network to accommodate the proposed development and the impact of the proposed development on junctions will be negligible and would therefore not have a material adverse impact on highway operation or safety.

It also states that the proposed development will generate fewer total vehicle trips than its former site use. Therefore, this will not result in any adverse impacts upon the highway network within and around the site.

Across the campus, and in order to reflect the expected employment levels and operational requirements of the data centre, approximately 508 car parking spaces are indicatively proposed, with the final number of parking spaces to be allocated across the site designated according to the size and operation type of each one of the 10 buildings. The estimated provision for car parking has been set according to the Applicant's own experience of data centres.

Two metres wide footways will extend from the existing off-site footway network to the data centre entrances and parking areas. Crossing points would be provided throughout the site where required and would comprise dropped kerbs with tactile paving and zebra road markings. Cyclists would share the carriageway with vehicles in order to access each data centre's respective cycle store. Mixing cyclists with vehicles in this location is considered acceptable given the low daily vehicle flows and speeds experienced on-site.

On-site cycle parking will be provided at a ratio of 1 space per 4 members of staff to align with the adopted formula of a recently approved Vantage data centre scheme in the Vale of Glamorgan. An estimated total of 150 cycle parking spaces are proposed for the wider data centre campus to promote active travel to and from the site.

Building 1/CWL41 will be provided with a dedicated service yard containing two loading docks for vehicles up to a 16.5m articulated HGV. Fuel storage is also provided on-site and access for a fuel tanker has been allowed for together with a dedicated lay-by. Emergency access by a high reach fire appliance has been allowed for around the full building perimeter. Infrequent access for an 800T mobile crane has been allowed for with respect to the replacement of roof-based chillers and plant.

The A48 onto which this site gains access is under the control of the Vale of Glamorgan Council (**VoG**), as is the signalised junction. The views of VoG on the highway related impacts of this development have been sought via the statutory consultation process but no comments have been received to date. However, Highways Officers from the VoG Council have been party to pre-Application discussions and they are generally supportive of the development as it is expected that only a small number of employees and construction traffic will access the site from the south-east.

The Council's Highway Officer has considered the Application and raises no objections subject to conditions.

The Strategic Transport Assessment undertaken as part of the RLDP preparation identified that the A48/A473 (Waterton) roundabout and the A473 / B4281/Bridgend Ind Est/Brocastle Avenue (Coychurch) roundabout operate over their theoretical capacity.

An initial review of the TA was undertaken by the Council's independent Highway Consultant. This identified items that required clarification and further assessment by the Applicant's Transport consultant. Consequently, a Technical Note (**TN**) has been submitted and considered.

The TN has considered the concerns raised by BCBC regarding the scope of assessment at the Brocastle Avenue gyratory. Further analysis demonstrates that:

- The proposed VDC masterplan is forecast to generate a modest level of operational trips, equating to only 2.4% of total gyratory flows in the peak hours, with the detailed element (CWL41) representing just 0.2%. In daily terms, the proposed masterplan traffic would account for less than 1% of the total traffic through the junction. This would be expected to reduce further with the introduction of a robust Travel Plan for the site.
- These trip levels fall significantly below the IEMA materiality thresholds for highway capacity impacts and are comfortably within the day-to-day variability of background traffic.
- The baseline flows used in BCBC's Strategic TA were subject to a robust COVID uplift factor of 1.23, which subsequent evidence suggests was overly conservative by around. This has the effect of already incorporating the scale of flows anticipated from the proposed development.
- Technical Note 4 of the Strategic TA explicitly modelled the impacts of 5,714 committed dwellings to the 2020 baseline, which in practice subsumes the relatively small contribution from the VDC masterplan.
- Technical Note 7 identifies that signal timing optimisation will be sufficient to restore the gyratory to a *nil-detriment* position once committed growth is delivered, at a modest intervention cost.

On this basis, it is concluded that the development traffic associated with both the masterplan and CWL41 will not materially alter the operation of the Brocastle Avenue gyratory. The impacts could already be argued to have been assessed within the Strategic TA assessments where robust traffic growth factors and committed developments have already been modelled. Future mitigation has already been proposed which would see the traffic signals optimised at the junction.



Given the hybrid nature of the Application and the long timescales involved before the outline phases are expected to come forward (with full build-out not anticipated until 2040), if future modelling of the junction is required to validate the findings of the data centre development and the produced TA, this could be secured via future reserved matters planning applications for the development. An appropriate threshold is considered to occur at the point when 50% of the masterplan is delivered, at which stage the development is forecast to generate more than one vehicle per minute during the network peak hours for the first time.

It should be noted that due to the availability of power on the site, only circa 20% of the development could come forward and be operational before 2032.

At that point, validation assessments would be based on up-to-date traffic conditions and background growth, providing a robust and accurate evidence base. This approach will also ensure that any future concerns regarding the operational impacts of the masterplan can be addressed using the most recent traffic data and with targeted mitigation taking account of background traffic growth over the period to 2040 if considered necessary.

The Technical Note acknowledges that the overall site once completed would employ approximately 600 staff and would generate circa 800 two-way movements. As identified in the review of the submitted TA, this quantum requires greater assessment to ensure that the impact upon the A48/A473 (Waterton) roundabout and the A473/ B4281/Bridgend Ind Est/Brocastle Avenue (Coychurch) roundabout is not detrimental.

Furthermore, it is evident that the masterplan for the site will take approximately 15 years to realise. In this timescale, the highway network capacity could well change and therefore it is appropriate to request that full development impact is considered in stages throughout the lifetime of the development to protect the highway network.

The Technical Note clarifies that the initial phase of development which is being applied for in full (Building 1/CWL41), would generate a much reduced 24 two-way flows in the peak hours. When distributed onto the network this will result in circa 10 two-way vehicle trips at Coychurch roundabout (1 vehicle every 6 minutes) with the remainder (14 two way trips – 1 vehicle every 4 minutes), reaching the A48 to the West (some of which towards Waterton and some towards Cowbridge).

Notwithstanding the concerns with the capacity of the junctions, the HA agree that this level of traffic is immaterial against the existing background flows and would effectively be imperceptible. Accordingly, the detailed element of this hybrid Application is acceptable in terms of vehicular impact.

The nearest bus service to the site traverses the A48 to the West and has a broadly half hourly service (Service X2). Whilst a northbound bus stop and shelter have recently been upgraded as part of the Brocastle Active Travel scheme, southbound services rely on a flag sign mounted on a lamp post.

In order to encourage use of public transport, it is considered that an upgraded facility including a shelter should be provided and this can be secured by condition.

Given the unusual/bespoke nature of the development, it is difficult to calculate the quantum of car and cycle parking for the development. Whilst a car park layout for Building 1/CWL41 has been submitted, the Highway Authority would wish to consider these elements further and therefore a suitably worded planning condition has been added to the recommendation.

Whilst the site has an Active Travel route along the northern side of the access road, there is no dedicated link to the proposed facility and thus a condition requiring a scheme for a link has also been added to the recommendation.

Finally, the proposed site layout plan indicates a revised gatehouse and entrance/exit arrangement when compared to the existing situation. Whilst the level of staff needing to access the site, particularly in phase 1, is much reduced there is a concern that moving these towards the access roundabout may create queuing onto the access roundabout to the detriment of adjoining highway safety. Accordingly, a scheme for the entrance gates and a gate management plan are requested to ensure that the arrangement is suitable in this location. This will identify the specification of the gates to be used and how they are to be operated to ensure sufficient throughput of vehicles at peak times.

Having regard to the above, and subject to conditions and further assessments to ensure that any impact upon the A48/A473 (Waterton) and the A473/ B4281/Bridgend Ind Est/Brocastle Avenue (Coychurch) roundabouts are not detrimental as the campus is built out, it is considered that the development accords with Policies SP3, SP5, PLA11 and PLA12 of the Bridgend Replacement Local Development Plan 2024.

### **IMPACT ON NEIGHBOURING PROPERTIES/USES**

Policy SP3, of the adopted Local Development Plan states, amongst others, that all development must k) Ensure that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected.

The specialist function of a data centre defines the necessary building envelope, its mass, its layout and its overall form. The Applicant has developed an understanding of the site's context (that is predominantly industrial and commercial in character), whilst also being conscious of its proximity to the open countryside to the south (beyond the proposed WG Brocastle development), neighbouring residential dwellings to the north beyond the access road and Afon Ewenny as well as public rights of way.

The masterplan seeks to optimise the site to ensure that the development delivers optimum capacity for the site and the most efficient use of land whilst also responding appropriately to the local context and its supporting infrastructure.

The requirement for height is a direct result of each building's function and reflects the aspiration for the most efficient use of the land. Whilst it is acknowledged that the proposed group of buildings will be taller than the original building on this site a sensitive approach will be taken to the building design and external appearance. In addition, the wider development will be divided into ten separate buildings across three sub-campus rather than one expansive building. The development will also benefit from an extensive landscape strategy with tree planting partially screening and softening the views from the north and east. Any residual negative effects on close-up viewpoints or neighbouring occupiers should be balanced against the significant economic and technological benefits that the development will deliver.

A series of technical reports have been submitted in support of the Application in respect of noise, air quality and lighting.

Whilst industrial noise is generally limited with data centres, noise from two types of plant equipment has been assessed as part of a Noise Impact Assessment prepared by Hoare Lea.

The first type relates to chillers which regulate temperature within the data halls and are

therefore required to operate continuously. The second are the back-up generators which will only be used in the very event of a National Grid Failure and during infrequent testing, the times and schedule of which can be controlled.

The submitted Noise Impact Assessment describes a series of mitigation measures that are proposed and represent the best practicable means of controlling noise from the proposed data centre campus so that there are no significant adverse effects on sensitive receptors.

This will be enforced within a Construction Environmental Management Plan (**CEMP**), (including working hour limitations and managing construction traffic on routes closest to residential dwellings), and through design mitigation to ensure compliance with noise limits and to protect against operational adverse effects.

The Council's Shared Regulatory Services (**SRS**) – Public Protection Officer has examined Chapter 11 of the EIA on noise and confirms that acoustic survey work has been carried out to measure background sound levels in the area to provide a quantitative and qualitative understanding of the general sound climate.

Based on this survey work, plant noise limits have been derived to protect against adverse noise impacts. Indicative proposed mitigation measures are outlined at this stage to achieve these limits comprising quieter plant selection, acoustic barriers, enclosures, side attenuators and silencers. Small relaxations are proposed for routine generator testing during the middle of the day. However, this is not expected to cause an adverse impact when assessed against day-time noise criteria.

In addition, a CEMP has only been submitted for the construction of the substation. A CEMP should be submitted to and agreed with the LPA to cover the construction of the whole development and include how noise and dust will be controlled and monitored.

SRS therefore has no objections to the development in terms of noise, subject to conditions.

In terms of Air Quality, whilst the site is not located within an Air Quality Management Area, Chapter 6 (Distinctive and Natural Places) of PPW 12 states that developers must seek to incorporate measures which reduce overall exposure to air pollution. Future Wales considers air quality as an issue for public health, although no specific policies with regards to emissions from data centres or similar developments are mentioned.

RLDP Policy DNP9 encompasses the consideration of the potential to cause a new, or exacerbate an existing, unacceptable risk of harm to health, biodiversity and/or local amenity due to air pollution.

The submitted Air Quality Assessment considers the potential air quality impacts associated with the development which will mainly be during the construction phase and, when operational, associated with diesel back-up generators.

The impact at construction phase can be managed through the incorporation of best practice construction procedures which would be controlled through a Construction Management Plan and a Construction Environmental Management Plan.

Back-up generators would only be used during very infrequent National Grid power shortages and for irregular testing purposes. The Applicant is committed to selecting Best Practice diesel generators whilst the testing regime would seek to minimise durations and occasions.

Natural Resources Wales (**NRW**) have reviewed Chapter 10 Air Quality in the EIA and agree with its conclusions and can confirm that the information they requested in relation to Air Quality and Designated sites has been provided and NRW have no further comments on this matter.

The Council's SRS Environment Team – Air Quality Officer has reviewed the Air Quality Assessment and considers that the assessment has followed appropriate guidance and approved methodologies (Institute of Air Quality Management (IAQM), LAQM TG22, ADMS dispersion modelling), to assess the impacts of the construction and operational phases of the development.

The operation of the development includes 392 backup diesel generators. Air quality impacts from the generators have been assessed with dispersion modelling to consider routine generator testing and emergency generator operation. Impacts from construction dust were assessed in line with IAQM guidance and were found to be '*Not Significant*' with implementation of standard practice mitigation as per IAQM guidance. Impacts from the generator testing regime with embedded mitigation were modelled with ADMS and are predicted to be at worst '*Minor*' (Not Significant) during certain Building Load Tests and only at human receptors. Impacts to nearby habitats were all modelled to be '*negligible*.' In the unlikely event that a large number of generators operate simultaneously for an extended duration ( $\geq 19$  hours), modelled concentrations of nitrogen dioxide (NO<sub>2</sub>) have the potential to exceed the short-term air quality objective. This is classed as a *Major* (Significant) effect. However, the Applicant notes that such an outage is highly unlikely due to the design resilience of the power supply and the rarity of prolonged grid failures in the UK.

Given the scale of the development and the potential for significant short-term impacts under rare but credible emergency scenarios, a number of conditions have been requested although there is no in principle objection to the development on Air Quality grounds.

In terms of lighting, an External Lighting Strategy has been prepared. The strategy has been designed to minimise any impacts on biodiversity and it is unlikely that the height and strength of the security lighting around the site will have any negative impact on residential occupiers to the north.

Therefore, appropriate mitigation measures will be implemented and incorporated into the design of the development to minimise the visual and environmental effects on existing and future neighbouring occupiers and users as sensitive receptors. It is therefore considered that the development can comply Policies SP3 k) and DNP9 of the Bridgend Replacement Local Development Plan 2024, in respect of neighbouring amenity protection.

## **BIODIVERSITY AND TREES**

In assessing a planning application, the Local Planning 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, under the Environment (Wales) Act 2016.

Planning Policy Wales 12 (PPW12) states in Paragraph 6.4.4: *"It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals."* PPW12 further states that *"All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission."*

Technical Advice Note 5: Nature Conservation and Planning states that: *“Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife.”*

Policy SP3 of the adopted Bridgend Replacement Local Development Plan (2024) requires development to Safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks.

Policy DNP6 of the RLDP states: *“All development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning Application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created wherever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Particular importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species”*

Policy DNP7 of the RLDP states: *“development that would adversely affect trees woodlands and hedgerows of public amenity or natural/cultural heritage value or provide important ecosystem will not be permitted”.*

Policy DNP8 of the RLDP requires new development proposals to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi functionality of the green infrastructure network.

Paragraph 5.9.20 of Planning Policy Wales (PPW) states planning authorities should identify ways to avoid, mitigate or compensate adverse impacts of renewable and low carbon energy development, considering the impact on the natural and historic environment.

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

Section 6 (1) states that *“a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.”* Section 6(2) goes on to state that *“In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular:*

- (a) diversity between and within ecosystems;*
- (b) the connections between and within ecosystems;*
- (c) the scale of ecosystems;*
- (d) the condition of ecosystems (including their structure and functioning); and*
- (e) the adaptability of ecosystems.”*

Regulation 9 of the Conservation of Habitats & Species Regulations 2010 (as transposed into the Conservation of Habitats & Species Regulations 2017) requires LPAs to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application. The

three tests that must be satisfied are:

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

Given the industrial nature of the Application and the current status of the land in question, which generally comprises a large area of hardstanding area following the demolition of the Bridgend Ford Engine Plant, it is considered that, overall, there will be no **significant** adverse residual impacts on biodiversity.

However, the Application is supported by a comprehensive Green Infrastructure Statement (**GIS**) and a full Ecological Impact Assessment (**EclA**), together with bird, bat and wildlife monitoring. The results of the EclA and surveys have informed the supporting GIS.

The EclA presents the results of habitat and protected species surveys, and the desk study. The surveys have recorded the habitats that exist on the site (and its edges) and have informed a masterplan that delivers a biodiversity net benefit, both through the retention of as much established habitat as possible and the incorporation of various enhancement measures.

This has also considered the surrounding habitat, both in terms of connectivity and how the development may impact on the surrounding area, particularly the Waterton Alderwood SINC.

The EclA concludes that no negative impacts will be caused on the adjacent SINC, other SINC's or statutory designated sites within its study area. The Habitats Regulations Assessment (**HRA**) Stage 1 Screening concluded that there will be no likely significant effect from the proposed development on Kenfig SAC (Special Area of Conservation), which is the only statutory designated site with a notable potential impact pathway from the proposed development.

The masterplan (see Figure 3 above) aims to maximise links to wider green infrastructure by considering how these can contribute and integrate at local and national levels. This proposes uninterrupted corridors of planting/waterways which run from within the site to connect with habitats that exist already and provides suitable enhancement. As described in Chapter 4 and in the GIS, a number of enhancement measures are proposed including a tree planting strategy, enhanced woodland zones, SuDS features, rich grassland areas, bat and bird boxes and new habitats).

Consequently, and as concluded in the EclA, the development will likely lead to long-term positive effects for habitats and protected or notable species, including both those currently using the site and in the surrounding landscape.

In light of the proposed mitigation and enhancement measures, no significant effects are anticipated on ecological receptors. Indeed, the development will achieve a net benefit in biodiversity as set out in Future Wales and PPW12 and the supporting GIS shows how the stepwise approach has been followed and applied.

A Construction Environmental Management Plan (CEMP) will be prepared, to include details of how environmental receptors will be protected during construction, which will be secured via a planning condition. A suitably qualified ecologist will input into the CEMP, to ensure

appropriate mitigation measures are in place and to reduce any disturbance impacts.

Natural Resources Wales welcome the preparation of the supporting documents. They advise that dormouse, bats, and otter, as well as their breeding sites and resting places, are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

Where these species are present and where a development proposal is considered likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- i. The proposed works to be authorised satisfy an appropriate derogation purpose, which in the case of development are for the purposes of preserving public health or 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;
- ii. There is no satisfactory alternative; and
- iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

To avoid developments with planning permission subsequently not being granted a licence, the planning authority should take them into account when considering development proposals where a European Protected Species is present.

The Environmental Statement section 5.4.44-50 states that dormice were recorded within Waterton Alderwood SINC in 2017, 30m to the west of the site and a dormouse nest was found in a nest box north of the Former Bridgend Engine Plant Access Road, in the riparian corridor south of the river in 2024.

A survey was undertaken for this project during 2024 which did not find the presence of dormouse in habitat on site or immediately adjacent to it. A minimal amount of scrub with potential to support dormouse is to be cleared for this development and this area of scrub regrowth was part of a previous EPS dormouse licence. New habitat planting was provided to mitigate the loss of this area under that licence. The 2024 dormouse surveys for this development included this area and no dormice were recorded present there.

NRW welcome the clarifications on the scale of works that may affect dormice and also welcome a precautionary method of works for the clearance of this habitat. They also welcome the statement that the new landowner will commit to the long-term management of the dormouse habitat planting, adjacent to the river.

It is advised that a condition be attached to the recommendation for a Construction Environmental Management Plan (**CEMP**) (which includes the precautionary methods of habitat planting works for dormouse), and for a landscape and ecological management plan (**LEMP**) which includes the intended long-term management and maintenance of these habitat areas.

The majority of existing green infrastructure is around the periphery of the site with very little vegetation at the centre of the site. This includes supporting grassland (marshy grassland, amenity grassland and unimproved and semi-improved neutral grassland), plantation woodland (broadleaved, coniferous, and mixed), dense scrub, open mosaic habitat on previously developed land, orchards, cultivated/disturbed land, bare ground, sparsely vegetated land, introduced shrubs, hedgerows (species-poor and native species-rich) and individual/groups of trees. Ditches and streams run along parts of the western, southern and

eastern edges of the site.

The River Ewenny runs along the northern boundary and there is one pond within the site boundary. Waterton Alderwood SINC and the Brocastle Brook is an area of woodland (outside of the red line).

The Application is supported by an Arboricultural Appraisal and Tree Appraisal Plan. They identify the existing trees on the Site:

26 individual trees (6 Category B and 20 Category C),  
51 groups of trees (1 Category B and 34 Category C), and,  
3 hedges (all Category C).

No Category A trees/hedges were identified.

For the 'Building 1/CWL41' detailed proposals, a small group of trees is to be removed to make way for the data centre with some further tree loss adjacent to 'Pond 1' and 'Basin 1' to the north.

The landscape masterplan has taken account of existing trees and provided suitable enhancement and replacement planting. Any trees lost resulting from the development will be mitigated by an extensive native and non-native tree planting strategy which delivers a tree replanting ratio of 1:3 in accordance with PPW 12.

The CEMP will also include measures to mitigate any risk to existing and retained trees during construction.

The indicative masterplan proposes a green and blue network of landscaping and surface water drainage features surrounding the site and between the new Campus buildings. The proposed landscape strategy plan shows how this can be delivered and the Application is supported by a GIS.

There are individual trees with low potential to support bat roosts on site and these are proposed to be impacted by the development. Section 5.7.16-18 of the ES sets out precautionary method of works to be followed for felling of these trees. NRW advise this detail should be added to the updated CEMP to be agreed by condition.

Light pollution/spillage will be avoided onto areas of adjacent vegetation, and a detailed lighting design will be undertaken with reference to best practice guidelines from Bat Conservation Trust.

A lighting design for the full Application should be agreed by condition, and a lighting design then provided at each reserved matters stage for subsequent phases. Designs should be sensitive to the use of boundary habitat by nocturnal animals and which include light spill drawings to demonstrate avoidance of light spill on adjacent vegetation, particularly onto Waterton Alderwood SINC on the west boundary, as well as suitable dormouse and bat habitat to the north, south and east.

The development, which is located adjacent to a SINC, is compatible with the nature conservation characteristics of the area. The proposals comply with Policy DNP6, in that it will provide a net benefit for biodiversity and improved ecosystem resilience (as required by PPW12), and will maintain, protect and enhance biodiversity and ecological networks and services.



As such, the proposal complies with local and national planning policy in regard to biodiversity maintenance and enhancement, as well as the requirements of the Habitats Regulations 1994 (as amended), and Section 6 of the Environment (Wales) Act 2016.

## **LAND DRAINAGE AND FLOOD RISK**

The development proposes to discharge surface water flows to a surface water body.

This development is subject to Schedule 3 of the Flood and Water Management Act 2010 (as amended). The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the *'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'*.

With respect to the 'Indicative Drainage Layout Masterplan' (Drawing No. CWL4-CUR-ZZ-ZZ-DR-C-507004) and 'Proposed Drainage Layout CWL41 Sheets 1-4' (Drawing No. CWL41-CUR-ZZ-ZZ-DR-C-507001,2,3&5), DC/WW offer no objection to proposals for disposal of surface water flows into a surface water body, in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.

In addition, this site is crossed by a 650mm combined and 1050mm surface water public sewer along the eastern boundary, with their approximate positions being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs.

Having regard to 'Proposed Site Plan' (Drawing No. CWL41-SNH-ZZ-SI-DR-A-011100 Rev P05), the proposed development would be situated outside the protection zone of the 650mm combined and 1050mm surface water public sewer, measured 3.5 and 5 metres either side of the centreline, and therefore acceptable in principle. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines.

However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, DC/WW recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the assets crossing the proposed development site. Given the protection zone is located within the site boundary, it is recommended that the developer contact their Plan and Protect team to carry out a survey to verify the location of the assets and establish their relationship to the proposed development.

The Application is supported by a Sustainable Drainage Strategy. A detailed drainage strategy has been prepared for 'Building 1' with a clear plan for the remainder of the campus under the Outline proposals including proposals for an existing culverted section of the Brocastle Brook to be opened up and daylighted.

The strategy shows that SuDS are to be implemented across the site, and their design will accord with the Welsh Government's Statutory Standards for Sustainable Drainage SuDS in Wales (2019), and will be able to be fully endorsed by the Council as SuDS Approval Body (SAB) via a separate application.

A successful challenge was made to the modelling work informing the Welsh Government's emerging Flood Map for Planning with the result being that the majority of the site is now designated as being in Flood Zone 2 rather than Flood Zone 3. The Application is supported by a Flood Consequences Assessment. This demonstrates the suitability of the development and describes the flood mitigation measures recommended to manage flood

risk at the site.

The proposals take a sequential approach to flood risk by proposing all built development in Flood Zone 2 and no built development in Flood Zone 3. Development of the site will deliver a betterment to local flood risk conditions by avoiding the loss of floodplain storage due to land raising and reducing the footprint of development across the site.

To ensure that the development is acceptable on flood risk grounds, the finished floor levels will be above the 1 in 100yr flood level and an alternative vehicular access point is identified that is outside of Flood Zone 3. The floor levels across the site will be raised by varying levels depending on where the building is located. Those buildings closest to the north and north east will need to be raised more than the areas to the south and south-east.

Detailed hydraulic modelling has been used to assess the risk of fluvial flooding at the site. This demonstrates that flooding will occur within areas of open space across the site and within flood storage areas. Areas of proposed built development across the site will be flood-free in the 1% AEP plus climate change post development event. The buildings within the site will be flood free in the 0.1% AEP fluvial event and the roads around the site will experience shallow flooding.

NRW confirm that the planning Application proposes less vulnerable development. The Flood Map for Planning identifies the Application site to be at risk of flooding and within Flood Zone 2 Rivers.

NRW have reviewed the FCA which has considered all relevant sources of flooding with the predominant risk identified as fluvial flooding from the main rivers Ewenny and Brocastle Brook.

The FCA has considered climate change fluvial events for the 1% (1:100 year) and 0.1% (1:1000 year). TAN15 (paragraph 4.3) states that *'detailed Flood Consequences Assessments, to accompany planning applications, will be required to consider a range of climate change scenarios, including upper end estimates, making reference to the Welsh Government guidance on climate change allowances for planning purposes'*.

Current Welsh Government guidance on climate change allowances for planning purposes states that this information should be used to inform mitigation measures that help to ensure the long term resilience of the development.

The site is not within a TAN15 defended zone and therefore no assessment of defence overtopping or breach is required. There are a number of in-channel structures in the main rivers adjacent to the site but the FCA has not provided any assessment of the likelihood and consequences of potential blockage as required in section 11.7 of TAN15. With regard to the flood free criteria in section 11 (Figure 5) of TAN15, the FCA confirms that, whilst all new buildings will be designed to be flood free by raising finished floor levels, other parts of the site do not meet the requirement to be flood free in the 1% plus allowance for climate change (+cc) fluvial flood event. Some internal access roads, designated open space alongside the main rivers and a flood storage basin are predicted to flood in the 1%+cc event. Whilst flooding of the open space and flood storage areas could be considered acceptable the access road is predicted to flood to depths of up to 330mm which does not comply with the flood free requirement.

It is however accepted that due to the proposal being a redevelopment, section 11.8 of TAN15 allows some flexibility where the ability to substantially redesign a site is limited. It is further accepted that the need for the proposed internal access roads to join up with existing roads, off site, will limit the ability to design them to be flood free.

The FCA has identified that there are some increases in flood depths within the proposed flood storage area, the Brocastle Brook channel and in the watercourse corridor to the western and eastern boundary of the site. Whilst any increase may be confined to these locations, they do partly lie outside the site boundary. Therefore, it is recommended that the agreement of affected landowners is sought. The FCA states that the *“proposed development has been designed to mitigate the risk of flooding to the buildings whilst accepting that areas of the site will flood during the most extreme event. These measures have been considered and implemented to mitigate the impact on flood risk to third parties.”*

Having regard to the above, it considered that the development has been designed to accommodate sustainable drainage systems and will not increase the risk of flooding within or outside the site.

## **OTHER MATTERS**

### **Ground Contamination**

The planning system should guide development to reduce the risk from natural or human-made hazards affecting the land surface or sub-surface. The aim however is not to prevent the development of such land. Key is understanding the risks associated with the previous land use, pollution, groundwater, subsidence, mine and landfill gas emissions and rising groundwater from abandoned mines. Responsibility for determining the extent and effects of surface and subsurface hazards remains with the developer. It is for the developer to ensure that the land is suitable for the development proposed.

The following information has been submitted in relation to land quality:

- ERM, 20/02/2025; Soil and Groundwater Quality and Proposed Remediation Works Rev 03
- WSP, May 2025; REMEDIATION OPTIONS APPRAISAL AND OUTLINE REMEDIATION STRATEGY Bridgend Engine Plant FINAL (VERSION 5) CONFIDENTIAL

ERM's document acknowledges the need for further gas assessments to inform the potential requirement for gas protection measures. A condition is requested in relation to this.

It is acknowledged that the remediation methodologies within WSP's Remediation Implementation and Verification Plan (**RIVP**) are designed to allow for modification on-site during the works, based on observed site conditions and findings, as well as based on the findings the further site investigations and assessments.

All pollutant linkages identified on completion of site investigations and assessments will need to be considered as part of any revisions to the above RIVP remediation strategy, to address the risks to human health and the environment in relation to the development of the site on a suitable for use basis.

On completion of remediation works, the developer will need to submit for approval a remediation verification report demonstrating the effective completion of remediation against the risks to human health and the environment on a suitable for use basis.

Should there be any importation of soils to develop the landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or

other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

SRS – Environment Team – Land Quality Section requests the inclusion of conditions and an informative.

NRW have considered the following documents submitted in support of the Application:

- Remediation Options Appraisal and Outline Remediation Strategy by WSP dated May 2025 Ref 5
- Remediation Implementation and Verification Plan V3 May 2025,
- Controlled Waters Details Quantitative Risk Assessment - Infiltration Addendum dated 21 March 2025
- Controlled Water Details Quantitative Risk Assessment - Rev 5 dated 18 July 2024

These documents have been amended to include additional information which reflects the conversations the Applicant has had with NRW's contaminated land specialists and therefore NRW do not have any concerns in relation to land contamination and controlled waters at this site.

Having regard to the above it is considered that the development can successfully manage the effects of surface and subsurface hazards on this site.

### **Mineral Safeguarding Zone**

The site is located within a number of Mineral Safeguarding Zones (Category 1: Limestone/ Category 2: Limestone and Sand & Gravel) as defined by Policy ENT12 of the RLDP.

Permanent development proposals within mineral safeguarding zones need to demonstrate that the mineral can be extracted prior to the development and/or the mineral is present in such limited quantity or quality to make extraction of no or little value as a finite resource.

In this instance, the development is utilising a previously developed site that is allocated for employment uses and there is limited expectation that any mineral under this site would be of any value as a finite resource.

### **Power Supply**

The Application is accompanied by an Energy Strategy (**ES**) that sets out the Applicant's intention to minimise energy demand and associated greenhouse gas (**GHG**) emissions through the Application of the energy hierarchy and will consider energy efficiency measures in building design and orientation to minimise demand, the use of low embodied carbon materials and the potential for district heating.

The Energy Strategy targets an energy-efficient, low-carbon scheme. An energy efficient *fabric first* approach combined with high efficiency servicing equipment will look to minimise the regulated energy usage across the data hall and supporting office accommodation.

The Energy Strategy has been developed to ensure that the development is efficient and economical in the delivery of energy.

The Climate Change chapter of the ES makes conclusions on energy consumption, and typical of data centres, the energy consumption of the development is significant but the Applicant has committed to procuring 100% of the development's energy consumption from renewable energy sources through REGO's, and thus reducing the associated operational carbon emissions (and therefore concluding that there is no significant effect on climate

change in the ES).

The development complies with criteria (m) of Policy SP3 of the RLDP which requires development to respond to the climate emergency, notably by incorporating resource efficient buildings and a flexible masterplan that will allow for sustainable design and construction techniques.

In terms of electricity supply, no adverse comments have been received.

A new reserved matters application for an interim power solution at the south-western corner of the site will supply the Campus with power for a period of approximately 5 years until late 2031 when the final and permanent power connection will be secured.

### **Water Supply**

DC/WW have confirmed that the water supply system in the immediate vicinity of the site has limited capacity to serve the development. A hydraulic modelling assessment is required to establish the scope of any reinforcement works to be completed in advance of making the connection and the provisions of Section 45 of the Water industry Act 1991 apply. The delivery of any required reinforcement works will be secured via a suitably worded planning condition to ensure that public water supply capacity is not affected by the proposal.

### **Foul Drainage**

No objections have been offered from the drainage bodies to the development. The development proposes to discharge foul water flows to a public sewer. The proposed development site is located in the catchment of a public sewerage system which drains to Penybont Wastewater Treatment Works (**WwTW**). Dwr Cymru/Welsh Water (**DC/WW**) have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.

### **Heritage/Archaeology**

The planning system recognises the need to conserve archaeological remains. The conservation of archaeological remains and their settings is a material consideration in determining planning applications, whether those remains are a Scheduled Monument or not.

The designated historic assets identified by Cadw (13 x Scheduled Ancient Monuments and 2 x Registered Parks and Gardens) are all located inside 3km of the proposed development.

The Application is accompanied by an Environmental Statement produced which at Chapter 6 Landscape and Visual Impacts and in the accompanying figures (6.2 & 6.3 Zones of Theoretical Visibility and 6.4.1 to 6.4.11 viewpoint photographs), contains sufficient information to determine that those designated historic assets which are inter-visible are at such a distance that the proposed development will have a *negligible* visual impact on them.

The site of the proposed development, a former factory complex, does not have any known historical association with any of the above designated historic assets.

Therefore, the proposed development will have no impact on the significance of any designated historic assets and whilst in some instances there may be a very slight visual change in the view from the designated historic assets this will not have any effect on the way that they are experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptably damaging effect upon the settings of any of the above designated historic assets.

Heneb (Glamorgan Gwent Archaeological Trust), confirm that the proposal requires archaeological mitigation. Heneb consulted the regional Historic Environment Record (**HER**) and note the completion of an Historic Environment Desk-based Assessment (Savills report no. 492159, dated January 2025). The Assessment states that archaeological work carried out during the construction of the main engine manufacturing plant in 1977 recorded archaeological remains likely associated with a medieval farm. Furthermore, the remains of a mill race and additional historic farmsteads have been identified in the vicinity.

However, it is likely that the construction of the plant and associated infrastructure at the time had an adverse effect on any potential remains that may be present. Nevertheless, depending on the depth of the groundworks required for the proposed development, it is possible that archaeologically significant material may be encountered.

Therefore, it is Heneb's recommendation that a condition requiring the Applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any recommendation.

This programme of work would take the form of a watching brief during ground investigation (**GI**) works, as well as the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.

### **Underground Fuel Storage Tanks**

NRW, in their initial response to the development, raised concerns due to the inadequacy of the information provided in support of the proposal regarding Underground Storage Tanks and the potential risks to controlled waters.

*It was noted that 'the final make and model of the fuel storage containers are yet to be determined' and that the proposal presented is specifically for building 1 but also that 'it is expected that this will be replicated for each additional building on the site'.*

As the proposal was made as an Outline Application, it was unclear how many tanks are proposed and NRW have noted paragraph 8.5.16 of chapter 8 (Ground Conditions) which recognises *"that storing large volume of diesel below ground could pose a risk to local receptors, notably groundwater and surface water (River Ewenny and Brocastle Brook), since the tanks will be 'sub water table storage' (the resting groundwater from previous investigations described in Paragraph 8.3.25 is 0.9 – 2.5 m bgl)."*

The information provided was generic and did not provide sufficient detail to assess the risk to controlled waters. Details of the design and how this sits within the subsurface environment should be site specific and should be included upfront for review. There is also the requirement for a detailed groundwater risk assessment relevant to the subsurface storage of fuels as the installation of sub-water table fuel storage infrastructure represents a potential high risk to controlled waters which needs to be appropriately identified and managed, with robust and sufficient mitigation protocols so as not to contravene the environmental permitting regulations (**EPR**).

The originally submitted information on the proposed design, construction, maintenance and monitoring of any fuel storage tanks, and an accompanying groundwater risk assessment was insufficient and without the information requested NRW were unable to determine whether the risk to controlled waters had been satisfactorily mitigated.

Officers sought further information from the Applicant with a view to overcoming the concerns. Additional information in the form of a Technical Note on *Below Ground Fuel Storage* has been received and final comments are now awaited from NRW.

When the Applicant submitted the hybrid Application, they did provide a Technical Note on Underground Storage (following a request from NRW in response to the Statutory Pre-Application Consultation process).

For Building 1 (which forms part of the full Application) the details are also featured on the layout plan and the drainage drawings but for the other masterplanned buildings (which form part of the outline Application) they did not have details for the underground storage of fuels. It may be above ground or below ground.

However, NRW's main point about a "*robust and appropriate risk assessment must be completed, and mitigation measures suggested*" did not form part of the Technical Note.

The Applicant has now updated the proposals for underground storage for Building 1.

The underground storage broadly extends to the same area, but eight smaller tanks replace the four as originally proposed at the submission stage.

The following drawings therefore need to be updated:

- a) Layout: the SNHA drawing CWL41-SNH-ZZ-SI-DR-A-011100, Rev P05 S5
- b) Sections: the SNHA drawing CWL41-SNH-DC-ZZ-DR-A-311101, Rev P05 5
- c) Surface Water Drainage Layout (Sheet 4): CWL41-CUR-ZZ-ZZ-DR-C-507005, Rev P06 S5\*
- d) Surface Water Drainage Details (Sheet 2): CWL41-CUR-ZZ-ZZ-DR-C-507002, Rev P14 S5\*

The Applicant has also updated the Technical Note on Underground Storage. This, and the ERM risk assessment that accompanies it (**Assessment**) provides a very strong analysis of what is being proposed for Building 1. The Technical Note plus the Assessment concludes that the design, installation, operation and maintenance of the underground storage areas (which are limited because of Building 1's size), can all be acceptable because of the measures proposed. The other buildings across the Campus may or may not have underground storage, but the design can be submitted as part of the reserved matters approval process which NRW will be consulted on.

A condition will be applied to the recommendation to cover the requirement for the Below Ground Fuel Storage Tanks in the event that NRW do not respond to the re-consultation on underground storage prior to the committee meeting.

## CONCLUSION

Section 38(6) of the 2004 Act requires that if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Factors to be considered in making planning decisions (*material considerations*), must be planning matters, that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability.

In this case it is considered that the information submitted in support of the EIA development is *material* to the determination of the hybrid Application and has been taken into account

during the consideration of the proposal.

On balance, and having regard to the objections raised and consultee responses and the above weighing up of all *material considerations* relevant to this scheme, it is considered that the proposed development is acceptable in this location due to the allocated and protected nature of the wider site for employment purposes and in regard to its potential impacts on surrounding residents by way of visual impact, residential amenity, any impact on the character and appearance of the site and surrounding countryside, its potential impact on biodiversity in and around the site and its potential impact on the highway network and drainage in and around the site.

In addition, the limited impacts of the development have to be weighed up against the overall economic benefit to the wider County Borough community through the provision of employment opportunities during both the construction and operational phases of the development.

This hybrid Application is therefore recommended for approval. A detailed consent can be issued for the full planning Application element of the development and an Outline planning consent can be issued for the remainder of the site.

## **RECOMMENDATION**

**(R02) That DETAILED PLANNING Permission be GRANTED subject to the following conditions: -**

**CONDITIONS RELATING TO THE DETAILED PLANNING PERMISSION (i.e. the first data centre building ('Building 1'/CWL41), together with the plant, infrastructure and landscaping associated with it and the location of the interim power solution)**

1. (F)	<p>The development hereby permitted shall be begun before the expiration of five years from the date of this permission and in accordance with:</p> <p>a) the following approved plans and documents:</p> <p>Application Site Extent CWL4-SNH-A-SI-SI-DR-A-011100 Rev 05</p> <p>Proposed Site Plan CWL41-SNH-ZZ-SI-DR-A-011100 Rev P05</p> <p>EXISTING SITE PLAN &amp; BUILDING 1 AREA CWL4-SNH-A-SI-SI-DR-A-011101 Rev P05</p> <p>Proposed Ground &amp; First Floor Plans CWL41-SNH-DC-ZZ-DR-A-111101 Rev P05</p> <p>Proposed Roof &amp; Gantry Floor Plans CWL41-SNH-DC-ZZ-DR-A-111102 Rev P05</p> <p>Proposed Data Centre Elevations CWL41-SNH-DC-ZZ-DR-A-211101 Rev P05</p> <p>Proposed Data Centre Sections CWL41-SNH-DC-ZZ-DR-A-211101 Rev P05</p> <p>Proposed Guardhouse Plans CWL41-SNH-GH-ZZ-DR-A-111101 Rev P05</p> <p>Proposed Guardhouse Exterior Elevations &amp; Sections CWL41-SNH-GH-ZZ-DR-A-211101 Rev P05</p> <p>Landscape Strategy General Arrangement CWL4-STL-XX-XX-DR-L-000101 P04 S5</p> <p>Landscape General Arrangement - North CWL41-STL-XX-XX-DR-L-001101 Rev P05</p> <p>Landscape General Arrangement – South CWL41-STL-XX-XX-DR-L-001102 Rev P05</p> <p>Soft Landscape Plan – North CWL41-STL-XX-XX-DR-L-001501 Rev P05</p> <p>Soft Landscape Plan – South CWL41-STL-XX-XX-DR-L-001502 Rev P05</p> <p>Hard Landscape Plan – North CWL41-STL-XX-XX-DR-L-001401 Rev P05</p> <p>Hard Landscape Plan – South CWL41-STL-XX-XX-DR-L-001402 Rev P05</p>
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	<p>Tree Pit Details and Soil Profile CWL41-STL-XX-XX-DR-L-001701 Rev P04</p> <p>Soft Landscape Planting Schedule CWL41-STL-XX-XX-SH-L-001601 Rev P04</p> <p>Proposed Drainage Layout CWL41 Sheet 1 CWL41-CUR-ZZ-ZZ-DR-C-507001 Rev P10</p> <p>Proposed Drainage Layout CWL41 Sheet 2 CWL41-CUR-ZZ-ZZ-DR-C-507002 Rev P14</p> <p>Proposed Drainage Layout CWL41 Sheet 3 CWL41-CUR-ZZ-ZZ-DR-C-507003 Rev P11</p> <p>Proposed Drainage Layout CWL41 Sheet 4 CWL41-CUR-ZZ-ZZ-DR-C-507005 Rev P06</p> <p>Preliminary External Lighting Layout North CWL41-HLE-DC-XX-DR-O-708001 Rev P03</p> <p>Preliminary External Lighting Layout South CWL41-HLE-DC-XX-DR-O-708002 Rev P02</p> <p>Parameter Plan CWL4-SNH-SI-SI-DR-A-011102 P05 S5</p> <p>Tree Appraisal Plan</p> <p>Environmental Statement, Figures and Appendices (dated April 2025)</p> <p>External Lighting Strategy (dated 19/02/2025)</p> <p>Utilities Statement (dated 21/02/2025)</p> <p>Green Infrastructure Statement (dated 09/02/2025)</p> <p>Transport Assessment (dated 15/04/2025)</p> <p>Framework Travel Plan (dated 20/02/2025)</p> <p>Sustainable Drainage Strategy (dated 16/04/2025)</p> <p>Soil and Groundwater Quality and Proposed Remediation Works (dated 20/02/2025)</p> <p>Flood Consequence Assessment (dated February 2025)</p> <p>Heritage Historic Environment Desk-Based Assessment (dated January 2025)</p> <p>Energy Strategy (dated 17/01/2025)</p> <p>Arboricultural Appraisal and Tree Appraisal Plan (dated 23/02/2024)</p> <p>BS5837 Tree Report (dated 26/02/2024)</p> <p>Technical Note – Below Ground Fuel Storage Rev P05 dated 05/09/2025</p> <p>Planning Statement Addendum – Interim Power Solution July 2025</p> <p>(b) The recommendations set out in the documents listed below shall be implemented during the construction stages and carried out as prescribed in the documents before the development is brought into beneficial use:</p> <ul style="list-style-type: none"> <li>• Technical Appendix 4.1 Ecological Impact Assessment, Rev 4, dated 07/04/2025 by Ramboll</li> <li>• Chapter 5, Environmental Statement Volume 1, Proposed Data Centre Campus, Bridgend, dated February 2025</li> <li>• ES Figure 2.1 Application Site Extent, Dwg CWL4-SNH-SI-SI-DR-A-011100 P05</li> <li>• ES Figure 3.1 Indicative Campus Masterplan, Dwg CWL4-SNH-SI-SI-DR-A-011103 P05</li> <li>• ES Figure 3.2 Parameter Plan, Dwg CWL4-SNH-SI-SI-DR-A-011102 P05</li> </ul> <p>Reason: To avoid doubt and confusion as to the nature and extent of the approved development.</p>
2. (F)	<p>The interim power solution (IPS) as hereby approved to supply Building 1/CWL41 and the Campus with power for a period of approximately 5 years until a</p>

	<p>permanent power connection can be provided shall be removed from the site and the land returned to its previous condition within 12 months of it being decommissioned or before 1<sup>st</sup> June 2033, whichever is the sooner.</p> <p>Reason: To ensure a satisfactory form of development as permanent or longer-term retention of the structures may unacceptably detract from the character of the area and to accord with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).</p>
3. (F)	<p>The premises shall be used as a data centre with ancillary office and technical space as identified in the submitted Planning Statement only and for no other purpose including any other purpose in Class B8 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.</p> <p>Reason: For the avoidance of doubt and in the interests of the free flow and safety of traffic and to maintain the operational capacity of the network in accordance with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).</p>
4. (F)	<p>Notwithstanding the plans as submitted, no development shall commence until such time as a comprehensive scheme has been submitted to and approved in writing by the Local Planning Authority for the proposed underground fuel storage tanks to serve Building1/CWL41. The scheme shall be accompanied by a robust and appropriate risk assessment and detailed information on the proposed design, construction, maintenance and monitoring of any fuel storage tanks. The agreed scheme shall be implemented as approved.</p> <p>Reason: To ensure a satisfactory form of development and to reduce the risk of pollution of groundwaters.</p>
5. (F)	<p>Before commencing any development at the site, you must do the following: -</p> <p>a) Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and</p> <p>b) Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.</p> <p>Reason: To comply with procedural requirements in accordance with Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) and Section 71ZB of the Town and Country Planning Act 1990.</p>
6. (F)	<p>No above ground super structure works (super structure relates to the building work above the slab/foundation level) for Building 1/CWL41 shall take place until a potable water scheme to serve the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the</p>

	<p>existing water supply network can suitably accommodate the proposed development site. If necessary, a scheme to reinforce the existing public water supply network in order to accommodate the development shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and be retained and maintained in perpetuity.</p> <p>Reason: To ensure Building 1/CWL41 and the initial phase of the development is served by a suitable potable water supply.</p>
7. (F)	<p>No development shall commence on site until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for the phasing of the site construction including</p> <ul style="list-style-type: none"> <li>i. The routeing of construction traffic to/from the site</li> <li>ii. The timing of construction traffic to/from the site to avoid highway network peak hours</li> <li>iii. the parking of vehicles of site operatives and visitors</li> <li>iv. loading and unloading of plant and materials</li> <li>v. storage of plant and materials used in constructing the development</li> <li>vi. wheel washing facilities</li> <li>vii. the provision of temporary traffic and pedestrian management at and in the vicinity of the site construction access</li> </ul> <p>Reason: In the interests of highway safety and neighbouring amenity</p>
8. (F)	<p>Notwithstanding the submitted framework travel plan, an updated travel plan shall be submitted to the Local Planning Authority prior to the beneficial occupation of Building 1/CWL41 of the facility. The agreed travel plan shall be implemented within 6 months of the first beneficial use of the development. Such a plan shall contain targets, measures and initiatives relating to the encouragement and promotion of the use of sustainable transport for journeys to and from the site. The travel plan shall be subject to periodic review and monitoring, with annual reports prepared by the Applicant and submitted to the Local Planning Authority.</p> <p>Reason: In the interests of promoting sustainable modes of transport to and from the site.</p>
9. (F)	<p>No above ground super structure works (super structure relates to the building work above the slab/foundation level) for Building 1/CWL41 shall commence until such time as a comprehensive scheme for an Active Travel connection between Building 1/CWL41 and the existing active travel route on the Northern side of the access road has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be accompanied by full engineering details, stage 2 - 4 Road Safety Audits and an Active Travel Act route audit to support the suitability of the connection for pedestrians and cyclist. Such a scheme shall be implemented as approved prior to the development being brought into beneficial use and shall be maintained and retained thereafter in perpetuity.</p> <p>Reason: In the interests of promoting sustainable travel and Highway Safety.</p>
10. (F)	<p>No above ground super structure works (super structure relates to the building work above the slab/foundation level) for Building 1/CWL41 shall commence until a scheme for the provision of long stay and short stay cycle parking stands has</p>

	<p>been submitted to and approved in writing by the Local Planning Authority. The cycle stands shall be installed before the development is brought into beneficial use and retained as such thereafter.</p> <p>Reason: In the interests of promoting sustainable means of travel to/from the site.</p>
11. (F)	<p>No above ground super structure works (super structure relates to the building work above the slab/foundation level) for Building 1/CWL41 shall commence until a scheme for the provision of on-site car parking spaces has been submitted to and agreed in writing by the Local Planning Authority. The parking areas shall be completed in accordance with the approved details in permanent materials with the individual spaces clearly demarcated in accordance with the approved layout prior to the development being brought into beneficial use and shall be retained and maintained for parking purposes in perpetuity.</p> <p>Reason: In the interests of highway safety.</p>
12. (F)	<p>Notwithstanding the submitted drawings, no above ground super structure works (super structure relates to the building work above the slab/foundation level) for Building 1/CWL41 shall commence until a scheme for the access gates has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include for appropriate signage and roadmarkings. The gates, signage and roadmarkings 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 thereafter in perpetuity.</p> <p>Reason: In the interests of highway safety.</p>
13. (F)	<p>No above ground super structure works (super structure relates to the building work above the slab/foundation level) for Building 1/CWL41 shall commence until an access Gate Management Plan has been submitted to and agreed in writing by the Local Planning Authority. The site access gates shall be operated in accordance with the approved Gate Management Plan once the development is brought into beneficial use and retained thereafter.</p> <p>Reason: In the interests of highway safety.</p>
14. (F)	<p>No above ground super structure works (super structure relates to the building work above the slab/foundation level) for Building 1/CWL41 shall commence until a scheme for the provision of a Southbound bus stop on route A48 between the A473 / A48 roundabout and the signalised junction adjacent to Bridgend Ford has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include for high access kerbing, roadmarkings, bus shelter, flag sign and timetable case and be supported by a Stage 2 Safety Audit. The scheme shall be implemented as approved prior to the development being brought into beneficial use.</p> <p>Reason: In the interests of highway safety and to promote sustainable means of transport to/from the site.</p>
15. (F)	<p>The existing access onto Moor Road shall remain locked at all times except for when emergency access is required or in conjunction with the servicing and maintenance of the consented sub-station (SS1).</p>

	Reason: In the interests of highway safety and to ensure a satisfactory form of development.																											
16. (F)	<p>The combined noise rating level from all operations and fixed plant and equipment (excluding routine generator testing and black building testing) at the development when measured in free field conditions (or where this is not possible a combination of measurement and calculation) in accordance with BS 4142: 2014+A1:2019 (or any British Standard amending or superseding that standard) shall not exceed the noise limits in Table 1 below:</p> <p><b>Table 1 Noise Limits excluding routine generator testing and black building testing</b></p> <table><tr><th>Noise Sensitive Receptors (NSR)</th><th>Rating Level, dB L<sub>Ar,Tr</sub> Daytime operations (07.00-23.00 hours)</th><th>Rating Level, dB L<sub>Ar,Tr</sub> Night time operations (23.00-07.00 hours)</th></tr><tr><td>Waterton Lane and Waterton Close (any property)</td><td>45dB LAeq,1 hour</td><td>37dB LAeq,15mins</td></tr><tr><td>Residential Properties at Treoes (any property)</td><td>37 dB LAeq,1 hour</td><td>33dB LAeq,15mins</td></tr><tr><td>Greenfield Farm</td><td>37 dB LAeq,1 hour</td><td>33dB LAeq,15mins</td></tr><tr><td>Brocastle Farm</td><td>37 dB LAeq,1 hour</td><td>33dB LAeq,15mins</td></tr><tr><td>Brocastle Manor Care Home and Nearby residential receptors</td><td>37 dB LAeq,1 hour</td><td>33dB LAeq,15mins</td></tr><tr><td>Residential properties of Corntown</td><td>37 dB LAeq,1 hour</td><td>33dB LAeq,15mins</td></tr><tr><td>Golden Mile Inn</td><td>37 dB LAeq,1 hour</td><td>33dB LAeq,15mins</td></tr><tr><td>Bridgend Golf</td><td>37 dB LAeq,1 hour</td><td>33dB LAeq,15mins</td></tr></table> <p>Reason: For the avoidance of doubt and to ensure a satisfactory form of development.</p>	Noise Sensitive Receptors (NSR)	Rating Level, dB L <sub>Ar,Tr</sub> Daytime operations (07.00-23.00 hours)	Rating Level, dB L <sub>Ar,Tr</sub> Night time operations (23.00-07.00 hours)	Waterton Lane and Waterton Close (any property)	45dB LAeq,1 hour	37dB LAeq,15mins	Residential Properties at Treoes (any property)	37 dB LAeq,1 hour	33dB LAeq,15mins	Greenfield Farm	37 dB LAeq,1 hour	33dB LAeq,15mins	Brocastle Farm	37 dB LAeq,1 hour	33dB LAeq,15mins	Brocastle Manor Care Home and Nearby residential receptors	37 dB LAeq,1 hour	33dB LAeq,15mins	Residential properties of Corntown	37 dB LAeq,1 hour	33dB LAeq,15mins	Golden Mile Inn	37 dB LAeq,1 hour	33dB LAeq,15mins	Bridgend Golf	37 dB LAeq,1 hour	33dB LAeq,15mins
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17. (F)	<p>Generator and black building testing shall be restricted to the following parameters:</p> <ul style="list-style-type: none"><li>• Testing shall be restricted to between 11.00 and 15.00 hours only during the weekdays</li><li>• The maximum hours for testing shall be restricted to 5 hours/generator/year</li><li>• Testing shall be restricted to a maximum of 2 x 2 hour load banks per set per year and 1 x black building test [30 mins].</li></ul> <p>Therefore, any two generators across site could be operating concurrently at any time for an hour; and at any time during the test, all the generators serving a single building could be operational concurrently for 30 mins of testing.</p>																											

	<p>All generators shall be fitted with maintain Selective Catalytic Reduction (SCR) technology, with maintenance records retained and made available to the authority on request. The routine generator testing shall be scheduled to avoid periods of elevated background pollution (e.g. peak traffic hours) where practicable. Records of annual generator operating hours for test and emergency use shall be submitted to the local authority on request.</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory form of development.</p>																		
18. (F)	<p>The noise rating level from routine generator testing and black building testing at the development when measured in free field conditions (or where this is not possible a combination of measurement and calculation) in accordance with BS 4142: 2014+A1:2019 (or any British Standard amending or superseding that standard) shall not exceed the noise limits in Table 2 below:</p> <p><b>Table 2 - Noise Limits including routine generator testing and black building testing</b></p> <table border="1"> <thead> <tr> <th>Noise Sensitive Receptors (NSR)</th><th>Rating Level, dB L<sub>Ar,Tr</sub> Restricted to Daytime operations (11.00-15.00 hours, Monday-Friday)</th></tr> </thead> <tbody> <tr> <td>Waterton Lane and Waterton Close (any property)</td><td>47dB LAeq,1 hour</td></tr> <tr> <td>Residential Properties at Treoes (any property)</td><td>39 dB LAeq,1 hour</td></tr> <tr> <td>Greenfield Farm</td><td>39 dB LAeq,1 hour</td></tr> <tr> <td>Brocastle Farm</td><td>39 dB LAeq,1 hour</td></tr> <tr> <td>Brocastle Manor Care Home and Nearby residential receptors</td><td>39 dB LAeq,1 hour</td></tr> <tr> <td>Residential properties of Corntown</td><td>39 dB LAeq,1 hour</td></tr> <tr> <td>Golden Mile Inn</td><td>39 dB LAeq,1 hour</td></tr> <tr> <td>Bridgend Golf</td><td>39 dB LAeq,1 hour</td></tr> </tbody> </table> <p>Reason: For the avoidance of doubt and to ensure a satisfactory form of development.</p>	Noise Sensitive Receptors (NSR)	Rating Level, dB L <sub>Ar,Tr</sub> Restricted to Daytime operations (11.00-15.00 hours, Monday-Friday)	Waterton Lane and Waterton Close (any property)	47dB LAeq,1 hour	Residential Properties at Treoes (any property)	39 dB LAeq,1 hour	Greenfield Farm	39 dB LAeq,1 hour	Brocastle Farm	39 dB LAeq,1 hour	Brocastle Manor Care Home and Nearby residential receptors	39 dB LAeq,1 hour	Residential properties of Corntown	39 dB LAeq,1 hour	Golden Mile Inn	39 dB LAeq,1 hour	Bridgend Golf	39 dB LAeq,1 hour
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Golden Mile Inn	39 dB LAeq,1 hour																		
Bridgend Golf	39 dB LAeq,1 hour																		
19. (F)	<p>The sound power level of each noise source shall not exceed the noise levels specified in Table 11.17 of Chapter 11 of the Environmental Statement on Noise and Vibration entitled 'Proposed Data Centre Campus, Bridgend prepared by Hoare Lea and the mitigation measures for operational building services shall comply with Table 11.19 of Chapter 11 of the Environmental Statement. Prior to</p>																		

	<p>installation of any plant and equipment, details of the plant and exact mitigation per phase shall be submitted to and agreed with the Local Planning Authority to demonstrate compliance with this condition. The plant, equipment and mitigation shall be implemented as agreed and the mitigation measures shall be maintained for as long as the permitted use continues.</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory form of development.</p>
20. (F)	<p>Prior to the development being brought into beneficial use, at the commissioning stage of each phase of the development, a further noise assessment shall be undertaken by a suitably qualified acoustic consultant to demonstrate by measurement or where that is not possible, a combination of measurement and calculation, that the noise rating levels specified in Tables 1 and 2 of conditions 16 and 18 are being met in practice when assessed in accordance with BS 4142: 2014+A1:2019 (or any British Standard amending or superseding that standard) . The further completed noise assessment shall be submitted to and agreed in writing with the Local Planning Authority within 28 days of the assessment being completed. Where the noise assessment shows that the rating level is not being achieved, it shall include any additional mitigation that is required to meet the rating level in Tables 1 and 2. The mitigation measures shall be carried out in full prior to the development being brought into beneficial use.</p> <p>Reason: To ensure a satisfactory form of development.</p>
21. (F)	<p>Within 21 days of receipt of a written request from the Local Planning Authority (LPA), following a complaint to the LPA relating to noise emissions arising from the operation of any part of the development site, the site operator shall provide a written protocol for the assessment of the noise levels to the Local Planning Authority for approval. The written protocol shall be produced by an independent acoustic consultant. Within 2 months of the protocol being approved, the noise assessment shall be undertaken in accordance with the agreed protocol and shall be submitted to the Local Planning Authority unless written consent is granted to any variation. The assessment shall include all data collected for the purposes of undertaking the compliance measurements and analysis. The assessment shall propose further noise mitigation measures if there is non-compliance with the noise levels set out in Conditions 16 and 18. Any additional mitigation required as a result of the above shall be installed on site within 1 month of the date of submission of the report unless otherwise agreed in writing with the Local Planning Authority. Following the installation of the additional mitigation, a further noise assessment using the agreed methodology shall be undertaken and submitted to the LPA to demonstrate that the mitigation has now achieved the noise rating levels specified in conditions 16 and 18.</p> <p>Reason: To ensure a satisfactory form of development.</p>
22. (F)	<p>No intrusive ground works shall commence until the Applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the Applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.</p> <p>Reason: To identify and record any features of archaeological interest discovered</p>

	during the works, in order to mitigate the impact of the works on the archaeological resource.
23. (F)	<p>Notwithstanding the plans hereby approved, a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the buildings hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority prior to their use on site. Development shall be carried out in accordance with the agreed details.</p> <p>Reason: To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenities of the area.</p>
24. (F)	<p>No above ground super structure works (super structure relates to the building work above the slab/foundation level) shall commence on site until such time as details of the proposed floor levels of the buildings in relation to existing ground levels and the finished levels of the site have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.</p> <p>Reason: To ensure that the development relates appropriately to the topography of the site and the surrounding area.</p>
25. (F)	<p>Notwithstanding the submitted oCEMP, no development or phase of development, including site clearance, shall commence until a site wide or phase Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:</p> <ul style="list-style-type: none"> <li>• Construction methods: details of materials, how waste generated will be managed,</li> <li>• General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain,</li> <li>• Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures,</li> <li>• Soil Management: details of topsoil strip, storage and amelioration for re-use,</li> <li>• CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures,</li> <li>• Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of dust control measures; measures to control light spill,</li> <li>• Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use,</li> <li>• Traffic Management: details of site deliveries, plant on site, wheel wash facilities,</li> <li>• Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan,</li> <li>• Details of the persons and bodies responsible for activities associated with the</li> </ul>



	<p>CEMP and emergency contact details,</p> <ul style="list-style-type: none"> <li>• Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.,</li> <li>• Locations where vegetation clearance shall be supervised by a suitable qualified ecologist,</li> <li>• Avoidance and mitigation measures to avoid potential killing or injury of dormice during works,</li> <li>• Tree felling and pruning methods to avoid potential killing or injury of bats,</li> <li>• Actions to be taken if a dormouse, dormouse nest, or bats are found during works, and</li> <li>• Timing of works, to avoid impacts on dormouse breeding season or hibernation period.</li> </ul> <p>The CEMP shall be implemented as approved during the site preparation and construction phases of the development.</p> <p>Reason: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development or phase of development and implemented for the protection of the environment during construction.</p>
26. (F)	<p>No development or phase of development, including site clearance, shall commence until a site wide or phase Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP should include:</p> <ul style="list-style-type: none"> <li>• Details of long-term habitat management which benefits dormouse on site,</li> <li>• Details of the desired conditions of features (present and to be created) at the site,</li> <li>• Details of scheduling and timings of management and maintenance activities,</li> <li>• Details of short and long-term management, monitoring and maintenance of landscape, environmental and ecological features at the site to deliver and maintain the desired condition,</li> <li>• Details of replacement measures should any landscape or environmental features die, be removed or become seriously damaged or diseased,</li> <li>• Details of management and maintenance responsibilities, and</li> <li>• Details of timescales, length of plan, the method to review and update plans (informed by monitoring) at specific intervals as agreed.</li> </ul> <p>The LEMP shall be carried out in accordance with the approved details, with a written report of the effectiveness of the plan provided to the LPA every 5 years and any arising revisions of the plan to be agreed in writing with the LPA prior to implementation.</p> <p>Reason: A LEMP should be submitted to ensure necessary landscape and environmental management measures are agreed prior to commencement and implemented to ensure the site's landscape and environmental features are adequately managed long term.</p>
27. (F)	<p>Notwithstanding the submitted plans, prior to the installation of any external lighting, a lighting scheme shall be submitted to and agreed with the Local Planning Authority detailing the lighting levels in lux within the development site and the predicted levels at the nearest residential receptors (the current plans do not show the lux levels likely to be experienced at residential properties). The predicted lighting levels at the residential receptors shall comply with the recommendations in Guidance Note 01/21 'The Reduction of Obtrusive Light',</p>

	<p>Institution of Lighting Engineers (ILE) (2021), including the upward light ratio of luminaires. Should the scheme show that the predicted lighting levels do not comply with these recommendations, mitigation shall be included within the scheme. The scheme shall be implemented as agreed.</p> <p>Reason: To ensure a satisfactory form of development.</p>
28. (F)	<p>Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan shall include:</p> <ul style="list-style-type: none"> <li>• Clarification of existing lighting present in the area,</li> <li>• Details of the siting and type of external lighting to be used,</li> <li>• Light spill drawings to demonstrate that the habitat for dormouse and bats at the borders of the site shall be kept dark, and</li> <li>• Details of lighting to be used both during construction and/or operation.</li> </ul> <p>The lighting shall be installed and retained as approved during construction and operation.</p> <p>Reason: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species.</p>
29. (F)	<p>Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.</p> <p>Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the Application site shall be submitted to and approved in writing to the LPA. If no protection measures are required than no further actions will be required.</p> <p>All required gas protection measures shall be installed and a verification report that demonstrates the effectiveness of the measures carried out must be submitted to and approved in writing by the Local Planning Authority before occupation of any part of the development. The approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.</p> <ul style="list-style-type: none"> <li>• 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.</li> </ul> <p>Reason: To ensure that the safety of future occupiers is not prejudiced.</p>
30. (F)	<p>The approved remediation scheme must be fully undertaken in accordance with its terms. On the completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority, a verification report (excluding the need for long term treatment and monitoring that will not</p>

	<p>affect the occupation/operation of the Data Centre) that demonstrates the effectiveness of the remediation carried out, to ensure the development is suitable for use, must be submitted to and approved in writing by the Local Planning Authority.</p> <p>All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2023) unless the Local Planning Authority agrees to any variation.</p> <p>Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy ENV7 of the Bridgend County Borough Council Local Development Plan.</p>
31. (F)	<p>In the event that significant contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 10 days to the Local Planning Authority, all associated works must stop, and no further development that will be affected by the contamination shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 4 weeks of the discovery of any unsuspected contamination.</p> <p>Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy ENV7 of the Bridgend County Borough Council Local Development Plan.</p>
32. (F)	<p>The development insofar as it relates to the Full planning permission and Building 1/CWL41 shall be carried out in accordance with the maximum height parameters as stated in Table 1 below:</p>

*Table 1: Proposed Maximum Height Dimensions (from Proposed Ground Floor Levels)*

Height from Ground/FFL Campus Element	Top of Data Centre/ Building	Top of Roof Top Gantry + Plant	Top of linked Technical Gantry + Plant	Top of Occasional Flues	Other
<b>Full Planning Permission:</b>					
Building 1/ Data Centre CWL41	15.5m	20m	11m	23m	
Building 1 Guardhouse	4.5m	-	-	-	
<b>Outline Planning Permission:</b>					
Other Campus Data Centres CWL42-410	28.5m	33m	23m	36m	
Other Campus Guardhouses	5m	-	-	-	
Campus Sub Stations	16.5m	3m	-	-	16m for single control towers if required
Campus Operations Building	8m	-	-	-	

Reason: To ensure a satisfactory form of development.

33.  
(F)

The agreed landscaping works shall be carried out prior to the occupation of any part of the Building 1/CWL41 development or in accordance with a programme agreed with the Local Planning Authority prior to any development commencing on site and shall be maintained and retained in perpetuity.

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

34.  
(F)

If within a period of up to five years from the planting of any landscaping, any tree or hedgerow planted is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place unless the Local Planning Authority gives its written consent to any variation.

Reason: For the avoidance of doubt as to the extent of the permission granted and to maintain and improve the appearance of the area in the interests of visual amenity and to promote nature conservation.

35.  
(F)

Notwithstanding the submitted plans, no above ground super structure works (super structure relates to the building work above the slab/foundation level) shall commence 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 agreed in writing by the Local Planning Authority. The scheme shall also include details of how ground water will be managed during the construction phase. The scheme as approved in writing by the Local Planning Authority shall be implemented throughout the period of construction, prior to the beneficial use of any property and retained in perpetuity.

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

36.

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

(F)

### **DWR CYMRU/WELSH WATER**

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Bridgend County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB Application process and will provide comments to any SuDS proposals by response to SAB consultation.

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

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

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the Applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the Applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Our response is based on the information provided by your application. Should the proposal alter during the course of the Application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)

**SOUTH WALES FIRE AND RESCUE AUTHORITY**

The developer should consider the need for the provision of:-

- a. adequate water supplies on the site for firefighting purposes; and
- b. access for emergency firefighting appliances

Should the Applicant require further information in relation to these matters they should contact the South Wales Fire and Rescue Authority.

**HIGHWAY AUTHORITY**

1. The Developer is reminded that consent under the Town and Country Planning Act 1990 conveys no approval under the Highways Act 1980 for works to be undertaken affecting any part of the public highway including verges and footways and that before any such works are commenced the developer must:

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

2. In respect of the above condition for a travel plan the Applicant is advised to consider the Travel Plan Guide for Developers at the following internet address:

<http://www.bridgend.gov.uk/web/groups/public/documents/manuals/050232.pdf>

**NGET ASSET PROTECTION TEAM**

National Grid Electricity Transmission have no objection to the proposal provided the below conditions are adhered to;

- The statutory clearances indicated on the attached drawings are maintained at all times and no buildings or structure are within 25m of our towers.
- There are no conflicts with our existing overhead line easements in this area.
- The attached guidance documents are reviewed and followed at all times
- For further guidance and support for working near our overhead lines safely the developer should contact us at [assetprotection@nationalgrid.com](mailto:assetprotection@nationalgrid.com).

Please note this response is only in reference to National Grid Electricity Transmission assets only.

**SHARED REGULATORY SERVICES – ENVIRONMENT TEAM****CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE**

The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate

waste management license. The following must not be imported to a development site;

- Unprocessed / unsorted demolition wastes.
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the Application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

#### **NETWORK RAIL SAFETY(WALES)**

Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basic Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact [assetprotectionwales@networkrail.co.uk](mailto:assetprotectionwales@networkrail.co.uk).

#### **Traffic and Transport**

Information provided in support of the development highlights that construction would be phased over 15 years, with the peak construction period being in 2032. The Environmental Statement – Transport and Traffic notes at 9.4.15 that ‘during the peak construction phase (2032) it is anticipated that the development would generate 1,236 daily two-way vehicle movements (AADT), inclusive of 419 two-way HGV movements.’

In terms of passenger rail access during the operational phase of the development, we note that the Transport Assessment (TA) highlights the rail services available from Bridgend station. However, the edge of town location of the proposal site is beyond a reasonable walking distance (well in excess of the 2.75km ‘as the crow flies’ distance quoted). Pedestrian and cycling facilities are limited, as are public transport links between the station and the site. The TA notes a 1.2km walk to the nearest A48 bus stops, which are served with a half hour bus frequency only. We believe development of this scale deserves a much stronger provision of sustainable travel options, to avoid it becoming entirely car dependent, contrary to the relevant policy which itself is set out in the Environmental Statement.

In terms of the construction phase of the development, the supplied information points to a high level of impact over a very long period of time i.e. 15 years, noting 400+ HGV movements daily at the time of peak construction. We note from the Environmental Construction Plan that no reference is made to a role for rail, however given this scale of impact and timeframe, we strongly encourage the Applicant to work with us to explore opportunities for delivery of construction



materials by rail.

We note that the rail network within the site serving the former Ford plant is not proposed to be re-used as part of this scheme. We are aware of the challenges previously affecting rail access to the site, arising from the need to cross the dual carriageway. In view of this, we would not suggest reopening the former Ford branch directly into the site. However, the remainder of the branch exists in situ and is connected to the main line railway south of Bridgend. Consequently, we encourage the re-use of this section of the line to be investigated, as a potential railhead for the delivery of construction support to this project. To aid the economies of such an operation, there may be an opportunity to work with the operators of the nearby quarries in the Ewenny area, to develop a solution which would also enable the loading of their outgoing quarry products.

We look forward to working with the Applicants, to help develop more sustainable transport options for both the construction and operational phases of the project.

### **NATURAL RESOURCES WALES**

We note that the River Ewenny borders the proposed development site and Brocastle Brook runs through it. They are both classified as main rivers. Therefore flood risk activity permits (FRAPs) or FRAP exemptions may be required for works in, under, over or within 8m of the river channels.

More information is available at: Natural Resources Wales / Check if you need a flood risk activity permit (FRAP) or send any queries to [DFRSouthPermitting@cyfoethnaturiolcymru.gov.uk](mailto:DFRSouthPermitting@cyfoethnaturiolcymru.gov.uk)

### **Annex 1 Underground fuel storage**

The Environment Agency adopts the precautionary principle with respect to protecting groundwater at sites where fuel storage is proposed. In principal and secondary aquifers we expect the storage of hazardous substances to be within above ground tanks. We recognise that this may not always be reasonable when other risks (such as health and safety) are taken into account. Position statements therefore allow for underground storage of hazardous substances outside Source Protection Zones (SPZ) 1 where there is sufficient evidence to justify such an approach. This should include both site-specific and generic data on the performance of installations (providing this is appropriate to the materials being stored).

In situations where redevelopment or refurbishment of underground storage is unavoidable, we will review the risks and any contamination history and take account of the proposed improvements. We encourage improvements that reduce the risk of contamination of groundwater. It will not object to below ground storage in such situations provided there is evidence that:

- there are no suitable alternatives to below ground storage
- redevelopment will maintain a low risk or significantly reduce an existing risk to groundwater
- proposals comply with appropriate engineering standards and best available techniques (BAT)
- effective management systems will be in place
- redevelopment does not bring the below ground storage nearer to any groundwater abstraction source, surface water or spring

We would expect proposals for underground storage of pollutants in principal and secondary aquifers to be accompanied by a risk assessment appropriate to the



	<p>volume and type of pollutants being stored and the hydrogeological situation. More detailed risk assessments and an infrastructure design method statement that meets BAT would be expected for storage within SPZs or close to other vulnerable receptors.</p> <p><b>Sub water table storage</b></p> <p>For all storage of pollutants underground (hazardous substances and non-hazardous pollutants), operators are expected to adopt appropriate engineering standards and have effective management systems in place. These should take into account the nature and volume of the materials stored and the sensitivity of groundwater, including the location with respect to SPZs.</p> <p><b>New sites</b></p> <p>For proposed locations outside an SPZ1, a risk assessment must be conducted based on the nature and quantity of the hazardous substances and the physical nature of the location. Where this assessment demonstrates that there is a high risk of groundwater pollution, we will normally object to storage below the water table:</p> <ul style="list-style-type: none"> <li>• in any strata where the groundwater provides an important contribution to drinking water supply, river flow or other sensitive surface waters or wetlands</li> <li>• within SPZ2 or 3</li> <li>• in a principal aquifer</li> </ul> <p><b>Existing sites</b></p> <p>For existing sites that store or transmit hazardous substances or non-hazardous pollutants below the water table, or where the water level subsequently rises, we will work with operators to mitigate the risks. The aim is eventually to change to above ground storage (notwithstanding the position statements above and in particular D2).</p> <p>The Environment Agency will normally object to any redevelopment scheme involving retention of sub water table storage of hazardous substances unless it can be demonstrated that risks to groundwater can be adequately mitigated.</p> <p>* For the purposes of this position statement this should include any laterally continuous groundwater in these aquifers including 'perched' groundwater. Operators should consider the lifetime of the storage in their assessment of the depth to groundwater.</p>
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**(R05) That Outline Permission be GRANTED subject to the following conditions: -**

**CONDITIONS AND REASONS RELATING TO THE OUTLINE PLANNING PERMISSION**  
**(i.e. the development of the remainder of the data centre campus including site preparation, new buildings, and electrical substations and the accesses, infrastructure, spaces, facilities, landscaping, surface water drainage features and**

**other works that will be needed to construct and serve the campus)**

1. (O)	<p>Details of the appearance, landscaping, layout, and scale, (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.</p> <p>Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.</p>
2. (O)	<p>Any Application for approval of the reserved matters shall be made to the local planning authority not later than twelve years from the date of this permission.</p> <p>Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 and having regard to the expected timescales for developing this site.</p>
3. (O)	<p>The development shall begin either before the expiration of 15 years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.</p> <p>Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 and having regard to the expected timescales for developing this site.</p>
4. (O)	<p>The development hereby permitted shall be carried out in accordance with:</p> <p>(a) the following approved plans and documents:</p> <p>Application Site Extent CWL4-SNH-A-SI-SI-DR-A-011100 Rev P05</p> <p>Parameter Plan CWL4-SNH-SI-SI-DR-A-011102 Rev P05</p> <p>Indicative Campus Masterplan CWL4-SNH-SI-SI-DR-A-011103 Rev P05</p> <p>Indicative Proposed Site Sections CWL4-SNH-SI-ZZ-DR-A-311102 Rev P05</p> <p>Tree Consultancy Tree Appraisal Plan 1 of 1</p> <p>Landscape Strategy General Arrangement CWL4-STL-XX-XX-DR-L-000101 Rev P04</p> <p>Indicative Drainage Layout Masterplan CWL4-CUR-ZZ-ZZ-DR-C-507004 Rev P08</p> <p>Proposed Levels Plan – Sheet 1 CWL4-CUR-ZZ-ZZ-DR-C-900000 Rev P01</p> <p>Proposed Levels Plan – Sheet 2 CWL4-CUR-ZZ-ZZ-DR-C-900001 Rev P01</p> <p>Proposed Levels Plan – Sheet 3 CWL4-CUR-ZZ-ZZ-DR-C-900002 Rev P01</p> <p>Proposed Levels Plan – Sheet 4 CWL4-CUR-ZZ-ZZ-DR-C-900003 Rev P01</p> <p>Proposed Levels Plan – Sheet 5 CWL4-CUR-ZZ-ZZ-DR-C-900004 Rev P01</p> <p>Earthworks Demo/Proposed CWL4-CUR-ZZ-ZZ-DR-C-901661 Rev P02</p> <p>Environmental Statement Dated April 2025</p> <p>External Lighting Strategy (dated 19/02/2025)</p> <p>Utilities Statement (dated 21/02/2025)</p> <p>Green Infrastructure Statement (dated 09/02/2025)</p> <p>Transport Assessment (dated 15/04/2025)</p> <p>Framework Travel Plan (dated 20/02/2025)</p> <p>Sustainable Drainage Strategy (dated 16/04/2025)</p> <p>Soil and Groundwater Quality and Proposed Remediation Works (dated 20/02/2025)</p> <p>Remediation Options Appraisal and Outline Remediation Strategy May 2025</p>

	<p>Remediation Implementation and Verification Plan Rev 03 May 2025  Controlled Waters Detailed Qualitative Risk Assessment – Infiltration Addendum (dated 21/03/2025)  Controlled Waters Qualitative Risk Assessment July 2024  Flood Consequence Assessment (dated February 2025)  Heritage Historic Environment Desk-Based Assessment (dated January 2025)  Energy Strategy (dated 17/01/2025)  Arboricultural Appraisal and Tree Appraisal Plan  BS5837 Tree Report Dated 26/02/2024</p> <p>(b) The recommendations set out in the document listed below shall be implemented during the construction stages and carried out as prescribed in the documents before the development is brought into beneficial use:</p> <ul style="list-style-type: none"> <li>• Technical Appendix 4.1 Ecological Impact Assessment, Rev 4, dated 07/04/2025 by Ramboll</li> <li>• Chapter 5, Environmental Statement Volume 1, Proposed Data Centre Campus, Bridgend, dated February 2025</li> <li>• ES Figure 2.1 Application Site Extent, Dwg CWL4-SNH-SI-SI-DR-A-011100 P05</li> <li>• ES Figure 3.1 Indicative Campus Masterplan, Dwg CWL4-SNH-SI-SI-DR-A-011103 P05</li> <li>• ES Figure 3.2 Parameter Plan, Dwg CWL4-SNH-SI-SI-DR-A-011102 P05</li> </ul> <p>Reason: To avoid doubt and confusion as to the nature and extent of the approved development.</p>
5. (O)	<p>Before commencing any development for any of the Reserved Matters phases on this site, you must do the following: -</p> <p>a) Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and</p> <p>b) Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.</p> <p>Reason: To comply with procedural requirements in accordance with Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) and Section 71ZB of the Town and Country Planning Act 1990.</p>
6. (O)	<p>No above ground super structure works (super structure relates to the building work above the slab/foundation level) on the Outline permission part of the site (apart from the advance infrastructure works including the Interim Power Solution) shall commence until a potable water scheme to serve the wider site has been submitted to and approved in writing by the Local Planning Authority. The scheme</p>

	<p>shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. If necessary, a scheme to reinforce the existing public water supply network in order to accommodate the development shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and be retained and maintained in perpetuity.</p> <p>Reason: To ensure that the sub-campus and associated buildings are served by a suitable potable water supply.</p>
7. (O)	<p>No development shall commence until such time as a comprehensive scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of underground or overground fuel storage tanks to serve the sub-campus on each reserved matters Application phase as part of this Outline consent. The scheme shall be accompanied by a robust and appropriate risk assessment and detailed information on the proposed design, construction, maintenance and monitoring of any fuel storage tanks. The agreed scheme shall be implemented as approved.</p> <p>Reason: To ensure a satisfactory form of development and to reduce the risk of pollution to groundwaters.</p>
8. (O)	<p>The site shall be used as a data storage facility only with ancillary office and technical space as identified in the submitted Planning Statement and for no other purpose including any other purpose in Class B8 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.</p> <p>Reason: For the avoidance of doubt and in the interests of the free flow and safety of traffic and to maintain the operational capacity of the network in accordance with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).</p>
9. (O)	<p>No development (apart from advanced infrastructure, including the interim power solution) shall commence on each Reserved Matters phase of development until a Construction Traffic Management Plan relative to that phase has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for the phasing of the site construction including</p> <ol style="list-style-type: none"> <li>The routing of construction traffic to/from the site</li> <li>The timing of construction traffic to/from the site to avoid highway network peak hours</li> <li>the parking of vehicles of site operatives and visitors</li> <li>loading and unloading of plant and materials</li> <li>storage of plant and materials used in constructing the development</li> <li>wheel washing facilities</li> <li>the provision of temporary traffic and pedestrian management at and in the vicinity of the site construction access</li> </ol> <p>Reason: In the interests of highway safety and neighbouring amenity.</p>
10. (O)	<p>Notwithstanding the submitted framework travel plan, an updated travel plan shall be submitted to the Local Planning Authority prior to the beneficial occupation of each sub-campus approved under each of the separate Reserved Matters applications. The agreed travel plan shall be implemented within 6 months of the</p>

	<p>first beneficial use of the sub-campus. Such a plan shall contain targets, measures and initiatives relating to the encouragement and promotion of the use of sustainable transport for journeys to and from the site. The travel plan shall be subject to periodic review and monitoring, with annual reports prepared by the Applicant and submitted to the Local Planning Authority.</p> <p>Reason: In the interests of promoting sustainable modes of transport to and from the site.</p>
11. (O)	<p>Notwithstanding the submitted transport assessment and supplementary transport response note, revised assessments shall be submitted to accompany all subsequent reserved matters applications. Such assessment shall address traffic generation and highway impact together with any required mitigation works and triggers for their implementation.</p> <p>Reason: In the interests of the free flow and safety of traffic and to maintain the operational capacity of the network.</p>
12. (O)	<p>No above ground super structure works (super structure relates to the building work above the slab/foundation level) for any of the buildings approved under each Reserved Matters Application shall commence until a scheme for the provision of long stay and short stay cycle parking stands has been submitted to and approved in writing by the Local Planning Authority. The cycle stands shall be installed before the development is brought into beneficial use and retained as such thereafter.</p> <p>Reason: In the interests of promoting sustainable means of travel to/from the site.</p>
13. (O)	<p>No above ground super structure works (super structure relates to the building work above the slab/foundation level) for any of the buildings approved under each Reserved Matters Application shall commence until a scheme for the provision of on-site car parking spaces has been submitted to and agreed in writing by the Local Planning Authority. The parking areas shall be completed in accordance with the approved details in permanent materials with the individual spaces clearly demarcated in accordance with the approved layout prior to the development being brought into beneficial use and shall be retained and maintained for parking purposes in perpetuity.</p> <p>Reason: In the interests of highway safety.</p>
14. (O)	<p>The combined noise rating level from all operations and fixed plant and equipment (excluding routine generator testing and black building testing) at the development when measured in free field conditions (or where this is not possible a combination of measurement and calculation) in accordance with BS 4142: 2014+A1:2019 (or any British Standard amending or superseding that standard) shall not exceed the noise limits in Table 1 below:</p> <p><b>Table 1 Noise Limits excluding routine generator testing and black building testing</b></p>

	<table><tr><th>Noise Sensitive Receptors (NSR)</th><th>Rating Level, dB L<sub>Ar,Tr</sub> Daytime operations (07.00-23.00 hours)</th><th>Rating Level, dB L<sub>Ar,Tr</sub> Night time operations (23.00-07.00 hours)</th></tr><tr><td>Waterton Lane and Waterton Close (any property)</td><td>45dB LAeq,1 hour</td><td>37dB LAeq,15mins</td></tr><tr><td>Residential Properties at Treoes (any property)</td><td>37 dB LAeq,1 hour</td><td>33dB LAeq,15mins</td></tr><tr><td>Greenfield Farm</td><td>37 dB LAeq,1 hour</td><td>33dB LAeq,15mins</td></tr><tr><td>Brocastle Farm</td><td>37 dB LAeq,1 hour</td><td>33dB LAeq,15mins</td></tr><tr><td>Brocastle Manor Care Home and Nearby residential receptors</td><td>37 dB LAeq,1 hour</td><td>33dB LAeq,15mins</td></tr><tr><td>Residential properties of Corntown</td><td>37 dB LAeq,1 hour</td><td>33dB LAeq,15mins</td></tr><tr><td>Golden Mile Inn</td><td>37 dB LAeq,1 hour</td><td>33dB LAeq,15mins</td></tr><tr><td>Bridgend Golf</td><td>37 dB LAeq,1 hour</td><td>33dB LAeq,15mins</td></tr></table> <p>Reason: For the avoidance of doubt and to ensure a satisfactory form of development.</p>	Noise Sensitive Receptors (NSR)	Rating Level, dB L <sub>Ar,Tr</sub> Daytime operations (07.00-23.00 hours)	Rating Level, dB L <sub>Ar,Tr</sub> Night time operations (23.00-07.00 hours)	Waterton Lane and Waterton Close (any property)	45dB LAeq,1 hour	37dB LAeq,15mins	Residential Properties at Treoes (any property)	37 dB LAeq,1 hour	33dB LAeq,15mins	Greenfield Farm	37 dB LAeq,1 hour	33dB LAeq,15mins	Brocastle Farm	37 dB LAeq,1 hour	33dB LAeq,15mins	Brocastle Manor Care Home and Nearby residential receptors	37 dB LAeq,1 hour	33dB LAeq,15mins	Residential properties of Corntown	37 dB LAeq,1 hour	33dB LAeq,15mins	Golden Mile Inn	37 dB LAeq,1 hour	33dB LAeq,15mins	Bridgend Golf	37 dB LAeq,1 hour	33dB LAeq,15mins
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15. (O)	<p>Generator and black building testing shall be restricted to the following parameters:</p> <ul style="list-style-type: none"><li>• Testing shall be restricted to between 11.00 and 15.00 hours only during the weekdays</li><li>• The maximum hours for testing shall be restricted to 5 hours/generator/year</li><li>• Testing shall be restricted to a maximum of 2 x 2 hour load banks per set per year and 1 x black building test [30 mins].</li></ul> <p>Therefore, any two generators across site could be operating concurrently at any time for an hour; and at any time during the test, all the generators serving a single building could be operational concurrently for 30 mins of testing.</p> <p>All generators shall be fitted with maintain Selective Catalytic Reduction (SCR) technology, with maintenance records retained and made available to the authority on request. The routine generator testing shall be scheduled to avoid periods of elevated background pollution (e.g. peak traffic hours) where practicable. Records of annual generator operating hours for test and emergency use shall be submitted to the local authority on request.</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory form of development.</p>																											
16. (O)	<p>The noise rating level from routine generator testing and black building testing at the development when measured in free field conditions (or where this is not possible a combination of measurement and calculation) in accordance with BS</p>																											

4142: 2014+A1:2019 (or any British Standard amending or superseding that standard) shall not exceed the noise limits in Table 2 below:

**Table 2 - Noise Limits including routine generator testing and black building testing**

Noise Sensitive Receptors (NSR)	Rating Level, dB L <sub>Ar,Tr</sub> Restricted to Daytime operations (11.00-15.00 hours, Monday- Friday)
Waterton Lane and Waterton Close (any property)	47dB LAeq,1 hour
Residential Properties at Treoes (any property)	39 dB LAeq,1 hour
Greenfield Farm	39 dB LAeq,1 hour
Brocastle Farm	39 dB LAeq,1 hour
Brocastle Manor Care Home and Nearby residential receptors	39 dB LAeq,1 hour
Residential properties of Corntown	39 dB LAeq,1 hour
Golden Mile Inn	39 dB LAeq,1 hour
Bridgend Golf	39 dB LAeq,1 hour

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

17.  
(O)

The sound power level of each noise source shall not exceed the noise levels specified in Table 11.17 of Chapter 11 of the Environmental Statement on Noise and Vibration entitled 'Proposed Data Centre Campus, Bridgend prepared by Hoare Lea and the mitigation measures for operational building services shall comply with Table 11.19 of Chapter 11 of the Environmental Statement. Prior to installation of any plant and equipment, details of the plant and exact mitigation per phase shall be submitted to and agreed with the Local Planning Authority to demonstrate compliance with this condition. The plant, equipment and mitigation shall be implemented as agreed and the mitigation measures shall be maintained for as long as the permitted use continues.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

18.  
(O)

Prior to the development being brought into beneficial use, at the commissioning stage of each individual Reserved Matters approval phase of the development, a further noise assessment shall be undertaken by a suitably qualified acoustic consultant to demonstrate by measurement or where that is not possible, a combination of measurement and calculation, that the noise rating levels specified in Tables 1 and 2 of conditions 14 and 16 are being met in practice when

	<p>assessed in accordance with BS 4142: 2014+A1:2019 (or any British Standard amending or superseding that standard). The further completed noise assessment shall be submitted to and agreed in writing with the Local Planning Authority within 28 days of the assessment being completed. Where the noise assessment shows that the rating level is not being achieved, it shall include any additional mitigation that is required to meet the rating level in Tables 1 and 2. The mitigation measures shall be carried out in full prior to the development being brought into beneficial use.</p> <p>Reason: To ensure a satisfactory form of development.</p>
19. (O)	<p>Within 21 days of receipt of a written request from the Local Planning Authority (LPA), following a complaint to the LPA relating to noise emissions arising from the operation of any part of the development site, the site operator shall provide a written protocol for the assessment of the noise levels to the Local Planning Authority for approval. The written protocol shall be produced by an independent acoustic consultant. Within 2 months of the protocol being approved, the noise assessment shall be undertaken in accordance with the agreed protocol and shall be submitted to the Local Planning Authority unless written consent is granted to any variation. The assessment shall include all data collected for the purposes of undertaking the compliance measurements and analysis. The assessment shall propose further noise mitigation measures if there is non-compliance with the noise levels set out in Conditions 14 and 16. Any additional mitigation required as a result of the above shall be installed on site within 1 month of the date of submission of the report unless otherwise agreed in writing with the Local Planning Authority. Following the installation of the additional mitigation, a further noise assessment using the agreed methodology shall be undertaken and submitted to the LPA to demonstrate that the mitigation has now achieved the noise rating levels specified in conditions 14 and 16.</p> <p>Reason: To ensure a satisfactory form of development.</p>
20. (O)	<p>No intrusive ground works shall commence on each Reserved Matters approval phase until the Applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the Applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.</p> <p>Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.</p>
21. (O)	<p>Notwithstanding the plans hereby approved, a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the buildings permitted under each Reserved Matters approval shall be submitted to and agreed in writing by the Local Planning Authority prior to their use on site. Development shall be carried out in accordance with the agreed details.</p> <p>Reason: To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenities of the area.</p>



22. (O)	<p>No above ground super structure works (super structure relates to the building work above the slab/foundation level) shall commence on site for each of the Reserved Matters approval phases until such time as details of the proposed floor levels of the buildings in relation to existing ground levels and the finished levels of the site have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.</p> <p>Reason: To ensure that the development relates appropriately to the topography of the site and the surrounding area.</p>
23. (O)	<p>Notwithstanding the submitted oCEMP, no development (apart from advanced infrastructure, including the interim power solution), including site clearance, shall commence until a site wide or phase Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:</p> <ul style="list-style-type: none"> <li>• Construction methods: details of materials, how waste generated will be managed,</li> <li>• General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain,</li> <li>• Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures,</li> <li>• Soil Management: details of topsoil strip, storage and amelioration for re-use,</li> <li>• CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures,</li> <li>• Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of dust control measures; measures to control light spill,</li> <li>• Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use,</li> <li>• Traffic Management: details of site deliveries, plant on site, wheel wash facilities,</li> <li>• Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan,</li> <li>• Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details,</li> <li>• Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.,</li> <li>• Locations where vegetation clearance shall be supervised by a suitable qualified ecologist,</li> <li>• Avoidance and mitigation measures to avoid potential killing or injury of dormice during works,</li> <li>• Tree felling and pruning methods to avoid potential killing or injury of bats,</li> <li>• Actions to be taken if a dormouse, dormouse nest, or bats are found during works, and</li> <li>• Timing of works, to avoid impacts on dormouse breeding season or hibernation period.</li> </ul>

	<p>The CEMP shall incorporate IAQM best practice measures for dust and traffic emissions as stated in Table 10.34 of the Air Quality Assessment.</p> <p>The CEMP shall be implemented as approved during the site preparation and construction phases of the development.</p> <p>Reason: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development or phase of development and implemented for the protection of the environment during construction.</p>
24. (O)	<p>No development or phase of development (apart from advanced infrastructure, including the interim power solution) including site clearance, shall commence until a site wide or phase Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP should include:</p> <ul style="list-style-type: none"> <li>• Details of long-term habitat management which benefits dormouse on site,</li> <li>• Details of the desired conditions of features (present and to be created) at the site,</li> <li>• Details of scheduling and timings of management and maintenance activities,</li> <li>• Details of short and long-term management, monitoring and maintenance of landscape, environmental and ecological features at the site to deliver and maintain the desired condition,</li> <li>• Details of replacement measures should any landscape or environmental features die, be removed or become seriously damaged or diseased,</li> <li>• Details of management and maintenance responsibilities, and</li> <li>• Details of timescales, length of plan, the method to review and update plans (informed by monitoring) at specific intervals as agreed.</li> </ul> <p>The LEMP shall be carried out in accordance with the approved details, with a written report of the effectiveness of the plan provided to the LPA every 5 years and any arising revisions of the plan to be agreed in writing with the LPA prior to implementation.</p> <p>Reason: A LEMP should be submitted to ensure necessary landscape and environmental management measures are agreed prior to commencement and implemented to ensure the site's landscape and environmental features are adequately managed long term.</p>
25. (O)	<p>Notwithstanding the approved plans, prior to the installation of any external lighting for each Reserved Matters approval, a lighting scheme shall be submitted to and agreed with the Local Planning Authority detailing the lighting levels in lux within the development site and the predicted levels at the nearest residential receptors (the current plans do not show the lux levels likely to be experienced at residential properties). The predicted lighting levels at the residential receptors shall comply with the recommendations in Guidance Note 01/21 'The Reduction of Obtrusive Light', Institution of Lighting Engineers (ILE) (2021), including the upward light ratio of luminaires. Should the scheme show that the predicted lighting levels do not comply with these recommendations, mitigation shall be included within the scheme. The scheme shall be implemented as agreed.</p> <p>Reason: To ensure a satisfactory form of development.</p>
26.	At each reserved matters stage, full details of lighting shall be submitted to and

(O)	<p>agreed in writing by the Local Planning Authority. The Lighting Plan should include:</p> <ul style="list-style-type: none"> <li>• Clarification of existing lighting present in the area,</li> <li>• Details of the siting and type of external lighting to be used,</li> <li>• Light spill drawings to demonstrate that the habitat for dormouse and bats at the borders of the site shall be kept dark, and</li> <li>• Details of lighting to be used both during construction and/or operation.</li> </ul> <p>The lighting shall be installed and retained as approved during construction and operation.</p> <p>Reason: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species.</p>
27. (O)	<p>Prior to the commencement of any development works for each Reserved Matters phase a scheme to investigate and monitor the site for the presence of gases* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.</p> <p>Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the Application site shall be submitted to and approved in writing to the LPA. If no protection measures are required then no further actions will be required.</p> <p>All required gas protection measures shall be installed and a verification report that demonstrates the effectiveness of the measures carried out must be submitted to and approved in writing by the Local Planning Authority before occupation of any part of the development. The approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.</p> <ul style="list-style-type: none"> <li>• 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.</li> </ul> <p>Reason: To ensure that the safety of future occupiers is not prejudiced.</p>
28. (O)	<p>The approved remediation scheme must be fully undertaken in accordance with its terms. On the completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority, a verification report (excluding the need for long term treatment and monitoring that will not affect the occupation/operation of the Data Centre) that demonstrates the effectiveness of the remediation carried out, to ensure the development is suitable for use, must be submitted to and approved in writing by the Local Planning Authority.</p> <p>All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination:</p>

	<p>risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2023) unless the Local Planning Authority agrees to any variation.</p> <p>Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy ENV7 of the Bridgend County Borough Council Local Development Plan.</p>																																																						
29. (O)	<p>In the event that significant contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 10 days to the Local Planning Authority, all associated works must stop, and no further development that will be affected by the contamination shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 4 weeks of the discovery of any unsuspected contamination.</p> <p>Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy ENV7 of the Bridgend County Borough Council Local Development Plan.</p>																																																						
30. (O)	<p>The development insofar as it relates to the Outline permission and subsequent Reserved Matters applications for the site shall be carried out in accordance with the maximum height parameters as stated in Table 1 below:</p> <p style="text-align: center;"><i>Table 1: Proposed Maximum Height Dimensions (from Proposed Ground Floor Levels)</i></p> <table><tr><th>Height from Ground/FFL Campus Element</th><th>Top of Data Centre/ Building</th><th>Top of Roof Top Gantry + Plant</th><th>Top of linked Technical Gantry + Plant</th><th>Top of Occasional Flues</th><th>Other</th></tr><tr><td><b>Full Planning Permission:</b></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Building 1/ Data Centre CWL41</td><td>15.5m</td><td>20m</td><td>11m</td><td>23m</td><td></td></tr><tr><td>Building 1 Guardhouse</td><td>4.5m</td><td>-</td><td>-</td><td>-</td><td></td></tr><tr><td><b>Outline Planning Permission:</b></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Other Campus Data Centres CWL42-410</td><td>28.5m</td><td>33m</td><td>23m</td><td>36m</td><td></td></tr><tr><td>Other Campus Guardhouses</td><td>5m</td><td>-</td><td>-</td><td>-</td><td></td></tr><tr><td>Campus Sub Stations</td><td>16.5m</td><td>3m</td><td>-</td><td>-</td><td>16m for single control towers if required</td></tr><tr><td>Campus Operations Building</td><td>8m</td><td>-</td><td>-</td><td>-</td><td></td></tr></table> <p>Reason: To ensure a satisfactory form of development.</p>	Height from Ground/FFL Campus Element	Top of Data Centre/ Building	Top of Roof Top Gantry + Plant	Top of linked Technical Gantry + Plant	Top of Occasional Flues	Other	<b>Full Planning Permission:</b>						Building 1/ Data Centre CWL41	15.5m	20m	11m	23m		Building 1 Guardhouse	4.5m	-	-	-		<b>Outline Planning Permission:</b>						Other Campus Data Centres CWL42-410	28.5m	33m	23m	36m		Other Campus Guardhouses	5m	-	-	-		Campus Sub Stations	16.5m	3m	-	-	16m for single control towers if required	Campus Operations Building	8m	-	-	-	
Height from Ground/FFL Campus Element	Top of Data Centre/ Building	Top of Roof Top Gantry + Plant	Top of linked Technical Gantry + Plant	Top of Occasional Flues	Other																																																		
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Other Campus Data Centres CWL42-410	28.5m	33m	23m	36m																																																			
Other Campus Guardhouses	5m	-	-	-																																																			
Campus Sub Stations	16.5m	3m	-	-	16m for single control towers if required																																																		
Campus Operations Building	8m	-	-	-																																																			

<p>31. (O)</p>	<p>Notwithstanding the submitted plans, no above ground super structure works (super structure relates to the building work above the slab/foundation level) approved under the Reserved Matters applications shall commence 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 agreed in writing by the Local Planning Authority. The scheme shall also include details of how ground water will be managed during the construction phase. The scheme as approved in writing by the Local Planning Authority shall be implemented throughout the period of construction, prior to the beneficial use of any property and retained in perpetuity.</p> <p>Reason: To ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased.</p>
<p>32. (O)</p>	<p><b>* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS *</b></p> <p><b>DWR CYMRU/WELSH WATER</b></p> <p>As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Bridgend County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB Application process and will provide comments to any SuDS proposals by response to SAB consultation.</p> <p>The Applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of <a href="http://www.dwrcymru.com">www.dwrcymru.com</a>.</p> <p>The Applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the Applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.</p> <p>If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused</p>

although planning permission is granted.

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the Applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the Applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Our response is based on the information provided by your application. Should the proposal alter during the course of the Application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)

### **SOUTH WALES FIRE AND RESCUE AUTHORITY**

The developer should consider the need for the provision of:-

- a. adequate water supplies on the site for firefighting purposes; and
- b. access for emergency firefighting appliances

Should the Applicant require further information in relation to these matters they should contact the South Wales Fire and Rescue Authority.

### **HIGHWAY AUTHORITY**

1. The Developer is reminded that consent under the Town and Country Planning Act 1990 conveys no approval under the Highways Act 1980 for works to be undertaken affecting any part of the public highway including verges and footways and that before any such works are commenced the developer must:

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

2. In respect of the above condition for a travel plan the Applicant is advised to consider the Travel Plan Guide for Developers at the following internet address: <http://www.bridgend.gov.uk/web/groups/public/documents/manuals/050232.pdf>

### **NGET ASSET PROTECTION TEAM**

National Grid Electricity Transmission have no objection to the proposal provided the below conditions are adhered to;

- The statutory clearances indicated on the attached drawings are maintained at all times and no buildings or structure are within 25m of our towers.
- There are no conflicts with our existing overhead line easements in this area.
- The attached guidance documents are reviewed and followed at all times
- For further guidance and support for working near our overhead lines safely the developer should contact us at [assetprotection@nationalgrid.com](mailto:assetprotection@nationalgrid.com).

Please note this response is only in reference to National Grid Electricity Transmission assets only.

**SHARED REGULATORY SERVICES – ENVIRONMENT TEAM**  
**CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE**

The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

(i) determining the extent and effects of such constraints;  
(ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;

- Unprocessed / unsorted demolition wastes.
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the Application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

**NETWORK RAIL**  
**SAFETY(WALES)**

Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basic Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact [assetprotectionwales@networkrail.co.uk](mailto:assetprotectionwales@networkrail.co.uk).

Traffic and Transport

Information provided in support of the development highlights that construction would be phased over 15 years, with the peak construction period being in 2032. The Environmental Statement – Transport and Traffic notes at 9.4.15 that ‘during the peak construction phase (2032) it is anticipated that the development would generate 1,236 daily two-way vehicle movements (AADT), inclusive of 419 two-way HGV movements.’

In terms of passenger rail access during the operational phase of the development, we note that the Transport Assessment (TA) highlights the rail



services available from Bridgend station. However, the edge of town location of the proposal site is beyond a reasonable walking distance (well in excess of the 2.75km 'as the crow flies' distance quoted). Pedestrian and cycling facilities are limited, as are public transport links between the station and the site. The TA notes a 1.2km walk to the nearest A48 bus stops, which are served with a half hour bus frequency only. We believe development of this scale deserves a much stronger provision of sustainable travel options, to avoid it becoming entirely car dependent, contrary to the relevant policy which itself is set out in the Environmental Statement.

In terms of the construction phase of the development, the supplied information points to a high level of impact over a very long period of time i.e. 15 years, noting 400+ HGV movements daily at the time of peak construction. We note from the Environmental Construction Plan that no reference is made to a role for rail, however given this scale of impact and timeframe, we strongly encourage the Applicant to work with us to explore opportunities for delivery of construction materials by rail.

We note that the rail network within the site serving the former Ford plant is not proposed to be re-used as part of this scheme. We are aware of the challenges previously affecting rail access to the site, arising from the need to cross the dual carriageway. In view of this, we would not suggest reopening the former Ford branch directly into the site. However, the remainder of the branch exists in situ and is connected to the main line railway south of Bridgend. Consequently, we encourage the re-use of this section of the line to be investigated, as a potential railhead for the delivery of construction support to this project. To aid the economies of such an operation, there may be an opportunity to work with the operators of the nearby quarries in the Ewenny area, to develop a solution which would also enable the loading of their outgoing quarry products.

We look forward to working with the Applicants, to help develop more sustainable transport options for both the construction and operational phases of the project.

### **NATURAL RESOURCES WALES**

We note that the River Ewenny borders the proposed development site and Brocastle Brook runs through it. They are both classified as main rivers. Therefore flood risk activity permits (FRAPs) or FRAP exemptions may be required for works in, under, over or within 8m of the river channels.

More information is available at: Natural Resources Wales / Check if you need a flood risk activity permit (FRAP) or send any queries to

[DFRSouthPermitting@cyfoethnaturiolcymru.gov.uk](mailto:DFRSouthPermitting@cyfoethnaturiolcymru.gov.uk)

### **Annex 1 Underground fuel storage**

The Environment Agency adopts the precautionary principle with respect to protecting groundwater at sites where fuel storage is proposed. In principal and secondary aquifers we expect the storage of hazardous substances to be within above ground tanks. We recognise that this may not always be reasonable when other risks (such as health and safety) are taken into account. Position statements therefore allow for underground storage of hazardous substances outside Source Protection Zones (SPZ) 1 where there is sufficient evidence to justify such an approach. This should include both site-specific and generic data on the performance of installations (providing this is appropriate to the materials being stored).



In situations where redevelopment or refurbishment of underground storage is unavoidable, we will review the risks and any contamination history and take account of the proposed improvements. We encourage improvements that reduce the risk of contamination of groundwater. It will not object to below ground storage in such situations provided there is evidence that:

- there are no suitable alternatives to below ground storage
- redevelopment will maintain a low risk or significantly reduce an existing risk to groundwater
- proposals comply with appropriate engineering standards and best available techniques (BAT)
- effective management systems will be in place
- redevelopment does not bring the below ground storage nearer to any groundwater abstraction source, surface water or spring

We would expect proposals for underground storage of pollutants in principal and secondary aquifers to be accompanied by a risk assessment appropriate to the volume and type of pollutants being stored and the hydrogeological situation. More detailed risk assessments and an infrastructure design method statement that meets BAT would be expected for storage within SPZs or close to other vulnerable receptors.

### **Sub water table storage**

For all storage of pollutants underground (hazardous substances and non-hazardous pollutants), operators are expected to adopt appropriate engineering standards and have effective management systems in place. These should take into account the nature and volume of the materials stored and the sensitivity of groundwater, including the location with respect to SPZs.

### **New sites**

For proposed locations outside an SPZ1, a risk assessment must be conducted based on the nature and quantity of the hazardous substances and the physical nature of the location. Where this assessment demonstrates that there is a high risk of groundwater pollution, we will normally object to storage below the water table:

- in any strata where the groundwater provides an important contribution to drinking water supply, river flow or other sensitive surface waters or wetlands
- within SPZ2 or 3
- in a principal aquifer

### **Existing sites**

For existing sites that store or transmit hazardous substances or non-hazardous pollutants below the water table, or where the water level subsequently rises, we will work with operators to mitigate the risks. The aim is eventually to change to above ground storage (notwithstanding the position statements above and in particular D2).

The Environment Agency will normally object to any redevelopment scheme involving retention of sub water table storage of hazardous substances unless it can be demonstrated that risks to groundwater can be adequately mitigated.

\* For the purposes of this position statement this should include any laterally continuous groundwater in these aquifers including 'perched' groundwater. Operators should consider the lifetime of the storage in their assessment of the depth to groundwater.

**JANINE NIGHTINGALE**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**  
None



Appendix A



Existing Baseline Photography

This image provides landscape and visual context only

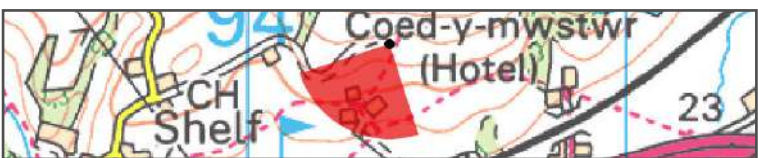
**Figure: 4.1a**  
Viewpoint 1: View from Footpath CYL/12/3, Bridgend  
**CWL 14 Bridgend Data Centre Landscape and Visual Impact Assessment**



OS reference: 294375 180514  
Eye Level: 74 m AOD  
Direction of view: 207 degree  
Distance to Development: 2.03 km

Horizontal field of view: 90° cylindrical projection  
Photo Size: 820 mm x 260 mm

Camera: Canon EOS 6D Mark II  
Lens: 50 mm  
Camera height: 1.5 m AGL  
Date and time: 22/11/2024 10:25







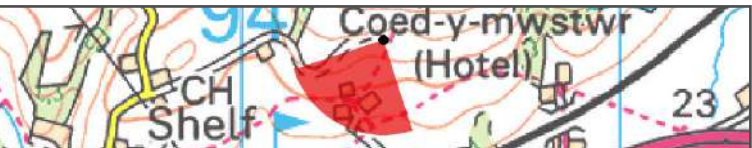
Photomontage - Building Only

**Figure: 4.1b**  
Viewpoint 1: View from Footpath CYL/12/3, Bridgend

**CWL 14 Bridgend Data Centre Landscape and Visual Impact Assessment**



OS reference:	294375 180514	Horizontal field of view:	90° cylindrical projection	Camera:	Canon EOS 6D Mark II
Eye Level:	74 m AOD	Photo Size:	820 mm x 260 mm	Lens:	50 mm
Direction of view:	207 degree			Camera height:	1.5 m AGL
Distance to Development:	2.03 km			Date and time:	22/11/2024 10:25







Existing Baseline Photography

This image provides landscape and visual context only

**Figure: 4.2a**  
Viewpoint 2: View from east of Footpath CYL/18/1, near Brocastle Brook

**CWL 14 Bridgend Data Centre Landscape and Visual Impact Assessment**



OS reference: 293226 177925  
Eye Level: 20 m AOD  
Direction of view: 351 degree  
Distance to Development: 0.06 km

Horizontal field of view: 90° cylindrical projection  
Photo Size: 820 mm x 260 mm

Camera: Canon EOS 6D Mark II  
Lens: 50 mm  
Camera height: 1.5 m AGL  
Date and time: 22/11/2024 16:19







Photomontage - Building Only

**Figure: 4.2b**  
Viewpoint 2: View from east of Footpath CYL/18/1, near Brocastle Brook

**CWL 14 Bridgend Data Centre Landscape and Visual Impact Assessment**



OS reference: 293226 177925  
Eye Level: 20 m AOD  
Direction of view: 351 degree  
Distance to Development: 0.06 km

Horizontal field of view: 90° cylindrical projection  
Photo Size: 820 mm x 260 mm

Camera: Canon EOS 6D Mark II  
Lens: 50 mm  
Camera height: 1.5 m AGL  
Date and time: 22/11/2024 16:19







Existing Baseline Photography

This image provides landscape and visual context only





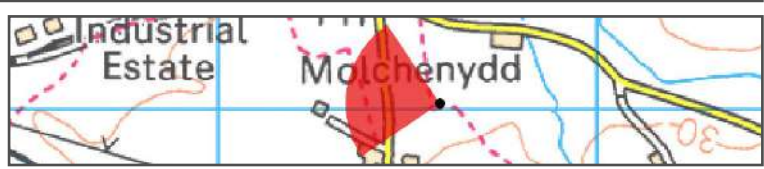
Photomontage - Building Only

**Figure: 4.3b**  
Viewpoint 3: View from Footpath L9/4/1, near Treoes

**CWL 14 Bridgend Data Centre Landscape and Visual Impact Assessment**



OS reference:	448250 425288	Horizontal field of view:	90° cylindrical projection	Camera:	Canon EOS 6D Mark II
Eye Level:	13 m AOD	Photo Size:	820 mm x 260 mm	Lens:	50 mm
Direction of view:	281 degree			Camera height:	1.5 m AGL
Distance to Development:	0.88 km			Date and time:	22/11/2024 13:35







Existing Baseline Photography

This image provides landscape and visual context only





Photomontage - Building Only

**Figure: 4.4b**  
Viewpoint 4: View from Footpath L9/5/1, near St Canna, Church

**CWL 14 Bridgend Data Centre Landscape and Visual Impact Assessment**



OS reference: 294587 178016  
Eye Level: 30 m AOD  
Direction of view: 282 degree  
Distance to Development: 1.94 km

Horizontal field of view: 90° cylindrical projection  
Photo Size: 820 mm x 260 mm

Camera: Canon EOS 6D Mark II  
Lens: 50 mm  
Camera height: 1.5 m AGL  
Date and time: 22/11/2024 13:58

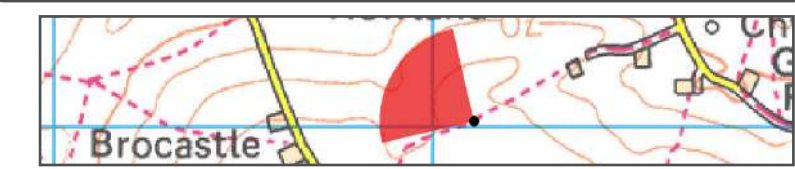






Existing Baseline Photography

This image provides landscape and visual context only







Photomontage - Building Only

**Figure: 4.5b**  
Viewpoint 5: View from Footpath C1/1/1, Vale of Glamorgan

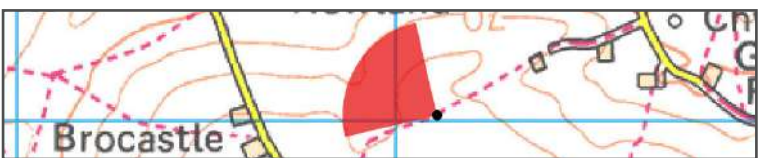
**CWL 14 Bridgend Data Centre Landscape and Visual Impact Assessment**



OS reference: 295110 177013  
Eye Level: 86 m AOD  
Direction of view: 302 degree  
Distance to Development: 1.83 km

Horizontal field of view: 90° cylindrical projection  
Photo Size: 820 mm x 260 mm

Camera: Canon EOS 6D Mark II  
Lens: 50 mm  
Camera height: 1.5 m AGL  
Date and time: 22/11/2024 14:25

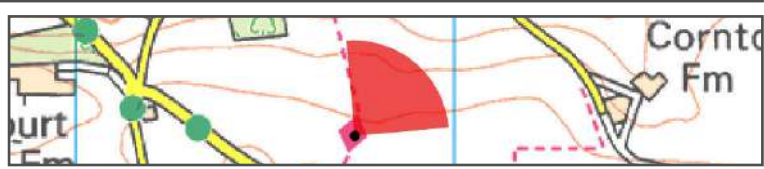






Existing Baseline Photography

This image provides landscape and visual context only







Photomontage - Building Only

**Figure: 4.6b**  
Viewpoint 6: View from Footpath E2/14b/1, near Tair Croes

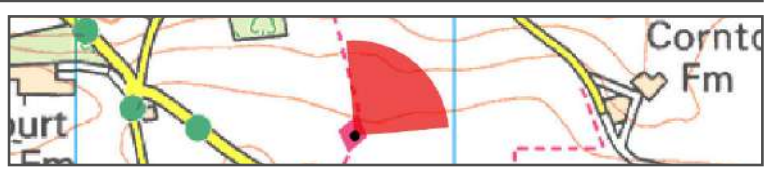
**CWL 14 Bridgend Data Centre Landscape and Visual Impact Assessment**



OS reference: 291736 176651  
Eye Level: 86 m AOD  
Direction of view: 40 degree  
Distance to Development: 1.49 km

Horizontal field of view: 90° cylindrical projection  
Photo Size: 820 mm x 260 mm

Camera: Canon EOS 6D Mark II  
Lens: 50 mm  
Camera height: 1.5 m AGL  
Date and time: 22/11/2024 15:28







Existing Baseline Photography

This image provides landscape and visual context only

**Figure: 4.7a**  
Viewpoint 7: View from Footpath E2/5/1, near B4524

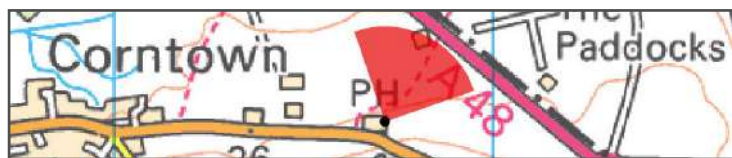
**CWL 14 Bridgend Data Centre Landscape and Visual Impact Assessment**



OS reference: 292715 177402  
Eye Level: 31 m AOD  
Direction of view: 26 degree  
Distance to Development: 0.42 km

Horizontal field of view: 90° cylindrical projection  
Photo Size: 820 mm x 260 mm

Camera: Canon EOS 6D Mark II  
Lens: 50 mm  
Camera height: 1.5 m AGL  
Date and time: 22/11/2024 16:06







Photomontage - Building Only

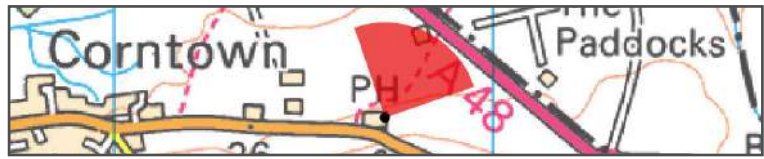
**Figure: 4.7b**  
Viewpoint 7: View from Footpath E2/5/1, near B4524



OS reference: 292715 177402  
Eye Level: 31 m AOD  
Direction of view: 26 degree  
Distance to Development: 0.42 km

Horizontal field of view: 90° cylindrical projection  
Photo Size: 820 mm x 260 mm

Camera: Canon EOS 6D Mark II  
Lens: 50 mm  
Camera height: 1.5 m AGL  
Date and time: 22/11/2024 16:06







Existing Baseline Photography

This image provides landscape and visual context only

**Figure: 4.8a**  
Viewpoint 8: View from the junction of Trem Y Sianel and Glasfryn, Bridgend

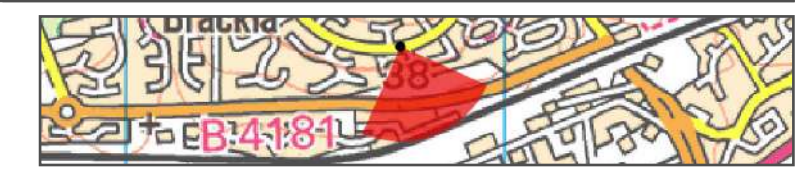
**CWL 14 Bridgend Data Centre Landscape and Visual Impact Assessment**



OS reference: 292726 179655  
Eye Level: 60 m AOD  
Direction of view: 159 degree  
Distance to Development: 1.02 km

Horizontal field of view: 90° cylindrical projection  
Photo Size: 820 mm x 260 mm

Camera: Canon EOS 6D Mark II  
Lens: 50 mm  
Camera height: 1.5 m AGL  
Date and time: 22/11/2024 09:56







Photomontage - Building Only

**Figure: 4.8b**  
Viewpoint 8: View from the junction of Trem Y Sianel and Glasfryn, Bridgend



OS reference: 292726 179655  
Eye Level: 60 m AOD  
Direction of view: 159 degree  
Distance to Development: 1.02 km

Horizontal field of view: 90° cylindrical projection  
Photo Size: 820 mm x 260 mm

Camera: Canon EOS 6D Mark II  
Lens: 50 mm  
Camera height: 1.5 m AGL  
Date and time: 22/11/2024 09:56







Existing Baseline Photography

This image provides landscape and visual context only

**Figure: 4.9a**  
Viewpoint 9: View from the summit of Mynydd y Gaer

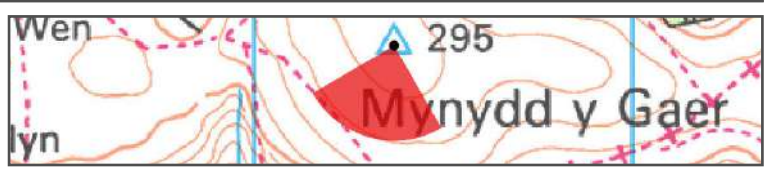
**CWL 14 Bridgend Data Centre Landscape and Visual Impact Assessment**



OS reference: 295371 185838  
Eye Level: 298 m AOD  
Direction of view: 195 degree  
Distance to Development: 7.34 km

Horizontal field of view: 90° cylindrical projection  
Photo Size: 820 mm x 260 mm

Camera: Canon EOS 6D Mark II  
Lens: 50 mm  
Camera height: 1.5 m AGL  
Date and time: 22/11/2024 11:08







Photomontage - Building Only

**Figure: 4.9b**  
Viewpoint 9: View from the summit of Mynydd y Gaer

**CWL 14 Bridgend Data Centre Landscape and Visual Impact Assessment**



OS reference:	295371 185838	Horizontal field of view:	90° cylindrical projection	Camera:	Canon EOS 6D Mark II
Eye Level:	298 m AOD	Photo Size:	820 mm x 260 mm	Lens:	50 mm
Direction of view:	195 degree			Camera height:	1.5 m AGL
Distance to Development:	7.34 km			Date and time:	22/11/2024 11:08





Existing Baseline Photography

This image provides landscape and visual context only





Photomontage - Building Only

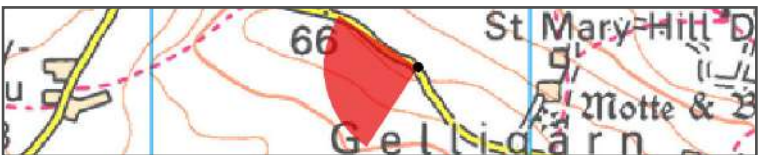
**Figure: 4.10b**  
Viewpoint 10: View from unnamed road, near Nant Ganna



OS reference: 295705 178832  
Eye Level: 75 m AOD  
Direction of view: 258 degree  
Distance to Development: 2.08 km

Horizontal field of view: 90° cylindrical projection  
Photo Size: 820 mm x 260 mm

Camera: Canon EOS 6D Mark II  
Lens: 50 mm  
Camera height: 1.5 m AGL  
Date and time: 22/11/2024 12:07







Existing Baseline Photography

This image provides landscape and visual context only

**Figure: 4.11a**  
Viewpoint 11: View from the junction of A48 and unnamed road, near Bridleway C1/22/1

**CWL 14 Bridgend Data Centre Landscape and Visual Impact Assessment**



OS reference: 294716 176527  
Eye Level: 94 m AOD  
Direction of view: 319 degree  
Distance to Development: 1.95 km

Horizontal field of view: 90° cylindrical projection  
Photo Size: 820 mm x 260 mm

Camera: Canon EOS 6D Mark II  
Lens: 50 mm  
Camera height: 1.5 m AGL  
Date and time: 22/11/2024 15:07







Photomontage - Building Only

**Figure: 4.11b**  
Viewpoint 11: View from the junction of A48 and unnamed road, near Bridleway C1/22/1



**REFERENCE:** P/25/43/FUL

**APPLICANT:** Pennant Walters Ltd Hirwaun House, Hirwaun Industrial Estate,  
Aberdare, CF44 9UL

**LOCATION:** Land at Cynhordy 1.6km east of Maesteg and 2km west of Pont-y-Rhyl

**PROPOSAL:** The installation of a 90m high anemometer mast for a temporary period of up to three years

**RECEIVED:** 27 January 2025

## DESCRIPTION OF PROPOSED DEVELOPMENT

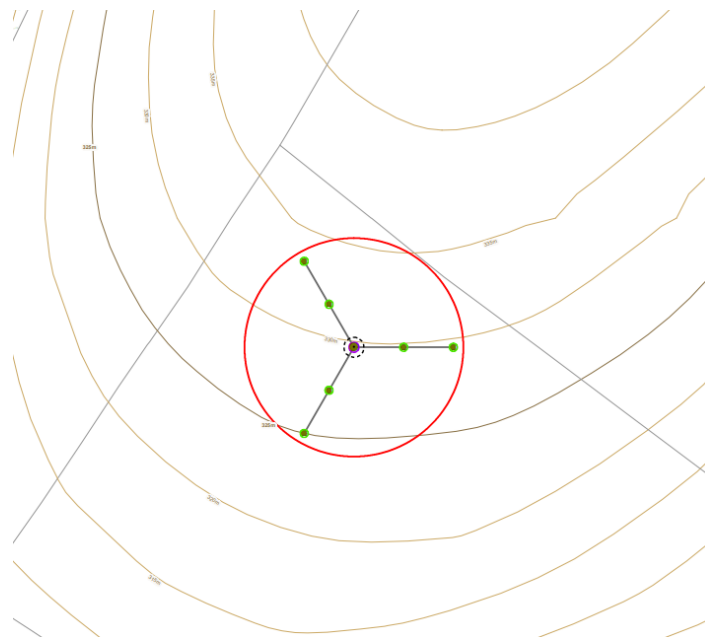
Full Planning Permission is sought for the installation of a 90m high anemometer mast for a temporary period of up to three years after which time the mast would be removed and the site restored to its current condition.

The mast would gather accurate wind resource data such as direction and speed to support the environmental impact assessment, turbine procurement process and inform output figures, as part of a wind farm development process.

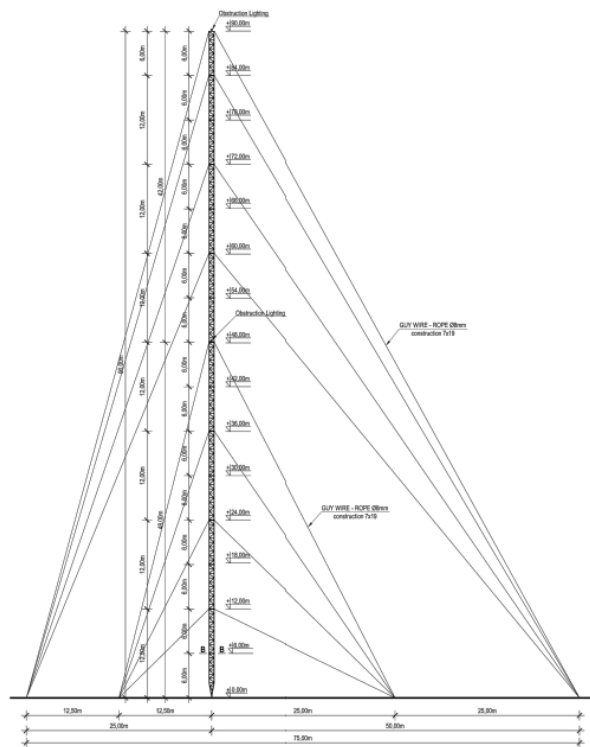
The development would comprise one triangular lattice mast supported by guy wires extending out from the mast, approximately 50m in each direction.

The mast would be constructed from aluminium alloy and have a matt, dull grey finish. It would be fitted with wind monitoring equipment to gather a range of meteorological data in order to provide a detailed understanding of the area's wind characteristics. Obstruction warning lighting is incorporated onto the masts at heights of 45m and 90m.

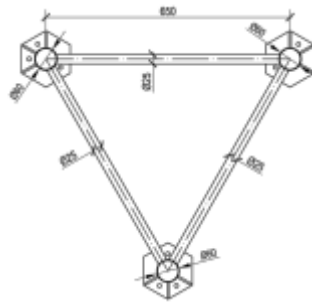
A standard post and wire fence would be constructed around the mast and guy wires to keep livestock away from the installation. The fence would be up to 1.2m high. Additionally, a 2m high palisade fence would be installed around the base of the mast to prevent unauthorised access.



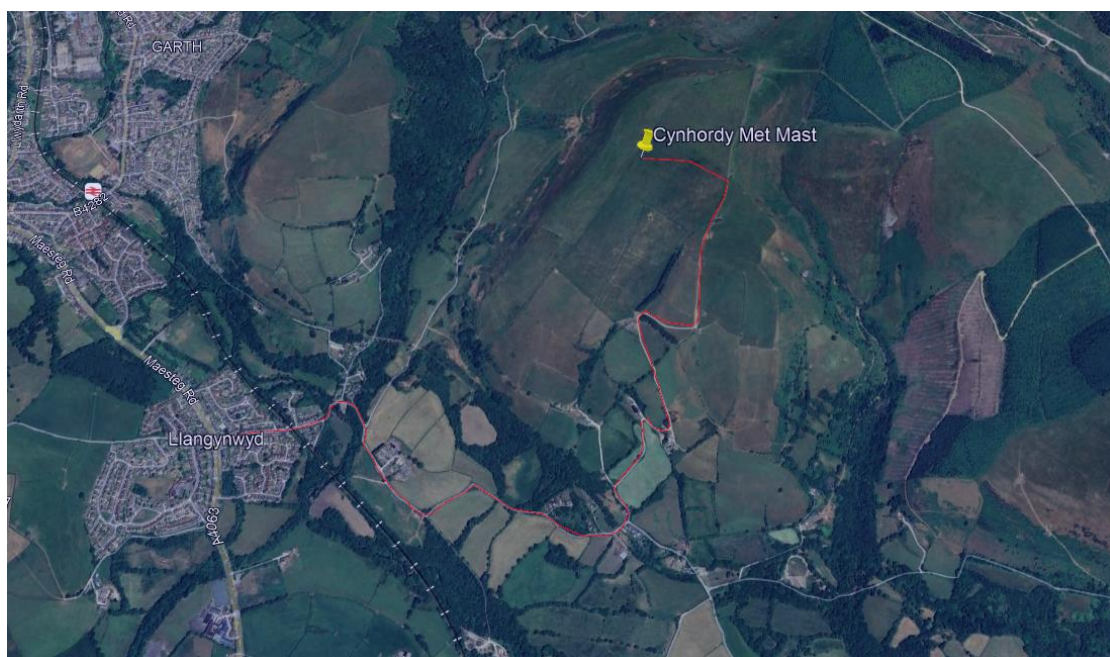
**PROPOSED SITE LAYOUT PLAN**



**PROPOSED ELEVATION**



**CROSS SECTION OF LATTICE MAST**



**SITE ACCESS ROUTE**

The Application was supported by a Planning, Green Infrastructure and Design & Access Statement, an Ecology Technical Report, and a Landscape & Habitat Mitigation Note.



**PHOTOGRAPHS OF AN EXISTING MAST LOCATED AT MYNYDD CARN Y CEFN  
(ABOVE EBBW VALE AND BLAINA)**

The Application notes that typically, installation would take approximately one or two days depending on ground and weather conditions. One or two 4 x 4 vehicles with trailers would be required to deliver the mast sections, equipment and personnel to the site. These would access site via existing farm tracks.

Construction would consist of the excavating and laying of ground anchors with the use of an excavator, assembly and lifting of the mast, and testing of the equipment. Anchors would be dug to a depth of 2m. The mast will be installed at ground level on a 1m<sup>2</sup> steel plate. A 13-tonne tracked excavator would be used for the groundworks. No concrete or permanent fixings are required.

It is noted that no new tracks, temporary or permanent, would be required for the installation of the mast and any potential disturbance would be negligible given the very short period of construction and the vehicle type and associated movements.

Once the mast is installed and operational, there would be no activity at the site other than for routine maintenance purposes. Measurement recordings would be accessed remotely.

The proposed would remain in situ for a period of 3 years after which the mast would be dismantled and removed from site once the temporary consent has expired or sufficient data has been collected, whichever is the sooner. It is anticipated that the mast would then be refurbished and used elsewhere.

### **SITE DESCRIPTION**

The proposal is located on agricultural land located below Moel Cynhordy a 345m high hill which is situated to the east of Llangynwyd. Access to the site would be via public highway through Llangynwyd, and then over farm access tracks.





**LOCATION PLAN**

The site comprises grazed pasture and is enclosed by post and wire fencing. The elevated site has extensive views across the surrounding countryside.



**VIEW TOWARDS THE SOUTH**



**VIEW TO THE WEST**



**VIEW TO THE NORTH**

## **RELEVANT HISTORY**

**P/04/1553/FUL** – Installation of a 60m high anemometry mast. Granted 04/01/2005

**P/06/1554/REN** – Renewal of temporary permission for a 60m high anemometry mast. Granted 01/02/2007

**P/14/835/SOR** – Screening opinion for the proposed development of 4 no. 125m high wind turbines on land at Cynhordy Farm. It was found that the proposal was an EIA development, and any future application should be accompanied by an Environmental Impact Assessment. 16/01/2015

## **PUBLICITY**

The Application has been advertised by site notice and neighbours and consultees have been notified of the receipt of the Application.

The period allowed for response to consultations/publicity expired on 07/03/2025.

## **CONSULTATION RESPONSES**

**Maesteg Town Council:** It was advised that Members wished to **not support** the application '*on the basis of it being a precursor to another wind farm which will encase the valley and continue to erode the surrounding environment both visually and mentally for the local residents. Members noted that there has to be a sustainable development plan for wind farms otherwise every mountain in Wales will have one with the energy being quickly exported out of the local economy. They also noted that the windfarm bases permanently alter the ground and sky with the amount of reinforced concrete needed to erect each windmill this ruins the habitat of wildlife on the mountains and those animals which take flight.*'

**Garw Valley Community Council:** No comments received

**Llangynwyd Middle Community Council:** No comments received

**Heneb:** No objection

**Dwr Cymru/Welsh Water:** No comments made on the proposal.

**Natural Resources Wales:** No objection subject to the proposal being considered by the

Council's Ecologist.

**Highways Officer:** No objection.

**Ecology:** Biodiversity mitigation and enhancement proposals considered acceptable.

**Drainage Officer:** No objections.

**The Coal Authority:** Site lies within the area defined as Development Low Risk Area and no specific comments made.

**Councillor R M James:** Query regarding notification and placement of site notices. Comments that the mast needs to go somewhere for testing.

**Councillor H Griffiths:** Advises that of 14/02/2025 no objections have been received

## **REPRESENTATIONS RECEIVED**

One objection was received from a resident of Cavan Row, Maesteg. Concerns raised in the objection include:

- Insufficient consultation and survey work has been undertaken prior to lodgement of the application.
- Visual impact of the mast
- Cumulative impact of mast and other infrastructure features on the landscape
- The use of existing tracks will result in disturbance to the ecology of the area
- No information provided on connections to power, data and lighting
- Impact of lighting on Air Traffic Regulations and dark sky
- Structural stability of mast during adverse weather conditions

## **COMMENTS ON REPRESENTATIONS RECEIVED**

The Application has been made in order to establish the potential of the site for possible future windfarm development. The mast would gather wind resource data in order gain a detailed understanding of the wind resources at the sites. Whilst the data collected will inform the possible nature and scale of future wind farm, any perceived impacts associated with the wind farm development, would be considered as part of any future planning application for that development. Any future proposal is likely to require the applicant to undertake formal pre-application publicity and consultation before applying for Planning Permission.

It is understood that no power connection will be required to the temporary mast and the facility would comprise fuel cells and batteries installed alongside the mast within the footprint of the mast site. The purpose of the ancillary infrastructure is to provide a power supply to the instrumentation and aviation warning lighting on the mast itself.

The applicant will be required to erect the equipment in a manner that meets all building, engineering and health and safety regulations. For this reason, structural stability of the mast is not considered to be a material planning consideration.

The material issues raised in the objection received are addressed in the Appraisal section of this report.

## **PLANNING POLICY**

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

National planning guidance in the form of Future Wales – the National Plan 2040

(February 2021) (**FW**) and Planning Policy Wales (Edition 12, February 2024) (**PPW**) are of relevance to the determination of this Application.

Paragraph 1.30 of PPW confirms that... *Development management is the positive and proactive approach to shaping, considering, determining and delivering development proposals through the process of deciding planning applications.*

*All development decisions...should seek to contribute towards the making of sustainable places and improved well-being.*" (Paragraph 2.2 of PPW refers) Para 2.3 states *"The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.*

*Para 2.7 states 'Placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people.'*

PPW states at paragraphs 2.22 and 2.23 that the Planning system should *ensure that a post-Covid world has people's well-being at its heart* and that Planners play a *pivotal role...in shaping our society for the future, prioritising placemaking, decarbonisation and well-being.*

FW Policy 17 requires decision makers to give significant weight to meeting Wales' international commitments and the Government's target to generate 70% of consumed electricity by renewable means by 2030. Policy 18 is permissive of low carbon energy projects subject to Policy 17 and there being no unacceptable adverse impacts on, amongst other things, landscape, ecology, heritage assets and the living conditions of nearby residents.

#### Technical Advice Notes:

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

- Technical Advice Note 5 – Nature Conservation and Planning (2009).
- Technical Advice Note 12 - Design (2016)
- Technical Advice Note 18 – Transport (2007).

#### **Well-being of Future Generations Act 2015**

The Well-being of Future Generations Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without comprising 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.

## **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.

## **Local Policies**

The Development Plan for the area comprises of the Bridgend Local Development Plan 2018-2033 (**RLDP**) which was formally adopted by the Council in March 2024 and within which the following policies are of relevance:

- Strategic Policy SP1: Regeneration and Sustainable Growth Strategy
- Strategic Policy SP3: Good Design and Sustainable Placemaking
- Strategic Policy SP4: Mitigating the Impact of Climate Change
- Strategic Policy SP5: Sustainable Transport and Accessibility
- Strategic Policy SP13: Renewable and Low Carbon Energy Development
- Strategic Policy SP17: Conservation and Enhancement of the Natural Environment
- Policy ENT12: Development in Mineral Safeguarding Zones
- Policy DNP1: Development in the Countryside
- Policy DNP6: Biodiversity, Ecological Networks, Habitats and Species
- Policy DNP8; Green Infrastructure
- Policy DNP9: Natural Resource Protection and Public Health

## **APPRAISAL**

The Application is referred to the Development Control Committee alongside Application P/25/41/FUL which has been lodged by the same Applicant for an identical metrological mast at Pwll Yr Lwrch, which is located approximately 3.2km north of the Application site. In order to ensure a full understanding of both proposals and to ensure consistent decision making, both Applications should be determined by the Development Control Committee.

Having regard to the above, the main issues to consider in this Application relate to the principle of development, impact on the visual amenity of the location, biodiversity and transport impacts.

## **PRINCIPLE OF DEVELOPMENT**

The planning system manages the development and use of land in the public interest, contributing to improving the economic, social, environmental and cultural well-being of Wales, as required by the Well-being of Future Generations (Wales) Act 2015, and as stated in paragraph 1.2 of Planning Policy Wales (Edition 12, February 2024) (PPW).

The site is located outside of any settlement boundary as defined by Policy SF1 Settlement Hierarchy and Urban Management of the Replacement Local Development Plan (RLDP) and, therefore, is located in the countryside. Policy DNP1 Development in the Countryside of the RLDP sets a presumption against development in the countryside, except where it is for:

- 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) The expansion of an existing business (subject to other relevant policies in the plan);
- 6) Land reclamation purposes;
- 7) Transportation and/or utilities infrastructure to enable implementation of LDP allocations;
- 8) Renewable energy projects;
- 9) Affordable housing to meet locally identified need in accordance with COM5;
- 10) 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;
- 11) The direct replacement of an existing dwelling;
- 12) Outdoor recreational and sporting activities;
- 13) The provision of Gypsy, Traveller and Showperson sites in accordance with COM8; or
- 14) Education provision where a need has been identified by the Local Education Authority.

Countryside development must be of a sustainable form with prudent management of natural resources and respect for the cultural heritage of the area.

Policy DNP1 of the RLDP seeks to protect the integrity and openness of the countryside and prevent inappropriate forms of development. The proposed development seeks the installation of an anemometer mast for a temporary period (up to three years), in order to capture wind resource data at Moel Cynhordy. The meteorological mast would gather accurate wind resource data such as direction and speed to support a future environmental impact assessment, turbine procurement process and inform output figures, as part of the wind farm development process. This would inform a proposed future wind farm. As such, the proposed development would broadly comply with Criterion 8 – Renewable Energy.

Policy SP13: Renewable and Low Carbon Energy Development of the RLDP states that renewable and low carbon development proposals which contribute to meeting national and local renewable and low carbon energy and energy efficiency targets will be permitted where:

- a) It can be demonstrated that there will be no unacceptable impacts on the natural and historic environment or local communities (such as noise and air pollution) and that no other unacceptable cumulative impacts will arise;
- b) The proposal (inclusive of its associated infrastructure) has sought to minimise the landscape and visual impact through its design and micro-siting, particularly where in close proximity to homes and tourism receptors;
- c) Proposals make provision for the appropriate restoration and after-care of the land for its beneficial future re-use;
- d) The proposal can facilitate a connection to the grid network;
- e) There would not be an unacceptable impact on access and highway safety; and

- f) There would not be unacceptable impact on the amenity of residential properties of tourist accommodation.

Both Planning Policy Wales and Future Wales (**The National Plan 2040**) encourage all forms of renewable and low carbon energy development and advises that LPAs should seek to ensure their area's full potential for renewable and low carbon energy generation is maximised and renewable energy targets are achieved. This planning Application does not propose any wind turbines, simply an anemometer mast for a temporary period that would gather a range of meteorological information to support preparation of a potential, future wind turbine development at this location. This is considered to be in accordance with national and local planning policy. Any impact of a proposed future wind farm development would need to be assessed against Policy SP13 if/when a subsequent application is submitted.

It should also be noted that the site is located within Pre-Assessed Area 9 for Wind Energy (as shown on an associated map within Future Wales), of which there is a presumption in favour of large-scale wind energy development in this area, an acceptance of landscape change and a focus on maximising benefits and minimising impacts.

Strategic Policy SP4: Mitigating the Impact of Climate Change of the RLDP states that all development proposals must make a positive contribution towards tackling the causes of and adapting to the impacts of Climate Change. These actions include the encouragement of development of renewable and low/zero carbon energy generation. As a possible precursor to future renewable energy generation, the proposal is considered to be supported by Policy SP4.

The site is located within a Category 1 Sandstone Mineral Safeguarding Zone as defined by Policy ENT12 of the RLDP. Development proposals within mineral safeguarding zones, either permanent or temporary, will need to demonstrate that:

- 1) If permanent development, the mineral can be extracted prior to the development, and/or the mineral is present in such limited quantity or quality to make extraction of no or little value as a finite resource; and
- 2) In the case of residential development, the scale and location of the development e.g. limited infill/house extensions, would have no significant impact on the possible working of the resource; and
- 3) In the case of temporary development, it can be implemented, and the site restored within the timescale the mineral is likely to be required.

Due to the nature of the proposal, it's unlikely that the mineral safeguarded area will be affected.

Given the assessment above, it is considered that in principle, subject to satisfying the requirements of all other relevant policies of the RLDP, the proposed development would be acceptable.

### **Visual Impact**

Policy SP3; Good Design and Sustainable Placemaking of the Replacement Local Development Plan highlights all development should contribute to creating high quality,

attractive, sustainable places by, amongst others:

- Demonstrating alignment with the principles of Good Design
- Have a design of the highest quality possible, whilst respecting and enhancing local distinctiveness and landscape character;
- Be appropriate to its local context in terms of size, scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;
- Safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks;
- Respond to the climate emergency by:
  - i. Reducing energy demands and maximising opportunities for renewable or low carbon energy generation, incorporating resource efficient/adaptable buildings and layouts using sustainable design and construction techniques
  - ii. Protecting and increasing the resilience of both ecosystems and communities to address the inevitable effects of climate change;

The proposal is not located within any of the Special Landscape Areas identified in the RLDP. It is proposed on elevated land which is identified as being suitable for wind energy as mapped within Future Wales Future Wales – the National Plan 2040. As such there is an overriding presumption in favour of large-scale wind energy development in this area, and an acceptance of landscape change subject to minimising impacts.

In the location proposed, the mast would be located a considerable distance from any settlement area and well away from any rural dwellings. While it would be sited within an open field, due to the topography of the surrounding area, a significant portion of the mast would be effectively screened from views from residential properties in Llangynwyd, Garth and Maesteg.

Whilst it is acknowledged that the mast could be visible from a wide area, the mast is constructed using slim aluminium alloy and is of a lattice design, which will reduce the visual massing of the structure. Its grey colour and largely transparent appearance will assist in mitigating its visual impact. The mast itself is of a narrow triangular design with each side measuring 0.650m. It is also noted that the mast will be located on the site for up to 3-years, and that as such, any impact upon the landscape will be temporary.

In the location proposed, it is considered that the obstruction warning lighting, utilising low intensity illumination would not be visually harmful, and its provision should be balanced against the need for the structure to meet aviation safety requirements.

As such, it is considered that the siting, form, design and materials proposed will ensure that the mast would not have any harmful impact upon the character and amenity of the area in accordance with Policies SP3, SP13 and DNP1 of the Replacement Local Development Plan (2024).

### **Highway Safety**

Policy SP5: Sustainable Transport and Accessibility of the RLDP states that new development must be located and designed in a way that minimises the need to travel, reduces dependency on the private car and enables sustainable access to local services.

Development must be designed to provide safe and efficient access to the transport network, which includes the active travel, public transport and street networks. Active travel is to be encouraged and reliance on private car use should be reduced.

Construction and eventual decommissioning of the structure will require minimal vehicle movements over public highway to transport the mast which would arrive in dismantled sections, and other equipment over a short period of time. The Application notes that once operational, there would be no activity at the site other than for routine maintenance purposes. Wind measurement recordings would be accessed remotely.

Council's Highways Officer has reviewed the proposal and has advised that traffic generated by the installation and decommissioning of the mast will not have a material impact on the highway network.

For the above reasons, the proposal is considered to be acceptable from a highway safety perspective and in accordance with Policy SP5 of the Replacement Local Development Plan.

### **Biodiversity**

In assessing a planning application, the Local Planning 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, under the Environment (Wales) Act 2016.

Planning Policy Wales 12 (PPW12) states in Section 6.4.4: *It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals. It further goes on to state All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.*

Technical Advice Note 5: Nature Conservation and Planning states *Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife.*

Policy SP3 of the Replacement Local Development Plan (2024) requires development to Safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks.

Policy DNP6 states *"All development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created where ever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Particular importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species"*

Policy DNP8 requires new development proposals to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi functionality of the green infrastructure network.

The Application was supported by an Ecology Technical Report prepared by WSP (January 2025) for both the Cynhordy and Pwll Yr Lwrch sites. The report included a desk study, Phase 1 Habitat Survey, Protected and Notable Species Assessment and recommendations for Net Benefit for Biodiversity.

The site was found to comprise improved grassland containing a short sward of sheep-grazed pasture dominated by perennial ryegrass. The land is not a statutory designated site (i.e. Special Area of Conservation (SACs), Special Protection Area (SPA) or Ramsar site (wetlands)). Fourteen non-statutory designated sites (Sites of Importance to Nature Conservation (SINCs)) were identified within 2km of the application site and are listed in the Ecology Technical Report.

The Report noted evidence of three records of bats within 2km of the site. However, these were all observed at some distance from the proposal. Furthermore, while there are records of other protected and notable species within 2km of the proposed mast, these are also well distant from the location and no signs or evidence of these species were noted on or surrounding the site.

In terms of Net Benefit for Biodiversity, initially, and as the Application was for a temporary consent and the works would involve minimal disturbance of the site, the Applicant proposed to reinstate lost habitats in three years' time. However, the Council's Ecologist commented that *'This will not provide a net benefit to biodiversity, and all development must provide this, therefore, enhancements which provide a net benefit to biodiversity need to be included in the proposals. Furthermore, any habitats lost, even temporarily, should be mitigated and/or compensated for as part of the development, not just reinstated 3 years later. The report also mentions a species-rich wildflower mix – the applicant will need to identify and specify the exact mix to be used and this should be a native mix, appropriate for the site and species present.'*

In response, the Applicant submitted a Landscape & Habitat Mitigation Note which provides mitigation proposals for the area of disturbed ground (up to 20m radius) around the proposed mast. The mitigation will include new seeding and planting proposals that will allow disturbed areas to integrate into the adjacent landscape. The Note also included details of maintenance and management of the area for a period of 5 years following the completion of planting and seeding operations. The Council's Ecologist has now reviewed the proposals and found them to be acceptable.

On balance and subject to the implementation of the mitigation strategy, the proposed development is considered to be compliant with Policies SP3, DNP6 and DNP8 of the Replacement Local Development Plan (2024) and is therefore acceptable in terms of biodiversity.

## **CONCLUSION**

The decision to recommend Planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004 which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Local Development Plan (2024)

Having regard to the nature of the development and the objections raised, it is considered that the proposal represents an appropriate form of development that would not have an unacceptable impact on visual amenity, biodiversity or highway and pedestrian safety and as such the proposal is recommended for approval. Accordingly, the proposed development is in accordance with Policies SP1, SP3, SP4, SP5, SP13, SP17, ENT12,

DNP1, DNP6, DNP8 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

It is further considered that the decision complies with Future Wales - the National Plan 2040 and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

## **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:

FIGURE 1 - SITE LOCATION PLAN

FIGURE 2 - SITE LAYOUT PLAN

FIGURE 3 - MET MAST SPECIFICATION

PLANNING, GREEN INFRASTRUCTURE AND DESIGN & ACCESS STATEMENT - WSP JANUARY 2025

ECOLOGY TECHNICAL REPORT - WSP JANUARY 2025

LANDSCAPE & HABITAT MITIGATION NOTE - WSP 24 JULY 2025

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

2. The mast hereby permitted shall be removed and the land restored to its former condition within 3 years from the date of commissioning. The applicant shall inform the Local Planning Authority of the date of commissioning of the mast within 3 months of such date.

Reason: To enable the temporary period to be clarified and confirmed and then reassessed by the Local Planning Authority at the expiry of that period in order to avoid any doubt and confusion as to the nature and extent of the approved development.

3. The development shall be undertaken in strict accordance with the Landscape & Habitat Mitigation proposals as outlined in the Landscape & Habitat Mitigation Note prepared by WSP and dated 24 July 2025. The biodiversity proposals shall be maintained in accordance with the aftercare Maintenance & Management measures listed in the Note for a minimum period of 5 years.

Reason To safeguard the character and appearance of the area and enhance biodiversity in accordance with Policy SP3 and DNP6 of the Bridgend Local Development Plan (2024) and Chapter 6 of Planning Policy Wales (Edition 12), February 2024).

4. \* THE FOLLOWING IS AN ADVISORY NOTE NOT A CONDITION

The decision to recommend Planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004 which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Local Development Plan (2024)

It is considered that the proposal represents an appropriate form of development that would not have an unacceptable impact on visual amenity, biodiversity or highway and pedestrian safety and as such the proposal is recommended for approval. Accordingly, the proposed development is in accordance with Policies SP1, SP3, SP4, SP5, SP13, SP17, ENT12, DNP1, DNP6, DNP8 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

It is further considered that the decision complies with Future Wales - the National Plan 2040 and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

**JANINE NIGHTINGALE**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

None

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**REFERENCE:** P/25/41/FUL

**APPLICANT:** Pennant Walters Ltd Hirwaun House, Hirwaun Industrial Estate, Aberdare, CF44 9UL

**LOCATION:** Land at Pwll Yr Lwrch (1.7km to east of Maesteg and 3km west of Blaengarw) Maesteg

**PROPOSAL:** The installation of a 90m high anemometer mast for a temporary period of up to three years

**RECEIVED:** 27 January 2025

## DESCRIPTION OF PROPOSED DEVELOPMENT

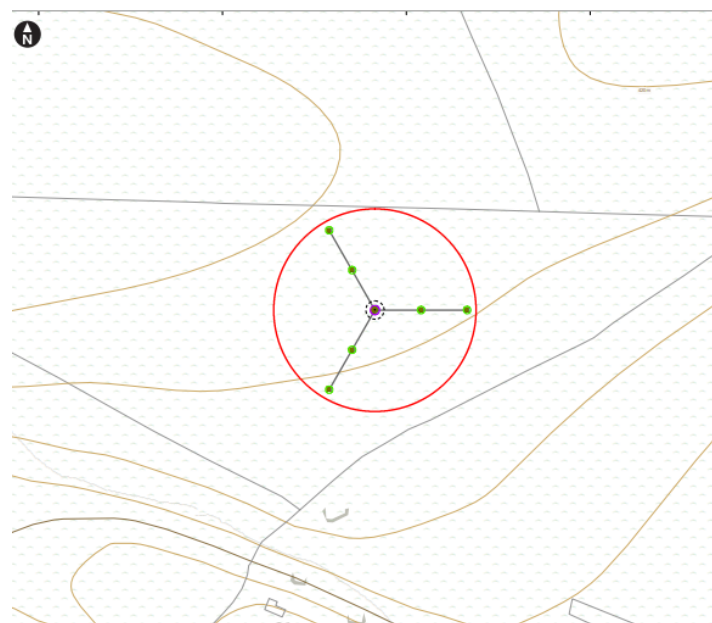
Full Planning Permission is sought for the installation of a 90m high anemometer mast for a temporary period of up to three years after which time the mast would be removed and the site restored to its current condition.

The mast would gather accurate wind resource data such as direction and speed to support the environmental impact assessment, turbine procurement process and inform output figures, as part of a wind farm development process.

The development would comprise one triangular lattice mast supported by guy wires extending out from the mast, approximately 50m in each direction.

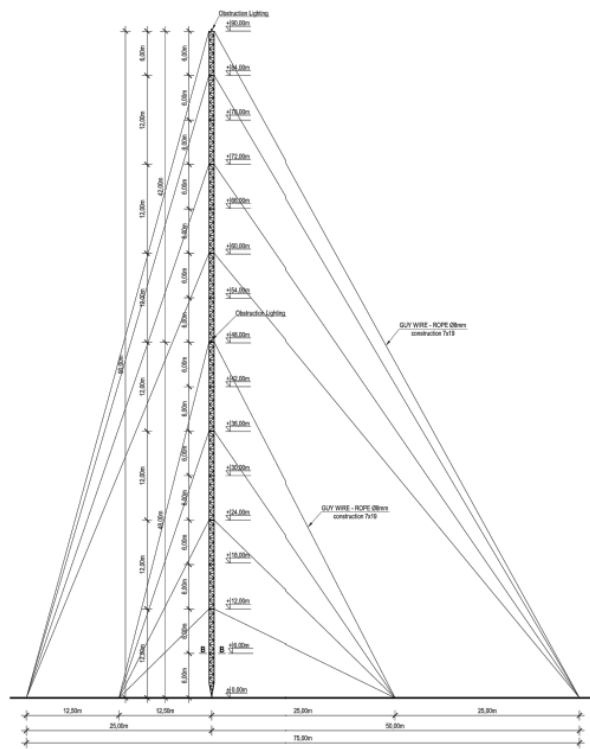
The mast would be constructed from aluminium alloy and have a matt, dull grey finish. It would be fitted with wind monitoring equipment to gather a range of meteorological data in order to provide a detailed understanding of the area's wind characteristics. Obstruction warning lighting is incorporated onto the masts at heights of 45m and 90m.

A standard post and wire fence would be constructed around the mast and guy wires to keep livestock away from the installation. The fence would be up to 1.2m high. Additionally, a 2m high palisade fence would be installed around the base of the mast to prevent unauthorised access.

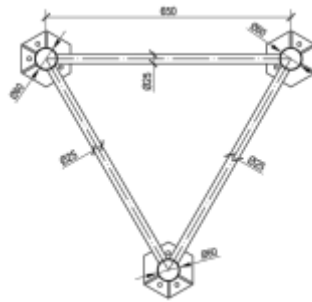


**PROPOSED SITE LAYOUT PLAN**

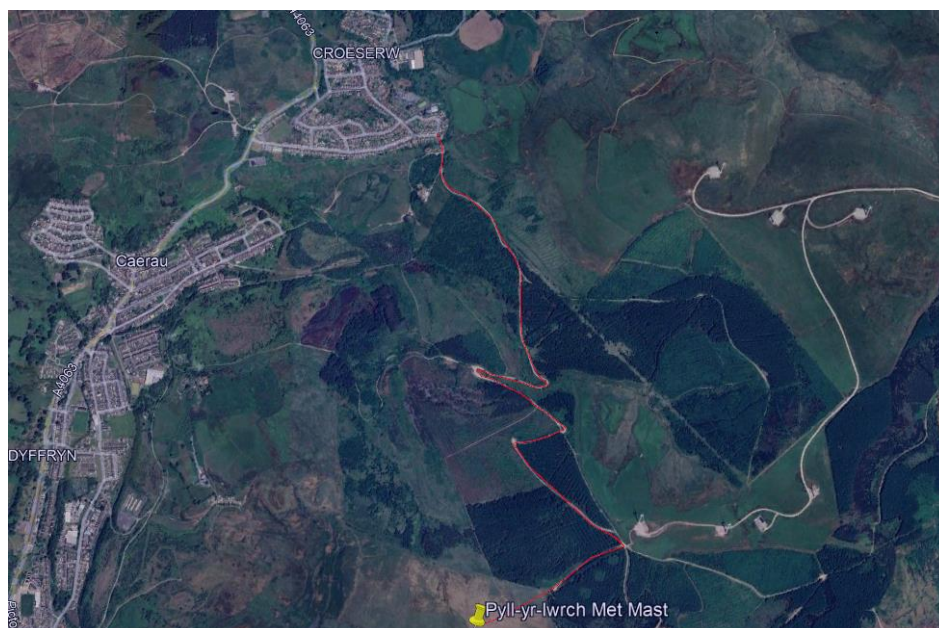




**PROPOSED ELEVATION**



**CROSS SECTION OF LATTICE MAST**

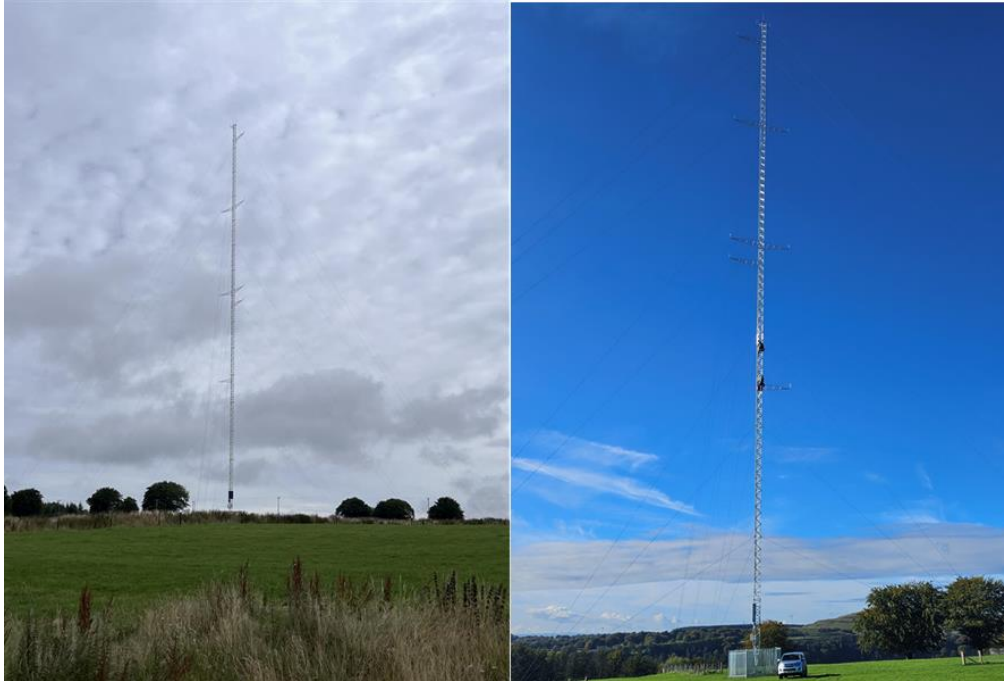


**SITE ACCESS ROUTE**



The Application was supported by:

- Planning, Green Infrastructure and Design & Access Statement
- Ecology Technical Report
- Landscape & Habitat Mitigation Note.
- Archaeological Desk-Based Assessment
- Pwll yr Lwrch Ornithology Technical Note



**PHOTOGRAPHS OF AN EXISTING MAST LOCATED AT MYNYDD CARN Y CEFN  
(ABOVE EBBW VALE AND BLAINA)**

The Application notes that typically, installation would take approximately one or two days depending on ground and weather conditions. One or two 4 x 4 vehicles with trailers would be required to deliver the mast sections, equipment and personnel to the site. These would access the site via existing farm tracks.

Construction would consist of the excavating and laying of ground anchors with the use of an excavator, assembly and lifting of the mast, and testing of the equipment. Anchors would be dug to a depth of 2m. The mast will be installed at ground level on a 1m<sup>2</sup> steel plate. A 13-tonne tracked excavator would be used for the groundworks. No concrete or permanent fixings are required.

It is noted that no new tracks, temporary or permanent, would be required for the installation of the mast and any potential disturbance would be negligible given the very short period of construction and the vehicle type and associated movements.

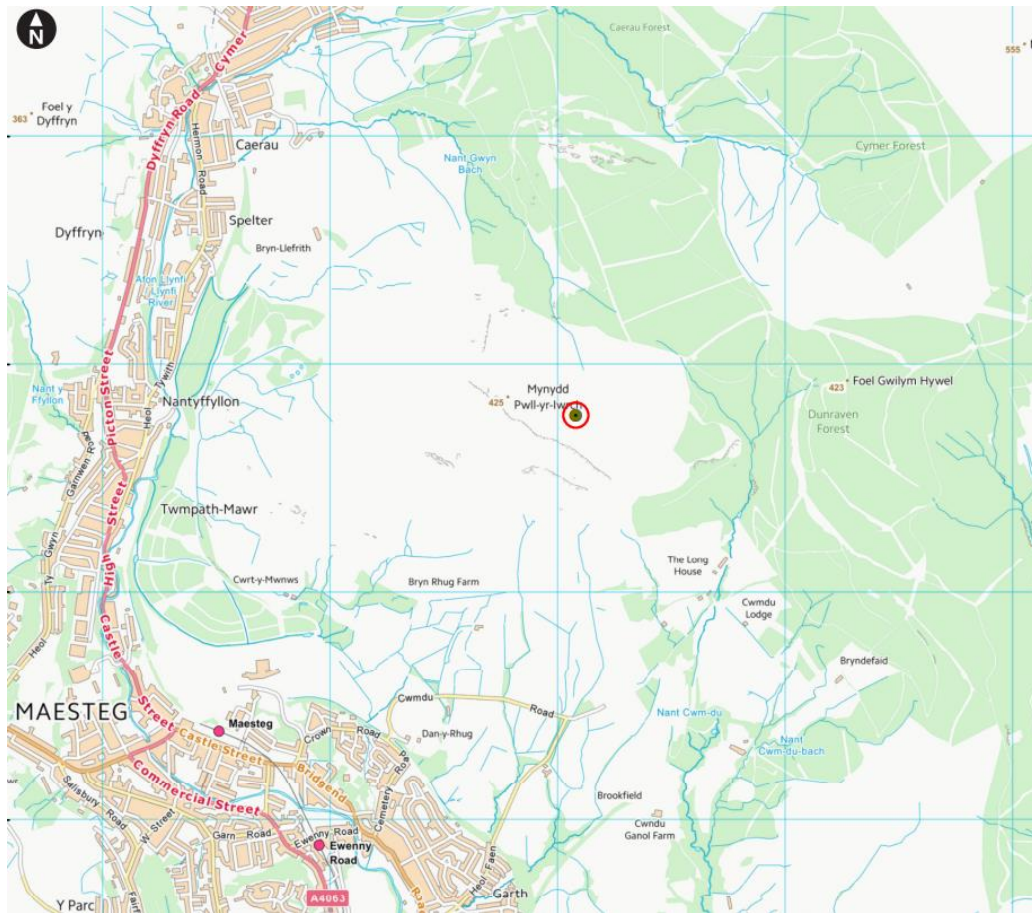
Once the mast is installed and operational, there would be no activity at the site other than for routine maintenance purposes. Measurement recordings would be accessed remotely.

The proposed structure would remain in situ for a period of 3 years after which the mast would be dismantled and removed from site once the temporary consent has expired or sufficient data has been collected, whichever is the sooner. It is anticipated that the mast would then be refurbished and used elsewhere.



## SITE DESCRIPTION

The proposal is located on agricultural land located below Mynydd Pwll yr Lwrch (previously Mynydd Bach) a 425m high hill which is situated to the east of Nanttyffyllon. Access to the site would be via public highway through Caerau and then Croeserw onto the gated Natural Resources Wales forestry and farm access track which runs from Bryn Coed.



**LOCATION PLAN**

The site comprises grazed marshy grassland located on an upland plateau and is enclosed by post and wire fencing. Land to the north and east contains significant areas of mature pine plantation forestry, known as Dunraven Forest.

The elevated site has extensive views across the surrounding countryside particularly to the south and east. Views to the west are generally shielded by Mynydd Pwll yr Lwrch.

The site would be located approximately 700m southwest from an existing wind turbine.





**SITE VIEWED FROM THE END OF FORESTRY TRACK LOOKING SOUTH**



**VIEW TO THE NORTH**



**VIEW TO THE SOUTH**





**VIEW TO THE NORTHWEST**

### **RELEVANT HISTORY**

**P/14/664/SOR** – Screening request for proposed 1.25MW solar farm covering 3.45ha. It was found that the proposal would not have a significant effect on the environment by virtue of the site's location and the nature of the proposal and an Environmental Impact Assessment was required. 05/11/2014

### **PUBLICITY**

The Application has been advertised by site notice and neighbours and consultees have been notified of the receipt of the Application.

The period allowed for response to consultations/publicity expired on 07/03/2025.

### **CONSULTATION RESPONSES**

**Maesteg Town Council:** It was advised that Members wished to **not support** the application '*on the basis of it being a precursor to another wind farm which will encase the valley and continue to erode the surrounding environment both visually and mentally for the local residents. Members noted that there has to be a sustainable development plan for wind farms otherwise every mountain in Wales will have one with the energy being quickly exported out of the local economy. They also noted that the windfarm bases permanently alter the ground and sky with the amount of reinforced concrete needed to erect each windmill this ruins the habitat of wildlife on the mountains and those animals which take flight.*'

**Heneb:** Initially noted that the proposal would require archaeological mitigation and that an archaeological desk-based assessment should be prepared and submitted. An Assessment was prepared and forwarded to Heneb for observations. They raised no concerns with the report and its conclusions.

**Dwr Cymru/Welsh Water:** No comments made on the proposal.

**Natural Resources Wales:** Initially raised concerns with the lack of information regarding Ornithology. Following receipt of the Ornithology Technical Note, NRW advised they had no objection to the proposed development.

**Highways Officer:** No objection.

**Ecology:** Biodiversity mitigation and enhancement proposals considered acceptable.



**Drainage Officer:** No objections.

**The Coal Authority:** Site lies within the area defined as Development Low Risk Area and no specific comments made.

**Councillor C L C Davies:** Objects to the proposal.

## **REPRESENTATIONS RECEIVED**

Five objections were received from residents of Cavan Row, Bank Street, Mill View Estate and Heol ty Gwyn, Maesteg and Wesley Street, Caerau. Concerns raised in the objections include:

- Incorrect spelling of application location
- Insufficient consultation and survey work has been undertaken prior to lodgement of the application.
- Loss of nature in area since industrialisation
- Impact on birds and rare butterflies
- Visual impact of the mast
- Cumulative impact of mast and other infrastructure features on the landscape
- The use of existing tracks will result in disturbance to the ecology of the area
- No information provided on connections to power, data and lighting
- Impact of lighting on Air Traffic Regulations and dark sky
- Structural stability of mast during adverse weather conditions
- Impact on wellbeing of local residents
- Impacts on peat deposits
- Possible use of concrete in construction of mast
- Ecology report fails to mention the Spirit of Llynfi Woodland and The Scrapes (ponds)
- Impact on bats, buzzards and kites
- Possible impact on low flying military flights and overflights by the air ambulance
- Visual impact of proposed obstruction lighting
- Flicker effect of wind turbines
- Cumulative impact of wind farm developments

## **COMMENTS ON REPRESENTATIONS RECEIVED**

The location appears to be known as '*Mynydd Pwll yr Iwrch*' and not '*Mynydd yr Lwrch*'. Despite this incorrect spelling, the Application has identified the site as being located 1.7km to the east of Maesteg and 3km west of Blaengarw. This provides sufficient description of the location of the proposed development for the purposes of this Application.

The Application has been made in order to establish the potential of the site for possible future windfarm development. The mast would gather wind resource data in order gain a detailed understanding of the wind resources at the sites. Whilst the data collected will inform the possible nature and scale of future wind farm, any perceived impacts associated with the wind farm development, would be considered as part of any future planning application for that development. Any future proposal is likely to require the Applicant to undertake formal pre-application publicity and consultation before applying for Planning Permission.

The effects of any future wind farm proposals would be considered in separate Planning or Developments of National Significance Applications.



The Applicant has advised that given the height of the mast, no assessment of effects on aircraft operations has been undertaken. They note that the mast would include obstruction warning lighting in any event, in order to identify the mast to any low flying aircraft.

The Applicant has confirmed that no concrete foundations or anchors will be required as part of the development.

While it is noted that while the site does closely adjoin an identified area of peat, the Welsh Government Unified Peat Map of Wales indicates that there is no peat present within the site itself.

The ‘*Spirit of Llynfi Community Woodland*’ is a NRW community woodland development located to the east of Maesteg on land previously occupied by the former Coegnant Colliery and Maesteg Washery. This woodland is not designated as a Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI) in the Bridgend Replacement Local Development Plan (**RLDP** 2024) or as a Site of Importance for Nature Conservation (SINC) by Natural Resources Wales. Furthermore, the other area identified in representations, ‘The Scrapes’ does not appear to be designated for any particular protection.

It is understood that no power connection will be required to the temporary mast and the facility would comprise fuel cells and batteries installed alongside the mast within the footprint of the mast site. The purpose of the ancillary infrastructure is to provide a power supply to the instrumentation and aviation lighting on the mast itself.

The Applicant will be required to erect the equipment in a manner that meets all building, engineering and health and safety regulations. For this reason, structural stability of the mast is not considered to be a material planning consideration.

No evidence has been presented that would indicate that the presence of a temporary mast in this location would have any adverse impact on the wellbeing of local residents.

The material issues raised in the objections received are addressed below in the Appraisal section of this report.

## **PLANNING POLICY**

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

National planning guidance in the form of Future Wales – the National Plan 2040 (February 2021) (**FW**) and Planning Policy Wales (Edition 12, February 2024) (**PPW**) are of relevance to the determination of this Application.

Paragraph 1.30 of PPW confirms that... *Development management is the positive and proactive approach to shaping, considering, determining and delivering development proposals through the process of deciding planning applications.*

*All development decisions...should seek to contribute towards the making of sustainable places and improved well-being.*” (Paragraph 2.2 of PPW refers) Para 2.3 states “*The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.*

*Para 2.7 states ‘Placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level,*



*such as considering the amenity impact on neighbouring properties and people.'*

PPW states at paragraphs 2.22 and 2.23 that the Planning system should *ensure that a post-Covid world has people's well-being at its heart* and that Planners play *a pivotal role...in shaping our society for the future, prioritising placemaking, decarbonisation and well-being.*

FW Policy 17 requires decision makers to give significant weight to meeting Wales' international commitments and the Government's target to generate 70% of consumed electricity by renewable means by 2030. Policy 18 is permissive of low carbon energy projects subject to Policy 17 and there being no unacceptable adverse impacts on, amongst other things, landscape, ecology, heritage assets and the living conditions of nearby residents.

#### Technical Advice Notes:

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

- Technical Advice Note 5 – Nature Conservation and Planning (2009).
- Technical Advice Note 12 - Design (2016)
- Technical Advice Note 18 – Transport (2007).

#### **Well-being of Future Generations Act 2015**

The Well-being of Future Generations Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without comprising 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.

#### **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.

#### **Local Policies**

The Development Plan for the area comprises of the Bridgend Local Development Plan 2018-2033 (**RLDP**) which was formally adopted by the Council in March 2024 and within which the following policies are of relevance:

- Strategic Policy SP1: Regeneration and Sustainable Growth Strategy
- Strategic Policy SP3: Good Design and Sustainable Placemaking
- Strategic Policy SP4: Mitigating the Impact of Climate Change
- Strategic Policy SP5: Sustainable Transport and Accessibility



- Strategic Policy SP13: Renewable and Low Carbon Energy Development
- Strategic Policy SP17: Conservation and Enhancement of the Natural Environment
- Strategic Policy SP18: Conservation of the Historic Environment
- Policy ENT12: Development in Mineral Safeguarding Zones
- Policy DNP1: Development in the Countryside
- Policy DNP6: Biodiversity, Ecological Networks, Habitats and Species
- Policy DNP8; Green Infrastructure
- Policy DNP9: Natural Resource Protection and Public Health

## **APPRAISAL**

The Application is referred to the Development Control Committee alongside Application P/25/43/FUL which has been lodged by the same Applicant for an identical metrological mast at Cynhordy, which is located approximately 3.2km south of the Application site. In order to ensure a full understanding of both proposals and to ensure consistent decision making, both Applications should be determined by the Development Control Committee.

Having regard to the above, the main issues to consider in this Application relate to the principle of development, impact on the visual amenity of the location, biodiversity, archaeological and transport impacts.

## **PRINCIPLE OF DEVELOPMENT**

The planning system manages the development and use of land in the public interest, contributing to improving the economic, social, environmental and cultural well-being of Wales, as required by the Well-being of Future Generations (Wales) Act 2015, and as stated in paragraph 1.2 of Planning Policy Wales (Edition 12, February 2024) (PPW).

The site is located outside of any settlement boundary as defined by Policy SF1 Settlement Hierarchy and Urban Management of the Replacement Local Development Plan (**RLDP**) and, therefore, is located in the countryside. Policy DNP1 Development in the Countryside of the RLDP sets a presumption against development in the countryside, except where it is for:

- 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) The expansion of an existing business (subject to other relevant policies in the plan);
- 6) Land reclamation purposes;
- 7) Transportation and/or utilities infrastructure to enable implementation of LDP allocations;
- 8) Renewable energy projects;
- 9) Affordable housing to meet locally identified need in accordance with COM5;
- 10) 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;
- 11) The direct replacement of an existing dwelling;
- 12) Outdoor recreational and sporting activities;



- 13) The provision of Gypsy, Traveller and Showperson sites in accordance with COM8; or
- 14) Education provision where a need has been identified by the Local Education Authority.

Countryside development must be of a sustainable form with prudent management of natural resources and respect for the cultural heritage of the area.

Policy DNP1 of the RLDP seeks to protect the integrity and openness of the countryside and prevent inappropriate forms of development. The proposed development seeks the installation of an anemometer mast for a temporary period (up to three years), in order to capture wind resource data at Pwll Yr Lwrch. The meteorological mast would gather accurate wind resource data such as direction and speed to support a future environmental impact assessment, turbine procurement process and inform output figures, as part of the wind farm development process. This would inform a proposed future wind farm. As such, the proposed development would broadly comply with Criterion 8 – Renewable Energy.

Policy SP13: Renewable and Low Carbon Energy Development of the RLDP states that renewable and low carbon development proposals which contribute to meeting national and local renewable and low carbon energy and energy efficiency targets will be permitted where:

- a) It can be demonstrated that there will be no unacceptable impacts on the natural and historic environment or local communities (such as noise and air pollution) and that no other unacceptable cumulative impacts will arise;
- b) The proposal (inclusive of its associated infrastructure) has sought to minimise the landscape and visual impact through its design and micro-siting, particularly where in close proximity to homes and tourism receptors;
- c) Proposals make provision for the appropriate restoration and after-care of the land for its beneficial future re-use;
- d) The proposal can facilitate a connection to the grid network;
- e) There would not be an unacceptable impact on access and highway safety; and
- f) There would not be unacceptable impact on the amenity of residential properties of tourist accommodation.

Both Planning Policy Wales and Future Wales (The National Plan 2040) encourage all forms of renewable and low carbon energy development and advises that LPAs should seek to ensure their area's full potential for renewable and low carbon energy generation is maximised and renewable energy targets are achieved. This planning Application does not propose any wind turbines, simply an anemometer mast for a temporary period that would gather a range of meteorological information to support preparation of a potential, future wind turbine development at this location. This is considered to be in accordance with national and local planning policy. Any impact of a proposed future wind farm development would need to be assessed against Policy SP13 if/when a subsequent application is submitted.



It should also be noted that the site is located within Pre-Assessed Area 9 for Wind Energy (as shown on an associated map within Future Wales), of which there is a presumption in favour of large-scale wind energy development in this area, an acceptance of landscape change and a focus on maximising benefits and minimising impacts.

Strategic Policy SP4: Mitigating the Impact of Climate Change of the RLDP states that all development proposals must make a positive contribution towards tackling the causes of and adapting to the impacts of Climate Change. These actions include the encouragement of development of renewable and low/zero carbon energy generation. As a possible precursor to future renewable energy generation, the proposal is considered to be supported by Policy SP4.

The site is located within a Category 1 Sandstone Mineral Safeguarding Zone as defined by Policy ENT12 of the RLDP. Development proposals within mineral safeguarding zones, either permanent or temporary, will need to demonstrate that:

- 1) If permanent development, the mineral can be extracted prior to the development, and/or the mineral is present in such limited quantity or quality to make extraction of no or little value as a finite resource; and
- 2) In the case of residential development, the scale and location of the development e.g. limited infill/house extensions, would have no significant impact on the possible working of the resource; and
- 3) In the case of temporary development, it can be implemented, and the site restored within the timescale the mineral is likely to be required.

Due to the nature of the proposal, it's unlikely that the mineral safeguarded area will be affected.

Given the assessment above, it is considered that in principle, subject to satisfying the requirements of all other relevant policies of the RLDP, the proposed development would be acceptable.

### **Visual Impact**

Policy SP3; Good Design and Sustainable Placemaking of the Replacement Local Development Plan highlights all development should contribute to creating high quality, attractive, sustainable places by, amongst others:

- Demonstrating alignment with the principles of Good Design
- Have a design of the highest quality possible, whilst respecting and enhancing local distinctiveness and landscape character.
- Be appropriate to its local context in terms of size, scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;
- Safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks;
- Respond to the climate emergency by:
  - i. Reducing energy demands and maximising opportunities for renewable or



- low carbon energy generation, incorporating resource efficient/adaptable buildings and layouts using sustainable design and construction techniques
- ii. Protecting and increasing the resilience of both ecosystems and communities to address the inevitable effects of climate change;

The proposal is not located within any of the Special Landscape Areas identified in the RLDP. It is proposed on elevated land which is identified as being suitable for wind energy as mapped within Future Wales Future Wales – the National Plan 2040. As such there is an overriding presumption in favour of large-scale wind energy development in this area, and an acceptance of landscape change subject to minimising impacts.

In the location proposed, the mast would be located at a considerable distance from any settlement area and well away from any rural dwellings. While it would be sited within an open field, due to the topography of the surrounding area, a significant portion of the mast would be effectively screened from views from residential properties in Maesteg and surrounding settlements.

Whilst it is acknowledged that the mast could be visible from a wide area, the mast is constructed using slim aluminium alloy and is of a lattice design, which will reduce the visual massing of the structure. Its grey colour and largely transparent appearance will assist in mitigating its visual impact. The mast itself is of a narrow triangular design with each side measuring 0.650m. It is also noted that the mast will be located on the site for up to 3-years, and that as such, any impact upon the landscape will be temporary.

In the location proposed, it is considered that the obstruction warning lighting, utilising low intensity illumination would not be visually harmful, and its provision should be balanced against the need for the structure to meet aviation safety requirements.

As such, it is considered that the siting, form, design and materials proposed will ensure that the mast would not have any harmful impact upon the character and amenity of the area in accordance with Policies SP3, SP13 and DNP1 of the Replacement Local Development Plan (2024).

### **Highway Safety**

Policy SP5: Sustainable Transport and Accessibility of the RLDP states that new development must be located and designed in a way that minimises the need to travel, reduces dependency on the private car and enables sustainable access to local services. Development must be designed to provide safe and efficient access to the transport network, which includes the active travel, public transport and street networks. Active travel is to be encouraged and reliance on private car use should be reduced.

Construction and eventual decommissioning of the structure will require minimal vehicle movements over public highway to transport the mast which would arrive in dismantled sections, and other equipment over a short period of time. The Application notes that once operational, there would be no activity at the site other than for routine maintenance purposes. Wind measurement recordings would be accessed remotely.

Council's Highways Officer has reviewed the proposal and has advised that traffic generated by the installation and decommissioning of the mast will not have a material impact on the highway network.

For the above reasons, the proposal is considered to be acceptable from a highway safety perspective and in accordance with Policy SP5 of the Replacement Local Development



Plan.

### **Archaeological impacts**

Policy SP18: Conservation of the Historic Environment of the RLDP states that development proposals must protect, conserve and where appropriate, preserve and enhance the significance of historic assets, including their settings. This includes archaeologically sensitive areas and archaeological remains.

Following initial concerns raised by Heneb – (the Trust of Welsh Archaeology) regarding the potential impacts of the development on identified historic assets including cairns of Bronze Age date, Medieval settlement and land management features along with evidence of early mineral extraction, the Applicant has provided an Archaeological Desk-Based Assessment (**ADBC**).

The report notes that the site itself does not contain any nationally designated (protected) historic assets, such as scheduled monuments or listed buildings.

The Executive Summary contained in the ADBC, notes:

*'There have been two wide-scale past investigations within the Site/study area. In 2011-2012 a desktop and field survey by Trysor, funded by RCAHMS, identified 734 new sites across the Welsh Uplands and recommended further study of Mynydd Bach. In 1999-2000 a field visit by GGAT, part of the Deserted Rural Settlement Survey, examined four sites on the mountain, assessing whether they related to medieval transhumance, marginal settlement, or more recent activity. No below-ground investigations have been conducted within the Site/study area.'*

*Buried historic assets that may be affected by the proposals comprise:*

- Bronze Age cairns. There are three Bronze Age cairns within 290m of the Site, a feature commonly located on high upland areas. Given their proximity and the Site's location on Pwll Yr Lwrch's summit, there is moderate potential for prehistoric remains, which would be of high significance.*
- Post-medieval up to late 20th century industrial remains. Pwll Yr Lwrch was extensively mined and quarried, shaping the 19th century industrial landscape of the South Wales coalfield. While no above-ground assets exist within the Site, below-ground remains of low to medium significance may still be present, contributing to a historically significant area that has largely avoided later development.*
- Medieval and post-medieval agricultural remains. The Site has historically remained rough moorland and grassland. Medieval to modern agricultural and transhumance remains are common in the study area. While no above-ground assets are recorded within the Site, below-ground finds may exist, as industrial activity often disrupted earlier field systems. Any remains would be of low to medium significance.*

*The Site has low potential for Roman and early medieval archaeology, as no remains have been recorded within the study area, and evidence from these periods is scarce in the wider region. Roman period activity in upland Glamorgan is not well understood, and early medieval settlements were likely concentrated in the valleys.*

*The Site's archaeological survival is uncertain due to past quarrying and mining, which may have removed potential archaeology or left industrial remains. However, its long-standing pastoral use has likely minimised disturbance, helping to preserve any potential archaeology within the topsoil of 0.3mbgl. The proposed development will have minimal impact, with a mast on an above-ground platform and small-scale fencing. Though these features may disturb archaeology within their footprints, their*



*limited size reduces overall impact'*

The ADBC concludes that the impacts from the proposed development are expected to be '*fairly limited*' given the placement of the mast and method of its construction. The predicted impact can be reduced by a mitigation strategy involving either archaeological fieldwork or mitigation by design. Heneb have reviewed the ADBC, and on the basis of the evidence provided, have not requested the imposition of any particular conditions in order to mitigate any effects on heritage assets.

As such, it is considered that given the relatively light touch nature of the temporary mast in terms of land disturbance, it is likely to have only a minimal impact on any archaeological remains. However, an advisory note is recommended to ensure that a watching brief is maintained during the course of construction. For this reason, it is considered that the development is unlikely to have any harmful impact upon historic assets in accordance with Policy SP18 of the Replacement Local Development Plan (2024).

### **Biodiversity**

In assessing a planning application, the Local Planning 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, under the Environment (Wales) Act 2016.

Planning Policy Wales 12 (PPW12) states in Section 6.4.4: *It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals. It further goes on to state All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.*

Technical Advice Note 5: Nature Conservation and Planning states *Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife.*

Policy SP3 of the Replacement Local Development Plan (2024) requires development to Safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks.

Policy DNP6 states *"All development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created where ever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Particular importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species"*

Policy DNP8 requires new development proposals to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi functionality of the green infrastructure network.



The application was supported by an Ecology Technical Report prepared by WSP (January 2025) for both the Pwll y Lwrch and Cynhordy sites. The report included a desk study, Phase 1 Habitat Survey, Protected and Notable Species Assessment and recommendations for Net Benefit for Biodiversity.

### **Habitat**

The site was found to comprise dense sward dominated by purple-moor grass with rare rush species. The land is not a statutory designated site (i.e. Special Area of Conservation (SACs), Special Protection Area (SPA) or Ramsar site (wetlands)). Fourteen non-statutory designated sites (Sites of Importance to Nature Conservation (SINCs)) were identified within 2km of the Application site and are listed in the report.

### **Protected species**

The report noted evidence of one record of bats within 1.7km of the site. However, these were all observed at some distance from the proposal. Furthermore, while there are records of other protected and notable species within 2km of the proposed mast, these are also well distant from the location and no signs or evidence of these species were noted on or surrounding the site.

### **Birds**

The Ornithology Technical Note submitted provided results of bird surveys completed in the breeding season of 2025 between March and July. Target species are defined as ground-nesting wader species that have potential to breed on marsh/marshy grassland in upland Wales and include Curlew, Dunlin, Golden Plover, Lapwing and Redshank. No target species were observed during the vantage point or walkover surveys.

Birds observed did include notable birds of prey such as red kite, goshawk, peregrine and kestrel.

It was identified that the habitat on the site had potential suitability for nesting curlew. However, habitats on the site lacked suitability for nesting dunlin, golden plover and lapwing which select short, sparse vegetation typically close to standing water. Site habitats were also deemed to be unsuitable for redshank as they select sites with a mosaic of short and tall vegetation with wet area.

The proposed mast would introduce a structure to the site which has some potential to discourage breeding waders from the area as it could be used as a perch by avian predators. Buzzard, sparrowhawk, kestrel, raven and carrion crow were recorded at the site. These are potential predators of the Target Species and may already discourage breeding attempts. The Ornithology Note goes on to note that red fox and stoat were also recorded incidentally during vantage point surveys, and they may also be discouraging breeding, especially red fox which are the most common predator of curlew young.

### **Biodiversity net gain**

In terms of Net Benefit for Biodiversity, initially, and as the Application was for a temporary consent and the works would involve minimal disturbance of the site, the Applicant proposed to reinstate lost habitats in three years' time. However, Council's Ecologist commented that *'This will not provide a net benefit to biodiversity, and all development must provide this, therefore, enhancements which provide a net benefit to biodiversity need to be included in the proposals. Furthermore, any habitats lost, even temporarily, should be mitigated and/or compensated for as part of the development, not just reinstated 3 years later. The report also mentions a species-rich wildflower mix – the applicant will need to identify and specify the exact mix to be used and this should be a native mix, appropriate for the site and species present.'*



In response, the Applicant submitted a Landscape & Habitat Mitigation Note which provides mitigation proposals for the area of disturbed ground (up to 20m radius) around the proposed mast. The mitigation will include plantings of common heather, bilberry, common dog-violet and devil's-bit-scabious. The Note also included details of maintenance and management of the area for a period of 5 years following the completion of planting and seeding operations. Council's Ecologist has now reviewed the proposals and found them to be acceptable.

On balance and subject to the implementation of the mitigation strategy, the proposed development is considered to be compliant with Policies SP3, DNP6, and DNP8 of the Replacement Local Development Plan (2024) and is therefore acceptable in terms of biodiversity.

## **CONCLUSION**

The decision to recommend Planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004 which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Local Development Plan (2024)

Having regard to the nature of the development and the objections raised, it is considered that the proposal represents an appropriate form of development that would not have an unacceptable impact on visual amenity, biodiversity, historic assets or highway and pedestrian safety and as such the proposal is recommended for approval. Accordingly, the proposed development is in accordance with Policies SP1, SP3, SP4, SP5, SP13, SP17, SP18, ENT12, DNP1, DNP6, DNP8 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

It is further considered that the decision complies with Future Wales - the National Plan 2040 and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

## **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:

FIGURE 1 - SITE LOCATION PLAN

FIGURE 2 - SITE LAYOUT PLAN

FIGURE 3 - MET MAST SPECIFICATION

PLANNING, GREEN INFRASTRUCTURE AND DESIGN & ACCESS STATEMENT - WSP JANUARY 2025

ECOLOGY TECHNICAL REPORT - WSP JANUARY 2025

LANDSCAPE & HABITAT MITIGATION NOTE - WSP 24 JULY 2025

ARCHAEOLOGICAL DESK-BASED ASSESSMENT - WSP JUNE 2025

PWLL YR LWRCH ORNITHOLOGY TECHNICAL NOTE - WSP 08 AUGUST 2025

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

2. The mast hereby permitted shall be removed and the land restored to its former condition



within 3 years from the date of commissioning. The applicant shall inform the Local Planning Authority of the date of commissioning of the mast within 3 months of such date.

Reason: To enable the temporary period to be clarified and confirmed and then reassessed by the Local Planning Authority at the expiry of that period in order to avoid any doubt and confusion as to the nature and extent of the approved development.

3. The development shall be undertaken in strict accordance with the Landscape & Habitat Mitigation proposals as outlined in the Landscape & Habitat Mitigation Note prepared by WSP and dated 24 July 2025. The biodiversity proposals shall be maintained in accordance with the aftercare Maintenance & Management measures listed in the Note for a minimum period of 5 years.

Reason To safeguard the character and appearance of the area and enhance biodiversity in accordance with Policy SP3 and DNP6 of the Bridgend Local Development Plan (2024) and Chapter 6 of Planning Policy Wales (Edition 12), February 2024).

4. \* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

a) The decision to recommend Planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004 which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Local Development Plan (2024)

It is considered that the proposal represents an appropriate form of development that would have an unacceptable impact on visual amenity, biodiversity, historic assets or highway and pedestrian safety and as such the proposal is recommended for approval. Accordingly, the proposed development is in accordance with Policies SP1, SP3, SP4, SP5, SP13, SP17, SP18, ENT12, DNP1, DNP6, DNP8 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

It is further considered that the decision complies with Future Wales - the National Plan 2040 and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

b)Archaeological informative

Where construction work reveals the presence of any historic assets particularly including any archaeological remains, all work shall cease on the site and Heneb shall be contacted immediately. This will enable the preservation by record of archaeological deposits, the presence and nature of which could not be established in advance of development or other disruptive works.

Heneb can be contacted at:-  
planning@heneb.org.uk or  
phone: 01792 655208

**JANINE NIGHTINGALE**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**  
None



**REFERENCE:** P/25/306/FUL

**APPLICANT:** Mrs S Frost 18 Oak Tree Drive, Newton, Porthcawl, CF36 5BQ

**LOCATION:** 18 Oak Tree Drive, Newton, Porthcawl, CF36 5BQ

**PROPOSAL:** Two storey side extension, hip to gable to rear single storey extension roof and new front porch

**RECEIVED:** 19 May 2025

## **DESCRIPTION OF PROPOSED DEVELOPMENT.**

This Application is a resubmission of a previously refused application (24/776/FUL). The previous application was for a 'Two storey rear extension and front porch.'

The previous application was refused for the following reasons:

- 1. The proposed development, by reason of its scale, design and form, would result in a development that would appear visually obtrusive and out of keeping in the street scene, failing to reflect the established character of the area, unbalancing the established pair of semi-detached properties to the detriment of the visual amenities of the area, contrary to policy SP3 of the Bridgend Replacement Local Development Plan (2018-2033) and advice contained within SPG02: Householder Development and Planning Policy Wales 12 (Feb. 2024).*
- 2. The proposed first-floor rear extension, by reason of its scale and design, would have an unreasonably overbearing impact on the neighbouring residential property, 17 Oaktree Drive, and by reason of the first-floor side elevation bedroom window would result in unreasonable overlooking to 3 Juniper Close resulting in a loss of privacy contrary to policy SP3 of the Bridgend Replacement Local Development Plan (2018-2033) and advice contained within SPG02: Householder Development and Planning Policy Wales 12 (Feb. 2024).*
- 3. Inconsistent details of the proposed front porch have been submitted which does not enable an accurate design assessment to be made by the Local Planning Authority and to demonstrate that the proposal complies with the requirements of Policy SP3 of the Bridgend Replacement Local Development Plan (2018-2033) and advice contained within Planning Policy Wales 12 (Feb. 2024).*

This revised Application seeks to address the previous reasons for refusal and proposes a two-storey side extension above a previous extension which forms a single storey element of the dwelling. The front wall of the new extension will be set black, albeit marginally behind the front wall of the host dwelling with the pitched roof matching the existing, having a ridge height slightly lower than the main ridge of the host dwelling. In terms of scale, the extension would be 2.5m wide, 7.9m in length, an eaves height of 4.7m and ridge height of 7.1m.

Additionally, a front porch is proposed with a lean-to roof reaching a maximum height of 3.2m, a depth of 2m and width of 3.1m, and will incorporate a rooflight and central pedestrian access door. Finally, a hip-gable conversion of the existing ground floor rear extension is proposed.

Additional window openings with a vertical emphasis will be created on the ground and first floors to serve a kitchen/dining area and bathrooms. To the rear would be a ground floor patio door and first floor bedroom window. An existing first floor side elevation bathroom window is to be removed and not replaced within the design.

The proposed materials of construction are listed as follows:

- White rendered elevational finish



- The tiles for the existing dwelling and additional roofscape are proposed to be changed to black.
- Black/ Grey Porch door

**Figure 1 – plans**

*1a/b: Existing and Proposed Front Elevation*

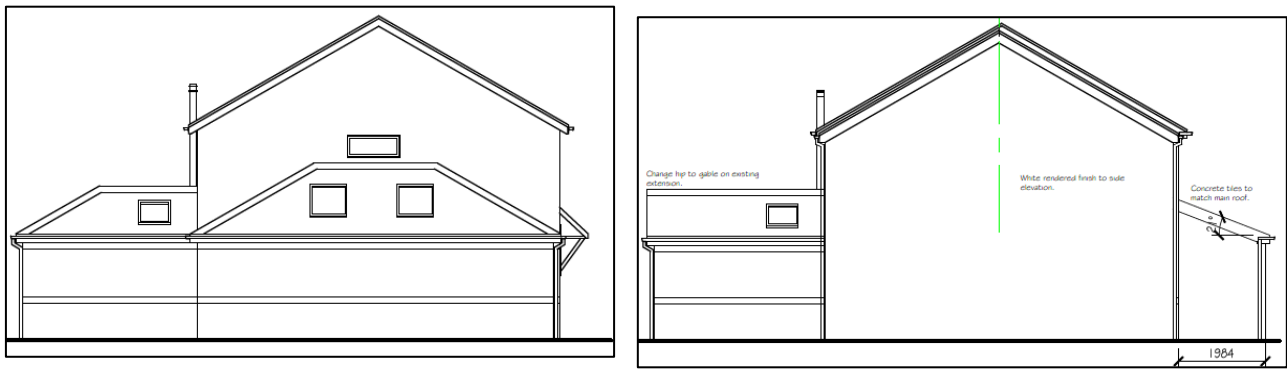


*1c/d: Existing and Proposed Rear Elevation*

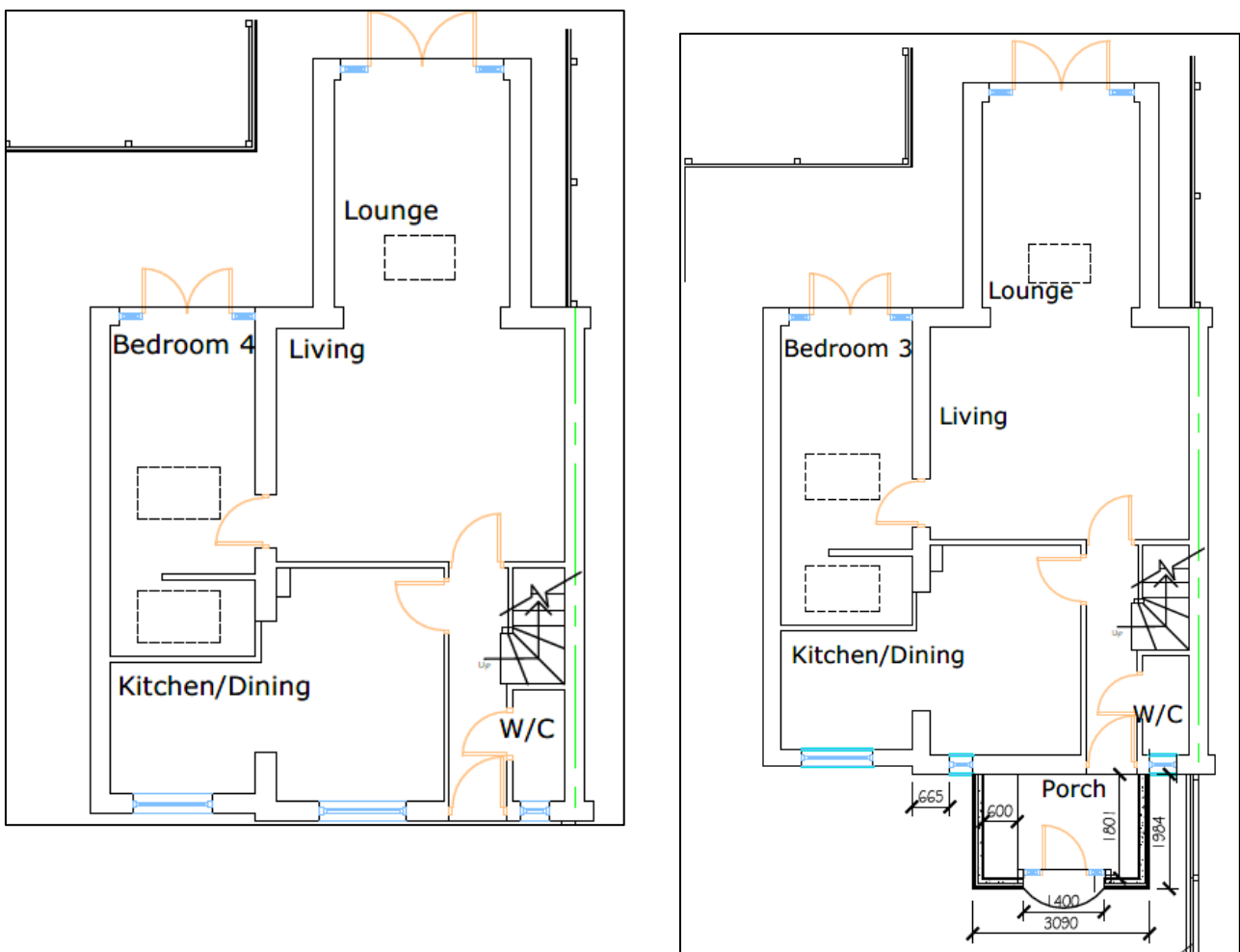




1e/f: Existing and Proposed Side Elevation

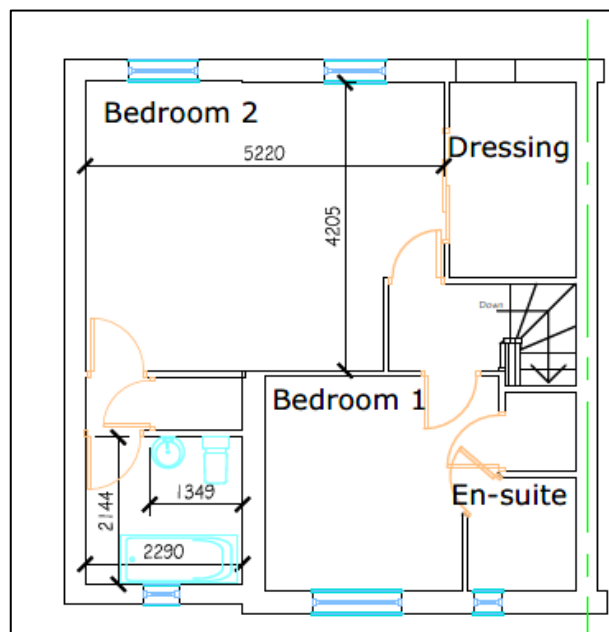
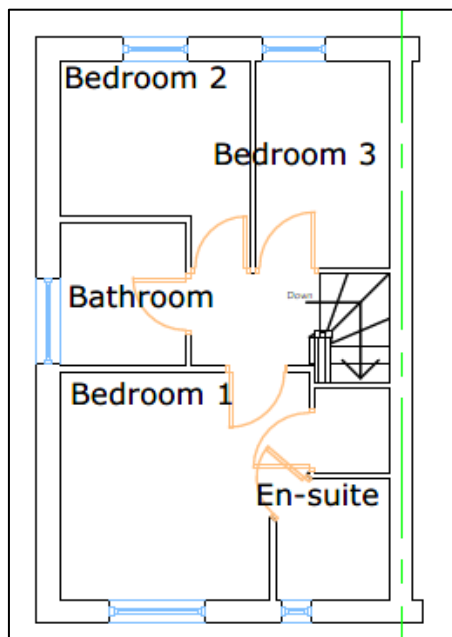


1g/h: Existing and Proposed Ground Floor

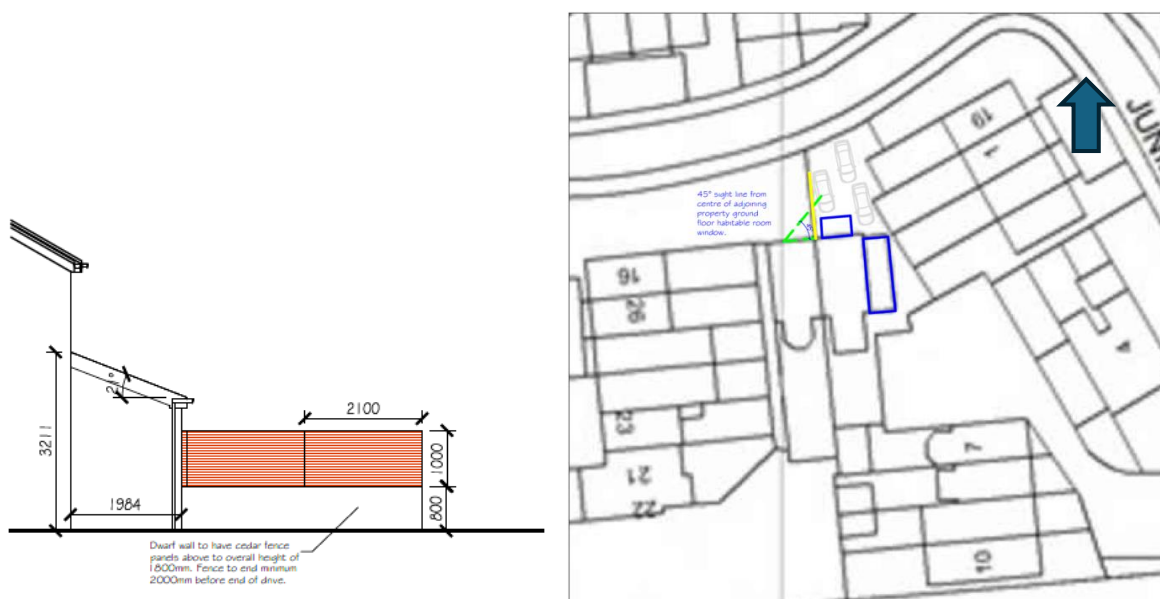




## 1i/j: Existing and Proposed First Floor



## 1k: Proposed Driveway Section and Block Plan



## SITE DESCRIPTION

The Application site is situated within the Main Settlement of Porthcawl, as defined by Policy SF1 of the adopted Replacement Local Development Plan (2018-2033). The site comprises a two-storey semi-detached property attached on its west elevation, situated within a large estate. The site itself is a modest property with associated irregular flat amenity space that has been modified previously with a side and rear ground floor extension, with a large front driveway abutting the street.

The area is densely built up, with 4no rear gardens abutting the east curtilage boundary of the site, with 1no. property abutting the rear boundary. There is a car park for residents adjacent to the southeast corner which does provide some break to the building line. Further west, adjacent to the attached property is a similar relationship with a perpendicular row of houses.



The street-scene consists of dwellings built within the same estate of similar general design, although there are variations in terms of overall scale, type and material finishes.

**Figure 2 – Site Location Plan**



**Figure 3 - photos**

*3a/b: Front and Rear Elevation*





*3c/d: Front elevation view near Juniper Close and perspective Front elevation view*



*3e/f: View above boundary treatment and street-scene*



*3g/h: Courtyard view and View from garden across towards Juniper Close*







## RELEVANT HISTORY

**P/03/24/FUL:** Single Storey Side and Rear Extensions - Granted (no conditions) 17 February 2003

**P/24/776/FUL:** Two storey rear extension and front porch - Refusal 24 February 2025

## PUBLICITY

Neighbours have been notified of the receipt of the Application.

The period allowed for response to consultations/publicity expired on 23<sup>rd</sup> June 2025.

## CONSULTATION RESPONSES

Highways Officer: No objection, subject to conditions relating to parking provision.

## REPRESENTATIONS RECEIVED

Three letters of objection and three letters of support have been received.

In summary, the letters of support are as follows:

- The Application is coherent within the character and appearance of the area and will not impact the amenity of residents.
- A hipped roof porch design is more appropriate.

In summary, the letters of objection are as follows:

### *Material Considerations*

- Visual Amenity: Impact on the character and appearance of the area and wider street-scene. Specifically, issues relating to materials and unbalancing the semi-detached dwellings are noted, as well as the increased bulk and massing of the site. Additionally, the proposed wall is not common within the estate.
- Residential Amenity: Loss of privacy and overlooking, loss of and domination of outlook, increased overshadowing. Specifically, issues regarding the side elevation materials, side elevation fenestration, window placements and feeling of gloomy gardens are noted.
- Lack of parking provision due to the porch installation.



#### Other matters

- Loss of sky view
- Rendered finishes deteriorate over time compared to brickwork.
- There is a covenant on land allowing access to Juniper Close which may impact the Applicants during the construction phase.

### **COMMENTS ON REPRESENTATIONS RECEIVED**

The material considerations such as visual and residential amenity, and Highway safety will be addressed in the appraisal section of the report.

#### *Other matters*

- a. Loss of a view is not considered a material consideration. The loss of outlook will be addressed in the residential amenity section of the report.
- b. The Applicant has the right to propose a specific material for finish. Rendered finish is a common material used in construction.
- c. Any covenant or restriction relating to land is outside of the remit of the planning system and is a civil matter.

### **PLANNING POLICY**

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

National planning guidance in the form of Future Wales – the National Plan 2040 (February 2021) and Planning Policy Wales (Edition 12, February 2024) (**PPW**) are of relevance to the determination of this Application.

Paragraph 1.30 of PPW confirms that... *“Development management is the positive and proactive approach to shaping, considering, determining and delivering development proposals through the process of deciding planning applications.”*

*“All development decisions...should seek to contribute towards the making of sustainable places and improved well-being.”* (Paragraph 2.2 of PPW refers) Para 2.3 states *“The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.”*

*At Para 2.7, it states “Placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people.”*

PPW states at paragraphs 2.22 and 2.23 that the Planning system should *“ensure that a post-Covid world has people’s well-being at its heart”* and that Planners play a *“pivotal role...in shaping our society for the future, prioritising placemaking, decarbonisation and well-being.”*

#### **Technical Advice Notes:**

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

- Technical Advice Note 5 – Nature Conservation and Planning (2009).
- Technical Advice Note 12 - Design (2016)
- Technical Advice Note 18 – Transport (2007).

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

The Well-being of Future Generations Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a



manner which seeks to ensure that the needs of the present are met without comprising 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.

### **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.

### **Local Policies**

The Development Plan for the area comprises of the Bridgend Replacement Local Development Plan 2018-2033 which was formally adopted by the Council in March 2024, and within which the following policies are of relevance:

#### **Strategic Policy**

- Policy SP1: Regeneration and Sustainable Growth Strategy
- Policy SP3: Good Design and Sustainable Placemaking
- Policy SP4: Mitigating the Impact of Climate Change
- Policy SP5: Sustainable Transport and Accessibility
- Policy SP17: Conservation and Enhancement of the Natural Environment

#### **Topic Based Policy**

- Policy SF1: Settlement Hierarchy and Urban Management
- Policy PLA11: Parking Standards
- Policy DNP6: Biodiversity, Ecological Networks, Habitats and Species
- Policy DNP7: Trees, Hedgerows and Development
- Policy DNP8: Green Infrastructure.

#### **Supplementary Planning Guidance (SPG)**

- SPG02 - Householder Development
- SPG17 - Parking Standards
- SPG19 - Biodiversity

### **APPRAISAL**

The Application is referred to the Development Control Committee on the basis that three separate objections raising material planning considerations have been lodged.

Having regard to the above, the main issues to consider in this Application relate to the principle of development, the amenities of neighbouring residents, the impact upon the character and appearance of the area, biodiversity and highway/pedestrian safety.

### **Principle Of Development**

The site is located within the Main Settlement of Porthcawl as defined by **Policy SF1**



Settlement Hierarchy and Urban Management of the Bridgend Replacement Local Development Plan (RLDP) adopted in 2024. Policy SF1 states that Development will be permitted within settlement boundaries at a scale commensurate with the role and function of the settlement.

**Policy SP3** Good Design and Sustainable Place Making of the RLDP states that all development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having full regard to the natural, historic and built environment

On balance, it is considered that in principle, subject to satisfying the requirements of RLDP Policy SP3, the proposed development is acceptable and accords with the Bridgend Replacement Local Development Plan (2024).

### **Visual Impact**

Policy SP3 of the adopted Bridgend Replacement Local Development Plan 2024 highlights all development should contribute to creating high quality, attractive, sustainable places by, amongst others:

- Demonstrating alignment with the principles of Good Design
- Have a design of the highest quality possible, whilst respecting and enhancing local distinctiveness and landscape character;
- Being appropriate to its local context in terms of size, scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;

The following notes from the Householder SPG02 are of relevance:

*NOTE 11 The form, materials, and details of extensions and alterations should match or harmonise with those of the existing house.*

*NOTE 12 An extension should be in scale with the existing dwelling.*

*NOTE 17: A side extension to a semi-detached property should respect the original symmetry of the pair of buildings*

*NOTE 18 Front extensions that come forward of a definable building line, including porches, should be designed to the highest standard in recognition of their prominence in the street scene*

In the submission of the amended scheme, the rear extension has been omitted and replaced with by a first-floor extension over an existing ground floor element, whilst the porch roof-type has been amended from a pitched to a lean-to style more similar in proportions to the existing canopy.

The semi-detached dwellings are currently unbalanced due to the existing ground floor side extension on the host property. Whilst the proposal would provide an additional divergence between the dwellings, the side extension with the marginal elevational set back and set down roof is subservient to the host dwelling.

Incorporating a matching roof pitch over the porch reduces its dominating impact when compared to the previous scheme. The alteration of the porch roof-type to a lean to is welcomed and is more in keeping with the character and appearance of the area, whilst the window placements and fenestration is appropriate. There would be no significant impact



upon the visual amenity of the nearby dunes, given the built-up nature of the estate. Finally, the proposed boundary treatment is domestic in design, set back from the curtilage boundary and broken up by the brickwork and timber panels of a scale considered acceptable.

In relation to the proposed finishes, there would be a significant alteration to the existing palette. Although black roof tiles are considered appropriate, the use of white render would be at odds with the coherent finishes of properties within the wider vicinity including the attached property. Given the property's prominence in the street-scene a condition will be imposed that seeks to amend and control the proposed finishes. The side elevation of the two-storey extension is less of a concern owing to the general built-up nature and lack of prominence within the street-scene. The use of render on these aspects is therefore considered acceptable. When viewed as a whole, the side extension and porch are appropriately designed and, on balance, would not be detrimental to the visual amenity of the area.

In relation to the hip-gable roof amendment on the existing rear extension, there would be no discernible change to the overall impact on visual amenity of the area and is acceptable.

Overall, the amended scheme addresses the previous concerns raised and is considered to be acceptable in terms of its size, scale and design in accordance with criterion (b) of Policy SP3 of the Bridgend Replacement Local Development Plan (2024) and Supplementary Planning Guidance 02 – Householder Development. As such it is considered that the proposed development would not have any unacceptable impact in relating to visual amenity

### **Residential Amenity**

Planning Policy Wales (Edition 12, February 2024) states at paragraph 2.7 that *“placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people”*.

Criterion (k) of Policy SP3 of the Bridgend Replacement Local Development Plan (2024) seeks to ensure that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected and, in addition, seeks to ensure that an appropriate level of amenity is afforded to future occupiers of a development.

### **Overbearing and overshadowing impact**

In terms of overbearing and overshadowing impact, Note 1 of Supplementary Planning Guidance 02: Householder Development (SPG02) states that *“No extension should unreasonably dominate the outlook of an adjoining property.”* Further to this, Note 2 states *“No extension should unreasonably overshadow adjoining property.”* Paragraph 4.2.1 of Note 2 continues *“A poorly-designed extension can reduce daylight and sunlight to an unreasonable extent. Neighbouring houses and their gardens can be made gloomy and unattractive in worst cases rights to light may be infringed.”*

Paragraph 4.12 states: *“Unreasonable domination is an issue only where a main window to a habitable room in an adjacent dwelling will directly overlook a proposed extension. In addition, for unreasonable domination to be demonstrable, the extension must be either: (a) higher than a line, perpendicular to the window wall, rising at 25 degrees to the horizontal from the mid-point of the affected windows, or (b) closer than 10.5 metres to the window.”*

Paragraph 4.1.1 of Note 1 also states:

*“Whether or not a proposed extension will be compatible with the residential amenity of neighbouring property will usually need to be assessed on the merits of the individual*



*proposal. Factors to be taken into account include: (a) the shape and size of the extension; (b) its distance from, and alignment with, overlooking windows; (c) whether the site is higher or lower than the neighbouring house.”*

With regards to overshadowing, it is acknowledged the two-storey side extension will increase the level of overshadowing to the dwellings on Juniper Close to a degree, although there is some degree of overshadowing created by the host dwelling. However, the extension will not protrude past any existing front or rear wall or have a higher ridge height than the host dwelling. The 25-degree rule is of consideration and, due to angle and relationship of the site to Juniper Close, the proposed extension would be 11.5m away from the closest dwelling at the ridge, 10.5m at the front elevation corner and 13.5m at the rear corner. The ridge of the extension would intersect the 25-degree line but would be more than 10.5m away in distance from any habitable room.

Given the separation distances quoted above, the orientation of the respective properties and the levels of overshadowing from the existing dwelling, the impact of the new extension on the light and outlook should not be so significant as to detrimentally affect the living conditions of the neighbours. On balance, the development is considered acceptable. With regards to the garden areas, there is a clear level of overshadowing within Juniper Close which the proposed development would not increase significantly and is acceptable in this regard.

With regards to any overbearing impact and loss of outlook the 25-rule is also of consideration and, as above, the minimum distance of 10.5m to the nearest dwelling is considered acceptable and owing to the shape and siting of the side extension and flat ground level it is considered that it will not dominate the outlook of neighbours. Objectors specifically cited that the proposed external render finish would impact the outlook when compared to the existing brickwork. Whilst this is acknowledged, given the minimum distance of 10.5m is generally considered acceptable the external finish is not a significant concern to the residential amenity of neighbouring dwellings.

#### Overlooking/loss of privacy

In terms of overlooking and loss of privacy, SPG02 refers at Note 6 to ‘privacy’ and states that *“extensions and outbuildings should respect the privacy of neighbouring houses.”*

The proposed extension would allow for an additional first floor front bathroom window and rear first floor bedroom window. The proposed bathroom window would potentially allow for an increased level of overlooking to the rear garden of 1 Juniper Close. As this window does not serve a habitable room, a suitably worded condition requiring the use of obscure glazing will be imposed. Compliance with the condition should suitably reduce any potentially disruptive overlooking. The rear bedroom window would not have any increased overlooking opportunities to any nearby dwelling, given the nearby parking courtyard and existing level of overlooking within the vicinity from the existing rear bedroom windows.

#### Residential Amenity of Occupiers

Note 8 of SPG02 states *“Any extension should leave an adequate garden area for private use around the house.”*

As the proposed extension would be built upon an existing ground floor element, it is considered that the development would leave sufficient garden area for private amenity space for use by the occupiers of the extended property.

Accordingly, the proposal complies with criterion (k) of Policy SP3 of the Bridgend Replacement Local Development Plan (2024), and guidance contained within



Supplementary Planning Guidance Note 02 Householder Development which relates specifically to residential amenity.

### **Highway Safety**

Policy PLA11 of the adopted Bridgend Replacement Local Development Plan (2024), stipulates that all development must be served by appropriate levels of parking in accordance with the adopted SPG on parking standards. Consideration must be given to electric and Ultra Low Emission Vehicles.

Note 9 of SPG02 states that *“off-street parking should be available to meet the County Borough Council’s guidelines for a dwelling of the size after extension”* and stipulates that the parking requirement for houses equates to 1 space per bedroom up to a maximum of 3 spaces. Each space must be 4.8m x 2.6m to accommodate a car parking space unless it is within a garage.

The Highways Officer has been consulted on the Application. The comments are below:

*We have considered the above application and note that the proposed porch will project into the existing parking area. Currently the property benefits from 3 parking spaces and due to its location close to a junction the property must retain 3 parking spaces as part of this proposal.*

*Whilst the block plan shows 3 off-street parking spaces, neither the spaces nor the proposed porch is to scale. However, the Highway Authority have scaled from the elevations plans which evidence that 3 off-street parking spaces can be achieved on the site. Due to the site now reaching its capacity with regards to off-street parking I have added the conditions below to ensure that no further parking area is taken up by development.*

*As a result of the above the Highway Authority offer ‘No Objection subject to conditions.’*

Therefore, the inclusion of the porch and boundary treatment is considered to be acceptable in relation to parking provision and highway safety. As such, the proposed development is considered to be compliant with the Note 9 of SPG02 and Policy SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024) and is acceptable from a highway and pedestrian safety perspective.

### **Biodiversity**

In assessing a planning application, the Local Planning 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, under the Environment (Wales) Act 2016.

Planning Policy Wales 12 (PPW12) states in Section 6.4.4: *“It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals.”* It further goes on to state that *“All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.”*

Technical Advice Note 5: Nature Conservation and Planning states that: *“Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife.”*



Policy SP3 of the adopted Bridgend Replacement Local Development Plan (2024) requires development to safeguard and enhance biodiversity and promote integrated multi-functional green infrastructure networks.

Policy DNP6 states *“All development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created wherever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Particular importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species”*

Policy DNP7 states *“development that would adversely affect trees woodlands and hedgerows of public amenity or natural/cultural heritage value or provide important ecosystem will not be permitted”*. Policy DNP8 requires new development proposals to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi functionality of the green infrastructure network.

In this case the proposed site is located within settlements and forms a dwelling within a residential curtilage with limited biodiversity value. In this case a bird box would be considered sufficient to enhance biodiversity at the site given the limited value. A condition can be imposed to ensure this is implemented. A note can also be attached advising the Applicant of ways that they could enhance biodiversity at this location. As such the proposal is acceptable in terms of Biodiversity.

## **CONCLUSION**

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Replacement Local Development Plan (2024).

Whilst it is acknowledged that there would be a change to the visual appearance of the area and some limited impact on the residential amenities of residents along Juniper Close, on balance, it is considered that the proposal would not significantly impact the visual and residential amenity of the area and is acceptable in terms of biodiversity and highway safety.

Accordingly, the proposed development is in accordance with Policies SP1, SP3, SP4, SP5, SP17, SF1, PLA11, DNP6, DNP7 and DNP8 of the Bridgend Replacement Local Development Plan (2024).

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

## **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:  
18OTD/24/02B: Proposed Plans and Elevations



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

2. Notwithstanding the submitted plans, the external materials on the ground floor front elevation wall shall match those used in the existing building and shall be retained as such thereafter.

Reason: To secure the maximum degree of unity between existing and proposed development so as to enhance and protect the visual amenity of the area in accordance with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).

3. Notwithstanding the details submitted, prior to the first beneficial use of the extension hereby approved, the window on the first-floor front elevation, serving the bathroom shall be fitted with obscured glazing to a minimum of level 5 on the Pilkington index of obscurity, and any part of the window/s that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained as such thereafter.

Reason: In the interest of the amenities of the adjoining property, and to ensure the development complies with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).

4. Prior to the first beneficial use of the extension hereby permitted, an artificial nesting site for birds shall be erected on the dwelling to one of the following specifications, and retained as such thereafter;

Nest Box Specifications for House Sparrow Terrace:

Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings.

Entrance holes: 32mm diameter

Dimensions: H310 x W370 x D185mm

or

Swift Nest Box Specification:

Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.

Dimensions: H150 x W340 x D150mm

Reason: In the interest of enhancing biodiversity and to accord with Policy SP3 and DPN6 of the Bridgend Replacement Local Development Plan (2024).

5. The parking area shall remain in permanent materials (loose gravel is not acceptable) in accordance with the approved layout prior to the development being brought into beneficial use and retained for the purpose of parking in perpetuity.

Reason: In the interest of visual amenity, highway safety and to ensure the development complies with Policy SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024).

6. 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 in accordance with Policy SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024).

7. \* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Replacement Local Development Plan (2024).

Whilst it is acknowledged that there would be a change to the visual appearance of the area and an element of impact on the residential amenity to the residents of Juniper Close, on balance, it is considered that the proposal would not significantly impact the visual and residential amenity of the area, and is acceptable in terms of biodiversity and highway safety.

Accordingly, the proposed development is in accordance with Policies SP1, SP3, SP4, SP5, SP17, SF1, PLA11, DNP6, DNP7 and DNP8 of the Bridgend Replacement Local Development Plan (2024).

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

a) Biodiversity Note

With respect to biodiversity, the applicant is referred to Section B1: Biodiversity Design Guidance Sheet: Bats and Development when undertaking building demolition or works that will impact on a roof space which due to its nature creates a potential risk to bats. In particular you are referred to section 8.0 Bat Warning (pp 47) which provides good practice guidelines to be followed by all applicants whose development involves any risk to bats.

The applicant is advised to incorporate bird and/or bat boxes into the development which would provide summer roosting opportunities for birds/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. Incorporation 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'.

b) Bat informative

Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales must be contacted.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work shall cease and NRW should be contacted immediately.



Where bats or their roosts are present, no works of site clearance, demolition or construction shall take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation.

NRW can be contacted at:-

Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

Studio 15, Cloisters House, Cloisters Business Centre, 8 Battersea Park Road, London, SA8 4BG, 0345 1300 228

**JANINE NIGHTINGALE**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

None



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## Appeals

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

<b>APPEAL NO.</b>	2032
<b>APPLICATION NO</b>	P/24/274/FUL
<b>APPELLANT</b>	K FERNANDEZ
<b>SUBJECT OF APPEAL</b>	ERECTION OF BOUNDARY FENCE: 11 KINGFISHER CLOSE BRACKLA
<b>PROCEDURE</b>	HOUSEHOLDER
<b>DECISION LEVEL</b>	DELEGATED OFFICER

**The application was refused for the following reasons:**

- 
1. The proposed fence would comprise a blunt, prominent and unattractive visual intrusion into a significant sweep of trees and hedging which forms an important green edge to, and corridor alongside a busy thoroughfare within the settlement. The scale, position, materials and design of the proposed structure would not represent a high quality development and would neither respect nor enhance the distinctiveness and landscape character of the locality. The proposed development would therefore conflict with the terms and objectives of local and national planning policy and guidance as set out in Policy SP3 of the Bridgend County Borough Local Development Plan 2018 – 2033 (2024), and advice contained in Supplementary Planning Guidance 02: Householder Development (2008), in Planning Policy Wales Edition 12 (2024) and in Technical Advice Note 12: Design (2016).
  2. The development would reduce visibility for pedestrians and create an area of concealment at the junction of the footway on Coychurch Road and the public footpath leading to it from Kingfisher Close. This would impact adversely on the safe operation of the pedestrian routes around the site, increasing risk of collision, and would likely increase both the opportunity for crime and the fear of crime, so would represent a discouragement for the use of the route by pedestrians as a sustainable means of transport. The proposed development would therefore conflict with the terms and objectives of local and national planning policy and guidance as set out in Policies SP3, SP5 and PLA9 of the Bridgend County Borough Local Development Plan 2018 – 2033 (2024), and with advice contained in Planning Policy Wales Edition 12 (2024) and Technical Advice Note 18: Transport (2007).
  3. The proposed development would result in a material reduction in the depth of the significant belt of tree and other vegetation on the north side of Coychurch Road to the detriment of its contribution to the local ecosystem. The proposed development would not maintain, protect or enhance biodiversity and ecological networks / services, or the interconnectivity of them, and would therefore conflict with the terms and objectives of local and national planning policy and guidance as set out in Policies SP3, SP4, SP17, DNP6, DNP7 and DNP8 of the Bridgend County Borough Local Development Plan 2018 – 2033 (2024), and with advice contained in Supplementary Planning Guidance 02: Householder Development (2008), in Supplementary Planning Guidance 19: Biodiversity (2014), in Planning Policy Wales Edition 12 (2024) and in Technical Advice Note 05: Nature conservation and planning (2009).
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<b>APPEAL NO.</b>	2038
<b>APPLICATION NO</b>	P/24/631/FUL
<b>APPELLANT</b>	MR W J FLEMING



<b>SUBJECT OF APPEAL</b>	SINGLE STOREY REAR AND SIDE EXTENSION, REAR DORMER WITH 2 X JULIET BALCONIES, ALTERATIONS TO ROOF RIDGE AND PORCH (PART RETROSPECTIVE): 103 HEOL LAS NORTH CORNELLY
<b>PROCEDURE</b>	HOUSEHOLDER
<b>DECISION LEVEL</b>	DELEGATED OFFICER

**The application was refused for the following reason:**

1. The proposed development, by reason of its alternative form, scale, design and materials, fails to take into account the context and character of the host property with the front porch, increase in ridge height and rear dormer resulting in alien and incongruous features which have a significant detrimental impact upon the established appearance and character of the existing property, contrary to Policy SP3 of the Bridgend Replacement Local Development Plan (2024) and advice contained within Supplementary Planning Guidance Note 02 Householder Development, Technical Advice Note 12 Design (2016) and Planning Policy Wales 12 (Feb. 2024).

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

<b>APPEAL NO.</b>	2021
<b>APPLICATION NO</b>	P/24/21/FUL
<b>APPELLANT</b>	CARHYS
<b>SUBJECT OF APPEAL</b>	1NO. SINGLE STOREY BUNGALOW: 1NO. SINGLE STOREY BUNGALOW: LAND TO THE SIDE OF 1 GER Y BONT BRIDGEND
<b>PROCEDURE</b>	WRITTEN REPRESENTATIONS
<b>DECISION LEVEL</b>	DELEGATED OFFICER
<b>DECISION</b>	THE INSPECTOR APPOINTED BY THE WELSH MINISTERS TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL BE DISMISSED.

The Appeal decision is attached as **APPENDIX A.**

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<b>APPEAL NO.</b>	2029
<b>APPLICATION NO</b>	P/24/424/FUL
<b>APPELLANT</b>	MR C BOWEN
<b>SUBJECT OF APPEAL</b>	SINGLE STOREY EXTENSION TO FRONT OF DWELLING: 123 HEOL Y BARDD BRIDGEND
<b>PROCEDURE</b>	HOUSEHOLDER
<b>DECISION LEVEL</b>	DELEGATED OFFICER
<b>DECISION</b>	THE INSPECTOR APPOINTED BY THE WELSH MINISTERS TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL BE



DISMISSED.

The Appeal decision is attached as **APPENDIX B.**

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<b>APPEAL NO.</b>	2030
<b>APPLICATION NO</b>	P/25/78/FUL
<b>APPELLANT</b>	MR A MORGAN
<b>SUBJECT OF APPEAL</b>	FIRST FLOOR SIDE EXTENSION AND PORCH EXTENSION TO FRONT ELEVATION: 86 TREMAINS COURT BRIDGEND
<b>PROCEDURE</b>	HOUSEHOLDER
<b>DECISION LEVEL</b>	DELEGATED OFFICER
<b>DECISION</b>	THE INSPECTOR APPOINTED BY THE WELSH MINISTERS TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL BE DISMISSED.

The Appeal decision is attached as **APPENDIX C.**

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<b>APPEAL NO.</b>	2020
<b>APPLICATION NO</b>	P/24/2/OUT
<b>APPELLANT</b>	MR P EVANS
<b>SUBJECT OF APPEAL</b>	OUTLINE PLANNING APPLICATION FOR ONE BLOCK OF 2 BEDROOM APARTMENTS (WITH APPROVAL FOR ACCESS) AND HIGHWAY IMPROVEMENT WORKS: PARCEL B LAND NORTH OF UNDERHILL COTTAGES TONDU ROAD BRIDGEND
<b>PROCEDURE</b>	WRITTEN REPRESENTATIONS
<b>DECISION LEVEL</b>	DELEGATED OFFICER
<b>DECISION</b>	THE INSPECTOR APPOINTED BY THE WELSH MINISTERS TO DETERMINE THIS APPEAL DIRECTED THAT THE APPEAL BE DISMISSED AND THE APPLICATION FOR COSTS REFUSED

The Appeal and costs application decisions are attached as **APPENDIX D**

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#### **RECOMMENDATION**

That the report of the Corporate Director Communities be noted.

**JANINE NIGHTINGALE**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers** (see application reference number)





## Appeal Decision

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by L. Hughson-Smith LLB MSc MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 15/04/2025

Appeal reference: CAS-03938-H8P6H2

Site address: Land to the side of 1 Ger Y Bont, Bridgend CF31 1HZ

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- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Carhys against the decision of Bridgend County Borough Council.
  - The application P/24/21/FUL, dated 4 January 2024, was refused by notice dated 26 June 2024.
  - The proposed development is one single storey bungalow.
  - A site visit was made on 28 March 2025.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matter

2. The site address as stated on the application form is inaccurate, therefore I have taken the address as stated on the appeal form and decision notice.
3. I note the description of development as stated on the appeal form refers to one new single-storey bungalow with one bedroom, however, this does not accurately describe the proposal applied for. I have, therefore, reverted to the original description of development as stated on the original planning application and Decision Notice.

### Main Issue

4. This is the effect of the proposal on the living conditions of prospective occupiers and the occupants of 1 Ger Y Bont, with particular regard to outlook.

### Reasons

5. The appeal site comprises a parcel of land located to the side of No. 1 Ger Y Bont (No. 1) and positioned between the rear of properties along Castle View and Glynbridge Gardens. It sits at a significantly lower ground level than the surrounding residential development and was previously a railway cutting.
6. Whilst planning policy does not protect a view, the Bridgend County Borough Council's Local Development Plan (LDP) Policy SP3 requires all development to have design of the highest quality possible and ensure the amenity of neighbouring occupiers will not be adversely affected. Planning Policy Wales (Edition 12) (PPW) includes national



placemaking outcomes which, amongst other things, requires development to promote mental health and wellbeing.

7. The Council have referred to Supplementary Planning Guidance Note 02 Householder Development (2008) (SPG). Although aimed at householder development, it includes principles relevant to new residential development including that proposed boundary enclosures should not unduly dominate the outlook of an adjacent neighbour's habitable rooms.
8. Due to the appeal site's significantly lower ground level, the proposed dwelling would be positioned well below surrounding properties and require substantial retaining walls with fencing above along three boundaries. The proposed front and side elevations would be reasonably set back from the retaining walls, with intervening soft landscaping, ensuring no unacceptable overbearing impact on future occupants.
9. However, the proposed rear elevation, containing windows to two bedrooms and a bathroom, would be positioned in close proximity to a substantial retaining wall with sloping ground above. Due to its height and position, the retaining wall would have an overbearing impact on the proposed rear bedroom windows, creating an oppressive sense of enclosure that would not be conducive to a good quality internal environment for prospective occupiers. Whilst I acknowledge the proposed roof lights would ensure adequate daylight to these rooms they would offer no meaningful alternative outlook.
10. Regardless of prospective purchasers having the ability to choose if they are satisfied with the internal living environment, the proposal must be considered against the planning policy requirements of the adopted LDP and national policy, that requires high quality development that supports occupants' well-being, as set out above. The appellant refers to an approved planning application (ref: P/21/594/RES), however, limited details have been provided including its location. Given this, I have not been able to make a comparison between it and the proposed development. I have, therefore, considered the development on its own merits.
11. The proposed fence would be 2m in height and positioned adjacent to the existing fence, along the common boundary with No. 1. The appellant claims the existing fence is the same height as that proposed; however, this does not align with my observations during my site visit. Furthermore, the Council states the existing fence is approximately 1.6m tall. I am, therefore, of the view the proposed fence would be considerably higher than the current one.
12. Although the proposed fence would sit at an oblique angle to the front elevation of No. 1, it would be in close proximity to the nearest ground and lower ground floor windows. At present, the ground floor window benefits from a reasonable level of openness, as the existing fence only partially obstructs it, allowing some outlook above it. The increased height of the proposed fence, combined with its proximity to the window, would introduce a visually dominant and overbearing feature that would substantially reduce the sense of openness to an extent that would be oppressive. Overall, the proposed fence would have a considerably more harmful impact on the living conditions of the occupants of No. 1 than the existing arrangement.
13. The appellant suggests the proposed fence benefits from permitted development rights, however, there is no cogent evidence of a lawful fallback position before me. They also refer to an example of an approved 2m fence at the land to the rear of 2 Hillcrest, Penyfai, (ref: P/22/322/FUL). However, the information provided indicates that the approved fence has a reasonable offset from the property's windows unlike the appeal proposal. It is not, therefore, directly comparable and I have determined the appeal on its own merits.



14. I conclude that the proposal would have a harmful impact on the living conditions of the prospective occupiers and the occupants of No.1 Ger Y Bont with particular regard to outlook. This would conflict with LDP Policy SP3, PPW and the objectives of the SPG.

### **Other Matters**

15. I have not been provided with sufficient information to determine whether the appeal site is brownfield land. However, even if I were to assume that it is and give this weight along with the other benefits, which include a housing net gain in a sustainable location, I consider the scope of these benefits to be limited due to the small-scale nature of the development. As such, they would not justify or outweigh the harm identified above.
16. I note the appellant's concerns in relation to the Council's consideration of the planning application, including the lack of communication. These matters, however, are not relevant to the planning merits of the appeal proposal.

### **Conclusion**

17. For the above reasons, and having regard to all matters raised, I conclude that the appeal should be dismissed.
18. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

*L. Hughson-Smith*

INSPECTOR





## Appeal Decision

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by P J Davies BSc (Hons) MA MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 10/07/2025

Appeal reference: CAS-04216-Q1L6T4

Site address: 123 Heol Y Bardd, Bridgend CF31 4TD

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- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Clive Bowen against the decision of Bridgend County Borough Council.
  - The application Ref P/24/424/FUL, dated 15 July 2024, was refused by a notice dated 3 April 2025.
  - The development proposed is described as 'construct single storey extension to front of dwelling'.
  - A site visit was made on 2 July 2025.
- 

### Decision

1. The appeal is dismissed.

### Main Issue

2. This is the effect of the proposal on the character and appearance of the area.

### Reasons

3. The appeal relates to a modest semi-detached bungalow in a short cul-de-sac of similar pairs which share commonalities in appearance, scale and design. They also display visual consistency in their layout and siting set back in a regular manner from the highway, enclosed primarily with low front boundary walls and soft forms of landscaping. I observed a timber garden building at the top end of the street, but otherwise the cul-de-sac retains a cohesive and spacious character.
4. The proposal would extend close to the front boundary and would be a wide and deep structure relative to the simple proportions of the dwelling's front elevation. Its siting and scale would therefore combine to form a prominent feature in the front garden which would demonstrably disrupt the clearly defined visual rhythm of the street. Unlike a porch falling within permitted development rights, the proposal would cause significant visual intrusion and would fail to respect the context I have described.
5. My attention is drawn to other front extensions along Oaklands Avenue, but these relate to a different street scene where there is more diversity to the street layout and



appearance. I also note the photo of a front extension to another similar property which appears to be within a nearby cul de sac. However, this forms a 'bookend' to the cul-de-sac and derives some symmetry with another front extension at the other end of the street. None of the examples shown to me have influenced the individual context of the appeal site, and they do not therefore justify the identified harm. I note the appellant has offered to reduce the size of the extension, but my assessment must be based on the scheme that was subject to the Council's decision.

6. I conclude that the proposal would be harmful to the character and appearance of the area contrary to the design and placemaking principles of Policy SP3 of the adopted Bridgend County Borough Local Development Plan 2018 – 2033, and the Council's Supplementary Planning Guidance Note 2 – Householder Development.

### **Conclusions**

7. For the above reasons and having regard to all matters raised, I conclude that the appeal should be dismissed.
8. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

*P J Davies*

INSPECTOR





## Appeal Decision

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by J P Tudor BA (Hons), Solicitor (non-practising)

an Inspector appointed by the Welsh Ministers

Decision date: 08/07/2025

Appeal reference: CAS-04229-W2F7Q7

Site address: 86 Tremains Court, Brackla, Bridgend CF31 2SS

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- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Andrew Morgan against the decision of Bridgend County Borough Council ('the Council').
  - The application Ref: P/25/78/FUL, dated 12 February 2025, was refused by notice dated 21 March 2025.
  - The development proposed is first floor side extension and porch extension to front elevation.
  - A site visit was made on 18 June 2025.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matter

2. The proposed development seeks to address concerns raised in relation to a previous scheme refused by the Council (ref: P/23/403/FUL) and dismissed on appeal (ref: CAS-03334-L5K8C7). While I have considered that aspect, my primary role is to assess the current proposal on its own merits against relevant policy and guidance rather than relative to a previous refused scheme.

### Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the host dwelling and the area.

### Reasons

4. The appeal site comprises a detached two-storey dwelling located on a corner plot within a residential estate. A two-storey gable section projects to the front of the house and there is a single-storey hipped roof element to the side. A driveway to the front is adjacent to a small lawned garden with a low hedge bounding the pavement and road. There is further garden space to the side and rear of the property enclosed by wooden fencing. The estate is characterised by a range of house types, which are repeated, along with the use of common materials such as red brick, brown tiles for roofs, and



brown fenestration. The houses have mainly open frontages. The combination of these elements provides a sense of cohesion.

5. The proposed first-floor side extension would involve replacing the front part of the single-storey section to the side of the house with a new two-storey front gable. At the rear, the first-floor addition would be set in from the existing main elevation. There would also be a new central front porch extension. The submitted drawings indicate that the extensions would be finished in materials matching those used in the current building.
6. Policy SP3 of the Bridgend County Borough Local Development Plan 2018-2033, Adopted 13 March 2024 ('LDP'), indicates that all development must contribute to creating high quality and attractive places by demonstrating alignment with the principles of good design. In addition, it must, among other things, have a design of the highest quality possible, while respecting local distinctiveness and landscape character and be appropriate to its local context in terms of size, scale, height, massing, elevational treatment, materials and detail, layout, form, mix and density.
7. The Council's adopted Supplementary Planning Guidance, SPG02 Householder Development ('SPG') advises that the form, materials, and details of extensions and alterations should harmonise with those of the existing house, reinforcing its character by appearing to be a natural part of the building and that extensions should be compatible in form (6.4 Note 11). Furthermore, that an extension should be in scale with the existing dwelling (6.5 Note 12).
8. The proposed front gable would appear similar to the existing gable projection in design and scale, giving an impression of a double-fronted property, albeit its set-back position would detract from that to an extent. However, the central porch extension, with its lean-to roof reaching down from the main roof and its door to one side, would form only a partial and incongruous link between the gables. Combined with a discordant series of roof planes, the extensions would create an odd façade that would be visible in views from the road and from adjacent properties. The proposed development would, therefore, have an adverse visual effect on the existing dwelling and on the street scene, which the use of matching materials would not sufficiently mitigate.
9. In addition, the Council advises that the full width of the first-floor extension would be approximately 5.4m compared with an existing first-floor width of about 8m, figures which have not been disputed by the appellant. As this would increase the width of the host dwelling, albeit at first floor level only, by over 50%, the Council considers that the extension would not appear subservient to, or in proportion with, the existing building. The ground floor footprint would not increase significantly as a result of the extensions and I recognise that attempts at subservience, including the set down of the side extension roof from the main roof, have been made. Notwithstanding, I consider that the overall size, scale and design of the proposed development would appear disproportionate in relation to the existing building and adjacent properties.
10. Moreover, although there are different house types on the estate, I did not see directly comparable double-fronted style houses with two projecting gables in the immediate street scene. In any event, given the design and scale of the extensions, I consider that they would result in a dwelling that would appear out of keeping with those in this part of the estate. That visual dissonance would be particularly apparent in both public and private views as the appeal site is in a prominent corner location, albeit at the entrance to a cul-de-sac.
11. The appellant has referred to other examples of side extensions within Tremains Court and Briary Way, which I viewed on my site visit. While some properties appear to have two-storey side extensions or extensions above garages, those that I saw bore limited



resemblance to the appeal proposal. In any event, it is a truism that each case should be decided on its own particular merits. Therefore, while I have considered those examples, they do not lead me to alter my decision.

12. Overall, I conclude that the proposed development would have an adverse effect on the character and appearance of the host dwelling and the area. It follows that it would be contrary to LDP policy SP3, including its 'good design' principles, and design advice for extensions detailed in the SPG, as summarised above, both of which are broadly in accordance with national policy contained in Planning Policy Wales (2024).

## **Conclusion**

13. I appreciate that the proposed development would have benefits for existing and future occupiers in expanding the available living space within the dwelling. However, in this case, that would not outweigh the harm identified to the character and appearance of the existing building and the area.
14. For the reasons given above and taking account of all other matters raised, I conclude that the appeal should be dismissed.
15. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-being of Future Generations (Wales) Act 2015 ('the Act'). I consider that this decision is in accord with the Act's sustainable development principle through its contribution towards one or more of the Welsh Minister's well-being objectives as required by section 8 of the Act.

*JP Tudor*

INSPECTOR





## Appeal Decision

by Helen Smith BA(Hons) BTP MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 10/07/2025

Appeal reference: CAS-03855-D9G8D3

Site address: Parcel B, Land North of Underhill Cottages, Tondu Road, Bridgend

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for outline planning permission.
- The appeal is made by P Evans against Bridgend County Borough Council.
- The application Ref P/24/2/OUT is dated 30 December 2023.
- The development proposed is described as 'highway improvement works and outline planning permission for one block of 2 bedroom apartments (with approval for access)'.
- A site visit was made on 30 May 2025.

### Decision

1. The appeal is dismissed and planning permission is refused.

### Procedural Matters and Background

2. The appeal has been submitted against the non-determination of a planning application for outline planning permission. The Council issued a Decision Notice refusing the planning permission outside of the dual jurisdiction period. I have used the Decision Notice and Officer's Report as the basis for identifying the main issues in relation to this appeal.
3. The application was made in outline with access to be agreed. All other matters are reserved for subsequent approval. I have therefore treated the submitted site layout plan, together with the site sections and street scene drawings as indicative. The indicative site section plan shows that the scale parameters of the height of the proposed building are between 8 and 9m. I have considered the appeal on that basis.
4. There is a detailed planning history associated with this site. An outline application for up to 24 dwellings was dismissed at appeal in 2019 on the grounds of the effect on the character and appearance of the area and highway safety together with the impact on trees and features of importance for local ecology. (Ref: APP/F6915/A/19/3237153). A later proposal for up to 9 dwellings was also dismissed on appeal for similar reasons (Ref: APP/F6915/A/20/3249034). An appeal against a refusal to fell 33 trees protected by a Tree Preservation Order (TPO) and the planting of replacement trees along the southern, western and northern site boundaries was dismissed in February 2022 insofar as it related to 29no. trees but allowed insofar as it related to 4no. trees (Ref: CAS-01379-M4T9Y9). More recently, an appeal against a refusal for outline planning application for residential development for 15 dwellings with approval for access was



dismissed in August 2023 on the grounds of harm to the character and appearance of the area, living conditions of future occupiers, trees and ecology and highway and pedestrian safety (Ref: CAS-02289-T3Y1C3)(the 2023 appeal decision).

5. These previous appeals related to a larger site than the appeal site. This larger site has been split into 2 and are referred to in the appeal submissions as 'Parcel A' and 'Parcel B'. The appeal scheme relates to 'Parcel B', the northern section of the larger site. Parcel A was subject to a separate planning application for outline planning application for one block of 2 bedroom apartments (with approval for access) and highway improvement works (Ref: P/24/1/OUT). This planning application was refused by the Council in December 2024.
6. The Council declined to determine the planning application subject of this appeal under Section 70A of the Town and Country Planning Act 1990 (as amended), as they considered that a similar proposal had recently been refused by the Council and dismissed on appeal. This decision was quashed by the High Court. The appellant states that the High Court Decision validates the proposal's merits and urges approval. However, the High Court Decision relates to the Council's decision to decline to determine the planning application and clearly states that nothing said in that judgment should be taken as any indication as to how the application should be determined, which is a matter for the authority. I have determined the appeal on that basis.
7. In response to the Council's statement, the appellant's final comments include a Transport and Highway Rebuttal. It states that this document seeks to *address* [my emphasis] and respond to the Council's Highways comments. In doing so, a revised drawing package (Revision E) of the proposed highway improvements has been submitted and seeks to replace the drawing package submitted with the planning application (Revision D).
8. However, whilst the appellant is entitled to provide evidence to overcome objections raised at the planning application stage, Section 78(4BA) of the Town and Country Planning Act 1990 (as amended) is clear that, once notice of an appeal under this section to the Welsh Ministers has been served, the application to which it relates may not be varied, except in such circumstances as may be prescribed by a development order. Article 26C of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) goes on to clarify that, for the purposes of Sections 78(4BA) of the 1990 Act, the prescribed circumstance is that where an application to which the appeal relates contains a correctable error.
9. In this case, the revised drawing package includes additional signage, narrowing of the central reservation and changes in the design of the lay-by/pick up drop off point. I am not therefore persuaded that the amended plans simply seek to correct an error on the previous plans. I have therefore had no regard to these revised plans in my decision. For clarity, my decision is based on the plans considered by the Council, Revision D.

### **Application for Costs**

10. An application for costs has been made by P Evans against Bridgend County Borough Council. This application is the subject of a separate Decision.

### **Main Issues**

11. The main issues are the effect of the proposed development on:
  - the character and appearance of the area;
  - trees and features of importance for local ecology;



- whether the development would comply with planning policies relating to sustainable transport and its effect on highway and pedestrian safety; and
- the living conditions of future occupiers.

## Reasons

### *Character and appearance*

12. The appeal site forms part of a wider broadly linear parcel of land located on the western side of the A4063 Tondu Road. It has a steep gradient and comprises a largely wooded area incorporating a large number of mature trees. As the appeal site and the wider parcel of land it sits within comprises a significant wooded area, it has a verdant character which provides an attractive visual break in the otherwise built-up area and significantly contributes to the character of the area. The site's important contribution to the character of the area is supported by the Inspectors comments on the previous appeals.
13. The western side of the A4063 is largely free from development, other than some small scale two storey dwellings to the south on the corner of Mill Lane and a two storey dwelling some distance to the north. Owing to its location immediately adjacent the A4063, one of the main routes into and out of the town centre, the site occupies a visually prominent location. Although there is a 3 storey block of flats in Millfield, this is sited on the opposite side of the dual carriageway, is set well back and at a lower level than the A4063 and does not generally inform the character of the residential development in the area.
14. Although scale, layout and appearance have been reserved for subsequent consideration, the scale parameters and the indicative plans are material considerations. The proposal is for the erection of a block of 9 apartments which would have a height of between 8 and 9m. The indicative drawings show a 3 storey flat roof building taking up the majority of the frontage of the site onto the A4063, located close to the road.
15. In dismissing the 2023 appeal, the Inspector considered that two separate blocks of the height specified, combined with their proposed width and depth, would read as bulky and monolithic. Whilst that decision related to 2 separate blocks on a larger site, the larger block was proposed on this appeal site, and therefore I consider the Inspector's conclusions relevant to this appeal in this respect. Although the height parameters would be lower than that previous scheme, which were 8.5m to 9.5m, this would be marginally so. Furthermore, as the indicative street scene drawings show that the appeal scheme would be 3 storey with a flat roof, this, in combination with its length and depth, would result in a large scale and bulky building which would be at odds with the limited number of small-scale buildings in its immediate context.
16. Owing to its scale and bulk, the proposal would significantly erode the verdant character of the appeal site and would be seen as a bulky and unsympathetic development which would be visually dominant in its otherwise verdant and wooded setting. It would therefore be an unduly discordant development, inappropriate in its context. This would unacceptably harm the character and appearance of the area.
17. I conclude that, for the reasons set out above, the proposed development would significantly harm the character and appearance of the area, contrary to the objectives of Policy SP3 of the Adopted Bridgend County Borough Council Local Development Plan (2018 – 2033)(LDP), which seeks to ensure that all developments contribute to creating high quality, attractive and sustainable places. It also conflicts with the placemaking objectives of Planning Policy Wales (PPW).



*Trees and ecology*

18. The site is located within the Cefn Glass Wood Site of Importance for Nature Conservation (SINC), which is designated for its semi natural woodland with an assemblage of indicator species and containing disused quarries with shaded rock exposure and scrub. The site comprises semi natural broad-leaved woodland and is covered by a Tree Preservation Order (No.3) 1954 (TPO) and forms part of a Restored Ancient Woodland Site (RAWS).
19. PPW aims to protect and enhance habitats and biodiversity and to improve the overall resilience of ecosystems through a step-wise approach. It identifies the great importance of trees and woodlands for biodiversity, in particular urban trees, and advises that they are important connecting habitats for resilient ecological networks and make an essential wider contribution to landscape character, culture, heritage and sense of place, air quality, recreation and local climate moderation. In this regard it requires compensatory planting for trees that are removed as part of a proposed scheme and states that replacement planting shall be at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every one lost.
20. PPW continues to state that a green infrastructure statement (GIS) should be submitted with all planning applications, proportionate to the scale and nature of the development proposed. This will describe how green infrastructure has been incorporated into the proposal and “must be used for demonstrating how the step-wise approach has been applied”. LDP policies DNP5, DNP6, DNP7 and DNP8, and the advice in the Council's Supplementary Planning Guidance 19 Biodiversity and Development (SPG), are consistent with the objectives of PPW.
21. The appellant's Tree Survey covers the appeal site and the southern part of the larger site subject to the previous appeals. In relation to the appeal site, whilst it shows that some of the trees within the site are of low quality and need to be removed due to Ash Dieback, and that some are dead, there are a number of individual trees and a large group of trees that are identified as Category B's (moderate quality). A further Arboricultural Assessment identifies some trees on the boundary of the site adjacent to the A4063 as being at risk of failure but clarifies that the remedial works required are specified only in relation to the trees which are dead, dying and dangerous.
22. The removal of any trees that are dead, dying or dangerous, would not significantly erode the site's contribution to the wider area of woodland, as the remaining trees would still provide a sufficient tree coverage within the site. The indicative layout shows that only 2 trees would be retained and therefore the proposed development would result in a substantial loss of protected trees. This would erode the woodland which significantly contributes to the verdant setting of the locality and its function as a green buffer in the urban environment.
23. Furthermore, although the appellant contends that proposed replacement planting would be at a 4:1 ratio, the Indicative Site Layout Plan and the Ecology Enhancement Plan shows that this replacement planting would be predominantly on the boundaries of the site, due to the amount of the site taken up by the proposed building and the amenity areas. Owing to the constrained nature of the site, I am not persuaded that there would be sufficient space to provide adequate compensatory size and type of trees to replace those mature trees lost, as required by PPW.
24. Even though no protected species were found to be present on the site during the preliminary ecological survey and the Preliminary Roost Assessment (Ground Level Tree Assessment) (PRA), the Ecological Appraisal identifies the site as having a high local ecological value with the woodland on site being part of an area of RAWS and the SINC.



The PRA also recognises that the site is good habitat for foraging and commuting bats. I am also mindful of the Inspector's observations in the previous appeals that the trees and habitats are important and integral features of the SINC, which supports my view. Such a loss of these features would harm the integrity of the SINC and the RAWS.

25. I have had regard to proposed mitigation and enhancement measures set out in the Biodiversity Enhancement and Mitigation Plan and the Ecological Construction Method Statement, which include proposed tree and grass planting, a range of artificial habitats such as bat bricks/boxes, bird boxes/bricks or swift/swallow cups, hibernacula/log brush piles and hedgehog domes. However, given the extent and nature of the habitat to be lost, and my findings on the proposed tree replanting, I do not consider that the proposal would adequately mitigate its impacts, nor would it provide a net gain in biodiversity. Moreover, whilst a GIS has been submitted, it fails to demonstrate that a stepwise approach has been applied, as required by PPW.
26. I note that Natural Resources Wales made no comments on the application. Nevertheless, they stated that the decision not to comment does not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. This therefore does not override the Council's Ecologist's objection to the proposal or my findings.
27. To conclude, the proposed development would result in the loss of trees and habitat that are important features of the SINC. It would harm the character and appearance of the area and the biodiversity characteristics of the site. It also fails to demonstrate that a stepwise approach has been applied and that it would deliver a net benefit for biodiversity. For these reasons, the proposed development would result in the unacceptable loss of trees and features of importance for local ecology, contrary to LDP Policies DNP5, DNP6, DNP7 and DNP8 and the objectives of the SPG and PPW.

#### *Highway matters*

28. The appeal site is located on the dual carriage way section of the A4063 which has a speed limit of 50mph and a central reservation. At my site visit, I saw that vehicles appeared to be travelling at or around this speed limit and the flow of traffic was consistent. There are no footways on the western side of the road in the immediate vicinity of the appeal site.
29. Approval of access to the site is sought as part of the appeal scheme and the proposal includes highway improvement works. Unlike the previous appeals, this appeal scheme is being promoted as a 'car free development' and therefore provides no parking provision within the site. A universal pick up/drop off point/lay-by is proposed on the highway verge between the site's frontage and the A4063. Other proposed highway works includes the provision of a shared space refuge island and crossing point on the A4063 to the south of the appeal site, the widening of existing footways and the provision of an off road shared 3m wide footway/cycle, tactile paving, white lining and hatching on the highway, including narrowing of the northbound carriageway to a single lane.
30. PPW states that good design is about avoiding the creation of car-based developments and seeks to ensure that development proposals are fully integrated with networks for walking and cycling to access work, education, services and facilities. Whilst Policy 12 of Future Wales (FW) supports car-free developments, this is in the context of accessible locations. In relation to car parking, PPW states that parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. LDP Policies SP5 and PA11 are consistent with the objectives of PPW and FW.



31. The Council's SPG 17 – Parking Standards identifies the site as falling within Zone 4 (Suburban or Near Urban). In such areas new build apartments are expected to provide 1 parking space per bedroom (maximum of 3 spaces). In relation to sustainability, it states that other than for Zone 1 City Centre locations and Zone 2 Town Centre locations, the reductions in parking requirement for residential units shall not result in less than one parking space remaining (unless exceptional circumstances apply). Consequently, given its location, and as there is no mechanism before me to ensure that residents would not have access to a car or any other exceptional circumstances, the proposed development would result in a parking demand. Indeed, the appellant's Transport and Highway Rebuttal acknowledges that it would likely result in an offsite parking demand of up to 6 cars or vans.
32. The appellant states that this demand would likely be accommodated through on-street provision along Tynton Road, Lewis Avenue, Millfield, and Trews Field Industrial Estate, as well as within the Tondy Road surface pay-and-display car park, all of which are located on the opposite side of the A4063. The closest available on street parking would be Trews Field Industrial Estate and given its location opposite the appeal site, it is likely that residents would park here and would likely attempt to cross the A4063 at this location. Even if the other on street parking areas were used, residents would still have to negotiate crossing the busy road and walk some distance. I note that the proposed highway improvements would include a shared space refuge island and a crossing point, nevertheless, this would be located some distance to the south of the site and would therefore not be convenient for residents, especially if they are carrying shopping bags, or for visitors to the site. Given the nature and speed of vehicles on this part of the road, this would give rise to an increase in the risk of conflict of pedestrians accessing the site with vehicles using the A4063.
33. Whilst a Traffic Regulation Order (TRO) could be used to prevent parking on the A4063 and within the lay-by, and limit its use to loading only, owing to the inconvenience of the available on street parking in the area, it is likely that residents would utilise the proposed lay-by to unload shopping. The lay-by would also likely be used by visitors, taxi's, delivery and servicing vehicles accessing the proposed development. Given that the site would accommodate 9 dwellings, it is likely that there would be times when multiple vehicles would need to use the lay-by. In these circumstances vehicles would have to wait on the highway to access the lay-by at a point where the highway would be reduced to a single carriageway. I note the appellant considers that based on the capacity and flows of the highway it could accommodate existing movements in a single carriageway arrangement. Nevertheless, vehicles waiting on the highway would impact the free flow of traffic.
34. Furthermore, given the distance that southbound and northbound traffic would have to travel to turn around to either access or leave the lay-by, any such vehicle movements to and from the lay-by would be likely to give rise to hazardous U turn movements. The appellant states that this would be circa 8 daily movements. The appellant proposes to mitigate any harm by traffic orders and signage prohibiting such movements and the reduction of the speed limit of the road from 50mph to 30mph. Such mitigation was also proposed in the previous appeal schemes and I note the Inspectors did not consider the reduction in the speed limit was justifiable. I also note that such a variation of the speed limit was not supported by the Highway Authority in the previous schemes, and I have no evidence to suggest that the Highway Authority would now support such a variation. There are also no details of such traffic orders before me. In these circumstances, I am not persuaded that highway safety concerns could be overcome. As such, the proposal would be detrimental to highway and pedestrian safety.



35. Unlike the 2023 appeal scheme, the proposed highway improvements seek to improve the pedestrian and cycle links to and from the proposed development in line with the Active Travel requirements. A Unilateral Undertaking (UU) has been submitted with the appeal which includes the contribution of £18,000 to the Council for the purpose of funding the proposed off-site highway improvement works, including pedestrian/cycle facilities and lay-by enhancements along Tondur Road. However, this UU is not complete and I give it little weight in my decision.
36. In any event, the Highway and Transport Rebuttal confirms that these works would have to be subject to a full costing exercise and given the extent of the proposed highway works, I am not convinced that such a contribution would be sufficient to provide the proposed highway, pedestrian and cycle links improvements. The Council's Statement references a contribution of £18,000 but that is in relation to the processing of necessary legal traffic orders to enforce signage required in the vicinity of the application site and not in relation to the provision of the proposed highway improvements. Furthermore, it is unclear how the 3m wide footway/cycleway would continue along the site's frontage given the location of the proposed lay-by. This was also highlighted in the Road Safety Audit (RSA) but it stated that it was outside of its scope. In these circumstances, the proposal would not accord with the objectives of PPW relating to Active Travel that seeks to ensure that new developments are fully accessible by walking and cycling.
37. Furthermore, the Council state that the bus stops located reasonably close to the appeal site are not served by any public transport owing to the cessation of the bus services in 2019 due to the commercial viability of the routes. I have no evidence to suggest otherwise or that these services would be reintroduced in the future. The next nearest public transport links can be found at the Bridgend Bus Station which provides good services. Nevertheless, owing to its distance from the appeal site, it is unlikely that residents would use this mode of transport for day-to-day movements, including access to schools, workplaces and essential facilities, particularly in inclement weather. Consequently, the site would not be fully accessible by a range of transport modes and the residents would be reliant on the use of cars, despite the proposal being promoted by the appellant as a 'car free development'.
38. I note that the RSA did not identify any areas of concerns, nevertheless, it is clear that this was based on the introduction of pedestrian and cycle improvements associated with a 'vehicle free' residential development. As such this does not overcome the harm I have identified.
39. To conclude, the proposed development fails to demonstrate that it would be fully accessible by a range of different transport modes and would be harmful to highway and pedestrian safety, contrary to Policies SP5 and PA11 of the LDP and the sustainability objectives of PPW.

### *Living Conditions*

40. The indicative site layout shows that the proposed building would be sited in the eastern part of the narrow site and that the remainder of the site would comprise of amenity areas for the proposed flats. The Council have not provided any specific space standards for flats. Nevertheless, Policy SP3 of the LDP seeks to protect, amongst other things, the amenity of future occupiers. This policy is in general accordance with PPW's objective to achieve good design which it states is fundamental to creating sustainable places where people want to live, work and socialise. The Council has referenced Supplementary Planning Guidance 02 Householder Development (SPG), however, as the advice in this SPG relates to extensions and alterations to dwellings, I do not consider it particularly relevant to this proposal.



41. In the 2023 appeal decision, the Inspector considered that access to outdoor space would need to be of a sufficient size and quality to cater for the day-to-day needs of the future occupants of the dwellings. Such day-to-day needs include activities such as sitting out and relaxing, socialising and hanging washing out. The Inspector concluded that they were not satisfied that there would be sufficient space of a reasonable quality for each dwelling to meet the day-to-day needs of the future occupiers. As no on-site car parking or access road are proposed in this appeal scheme, the area shown as amenity spaces would be larger than what was proposed relating to the Block on the northern part of the site in the 2023 appeal decision. The indicative site layout shows that the amenity areas for each flat would range from 35 m<sup>2</sup> to 94 m<sup>2</sup>, with additional communal areas including bike and bin stores.
42. Nevertheless, owing to the sloping topography of the land, the dense surrounding woodland and the extent of the proposed replacement tree planting on the boundaries of the site and within the proposed amenity areas, such spaces would be severely overshadowed and dominated by the tall trees. This would result in dark and oppressive outdoor amenity areas that would not meet the day-to-day needs of future occupiers of the flats.
43. Consequently, although the size of the amenity areas may be appropriate to the size of the proposed development, and larger than those proposed in the previous scheme, from my observations on site, and on the basis of the evidence before me, I am not satisfied that the appeal proposal would provide adequate quality outdoor amenity space for its future occupiers. The proposed development would not provide suitable living conditions for future occupiers, contrary to the objectives of Policy SP3 of the LDP and PPW.

#### **Other Matters**

44. I acknowledge the contribution the proposed development would make to the housing supply in Bridgend, particularly in relation to the provision of affordable housing. Nevertheless, this, nor any of the other cited benefits of the proposed development, including any social and economic benefits, do not outweigh the considerable harms I have identified.
45. I note the representations raising concerns relating to the stability of the appeal site as a consequence of the proposed development. However, I have no cogent evidence that it would be unacceptable for this reason. Any impact on property values is not a planning matter.

#### **Conclusion**

46. For the reasons set out above, and having regard to all matters raised, I conclude that the appeal should be dismissed and planning permission be refused.
47. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

*H Smith*

INSPECTOR





## Costs Decision

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by Helen Smith BA(Hons) BTP MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 10/07/2025

Costs application in relation to Appeal Ref: CAS-03855-D9G8D3

Site address: Parcel B, Land North of Underhill Cottages, Tondu Road, Bridgend

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- The application is made under the Town and Country Planning Act 1990, sections 78, 322C and Schedule 6.
  - The application is made by P Evans for a full award of costs against Bridgend County Borough Council.
  - The appeal was against the failure of the Council to issue a notice of their decision within the prescribed period on an application for planning permission for highway improvement works and outline planning permission for one block of 2 bedroom apartments (with approval for access).
  - A site visit was made on 30 May 2025.
- 

### Decision

1. The application for an award of costs is refused.

### Procedural Matters and Background

2. The planning application was registered as valid by the Council on 23 January 2024 following the receipt of a bat survey. On the same day, the Council made a decision to decline to determine the planning application, in addition to a similar application on the adjacent site (Parcel A), under Section 70A of the Town and Country Planning Act 1990 (as amended). This decision was challenged and ultimately quashed by the High Court on 18 October 2024 (the High Court Decision).
3. An appeal against the non-determination of the planning application was submitted on 8 November 2024. The Council refused the application on 12 December 2024. However, as the valid date of the planning application ran from the initial valid date (23 January 2024), the Council's decision was outside the dual jurisdiction period.

### Reasons

4. The Section 12 Annex 'Award of Costs' of the Development Management Manual ('the Annex') advises that, irrespective of the outcome of an appeal, costs may only be awarded against a party who has behaved unreasonably, thereby causing the party applying for costs to incur unnecessary or wasted expense in the appeal process.
5. The applicant states that the Council has acted unreasonably due to significant and substantial delays and that they refused to engage with him and refused to determine the application following the High Court Decision.



6. It is clear to me that the delay in the determination of the planning application was as a consequence of the proceedings relating to the challenge to the Council's decision to decline to determine the application. Once that decision was quashed, the Council had to undertake the required consultations to enable them to proceed to a determination.
7. The appeal against non-determination was submitted 3 weeks after the High Court Decision. As the valid date of the planning application was effectively back dated to the date of the decision to decline to determine the application, it would have been impossible for the Council to determine the application within the statutory time limit following the High Court Decision. Whilst Councils are expected to determine applications in a timely manner, there are often extenuating circumstances which prevents this, such as is the case here.
8. Although the Council's decision to refuse the planning application was outside of the dual jurisdiction period, it showed that the Council had intended to determine the application, as instructed by the High Court Decision. Therefore, there is no evidence that the Council refused to determine the application.
9. There is also no evidence that the Council refused to cooperate with the appellant. Indeed, the appellant concedes that he declined an offer of a meeting following the decision to decline to determine the application. I also have no evidence that any formal pre-application requests were submitted. The Council's case is clearly substantiated in their appeal submissions. Consequently, I do not consider that the Council have acted unreasonably following the High Court Decision. In any event, while costs may be claimed for the period before an appeal is made, those costs must be directly related to the appeal proceedings.

### **Conclusion**

10. For the above reasons, I find that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Annex, has not been demonstrated. The application for an award of costs is refused.

*H Smith*

INSPECTOR



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<b>Meeting of:</b>	<b>DEVELOPMENT CONTROL COMMITTEE</b>
<b>Date of Meeting:</b>	<b>2 OCTOBER 2025</b>
<b>Report Title:</b>	<b>DRAFT OUTDOOR RECREATION FACILITIES SUPPLEMENTARY PLANNING GUIDANCE</b>
<b>Report Owner / Corporate Director:</b>	<b>CORPORATE DIRECTOR - COMMUNITIES</b>
<b>Responsible Officer:</b>	<b>JACK DANGERFIELD SENIOR STRATEGIC PLANNING POLICY OFFICER</b>
<b>Policy Framework and Procedure Rules:</b>	<b>There is no impact on the Policy Framework or Procedure Rules.</b>
<b>Executive Summary:</b>	<b>The purpose of this report is to provide the Council's Development Control Committee with an overview of the public consultation exercise on the draft Outdoor Recreation Facilities Supplementary Planning Guidance (SPG) document. It also summarises the resultant changes made to the SPG and informs Committee of the intention to present the document to Council to seek its adoption following Cabinet approval (subject to minor amendments) on 23<sup>rd</sup> September 2025. Adoption of this SPG will enable effective implementation of the Outdoor Recreation Facilities policies within the adopted Replacement Local Development Plan (RLDP), the Council's statutory land-use planning document.</b>

## 1. Purpose of Report

- 1.1 The purpose of this report is to to inform Development Control Committee of the outcome of the public consultation exercise on the draft Outdoor Recreation Facilities Supplementary Planning Guidance (**SPG**) document.
- 1.2 The report also informs Development Control Committee of the intention to present the Outdoor Recreation Facilities SPG (**Appendix 1**), subject to minor amendments,



following approval to do so by Cabinet, to Council to seek its adoption in order to support the Outdoor Recreation Facilities Policies within the adopted Replacement Local Development Plan (RLDP, March 2024).

## 2. Background

- 2.1 The adopted Replacement Local Development Plan (“**RLDP**”, March 2024), plays a key role in ensuring new housing developments incorporate the appropriate amount and mix of Outdoor Recreation Facilities (**ORFs**), to alleviate the additional pressure placed upon existing facilities. This helps to ensure that developments remain sustainable and can support the needs of the community long-term.
- 2.2 While there is an existing adopted SPG in place (*SPG 05: Outdoor Recreation Facilities and New Housing Development*, adopted on 9<sup>th</sup> March 2022), this was prepared to expand upon the ORFs policy in the previous Local Development Plan and now requires updating to support the adopted RLDP. Other contextual changes also need to be incorporated within a replacement SPG for ORFs. Firstly, the introduction of new ‘*Fields in Trust*’ standards which define a target for the quantity of recreation space provision. These standards are universally accepted as the recommended benchmark for the provision of recreation space and facilities and will prove key to implementing Policy COM10 of the RLDP. The SPG also needs to provide current evidence-based cost figures to inform commuted sums. This will ensure that capital and maintenance sums secured through the planning system will better reflect the actual cost of providing such (ORFs) facilities. Indexation of the supporting evidence used to inform the SPG will enable these sums to be updated annually to ensure they remain current in terms of value.
- 2.3 The replacement Outdoor Recreation Facilities SPG will support and provide further direction on the implementation of RLDP Policy *COM10: Provision of Outdoor Recreation Facilities*. This policy requires developments to provide a specific quantity of recreation space *on-site*, thus helping to create sustainable, cohesive and inclusive communities where everyone has access to good quality outdoor recreation spaces and facilities.
- 2.4 The revised Outdoor Recreation Facilities SPG provides updated, specific guidance on:
  - How developers should calculate the required quantity of the five recreational facility typologies defined by Policy COM10 to be provided on-site;
  - How developers should calculate the split between on-site provision and a financial contribution for the enhancement/provision of off-site outdoor recreational facilities, if required;



- How to calculate a suitable financial contribution to cover the long-term maintenance of either/both on-site and off-site outdoor recreation facilities;
- The use of planning obligations (via s106 agreements) to secure ORF provision off-site;
- Information on the Council's accessibility benchmark standards for each outdoor recreation facility typology;
- Design guidance for the five typologies of outdoor recreational facility to encourage best practice when providing new facilities on-site;
- Information on the Council's preferred approach to the management and maintenance of on-site outdoor recreation facilities; and,
- How issues relating to development viability may be considered in respect of ORF provision.

2.5 Policy COM10 defines five categories of ORF to reflect those set out in the *Fields in Trust's (FiT)* publication '*Beyond the Six Acre Standard*'. Policy COM10 sets a spatial requirement (hectares) per 1,000 population for each ORF typology. These include:

- **Playing Pitches** – Areas marked for formal, pitch-based recreation activities such as football, rugby union/league and cricket pitches;
- **Other Outdoor Sports** – Non-pitch sports facilities, such as tennis courts, bowling greens and athletics tracks;
- **Equipped/Designated Play Areas** – Either Local Areas for Play (**LAPs**), Local Equipped Areas for Play (**LEAPs**) or Neighbourhood Equipped Areas for Play (**NEAPs**);
- **Other Outdoor Provision** – Other types of sports facilities not included in the above categories, such as Multi-Use Games Areas (**MUGAs**) and skate parks; and,
- **Allotment provision** - Open space dedicated to food growing.

2.6 The revised SPG converts the policy requirement from hectares per 1,000 population to square metres per dwelling to enable planning officers and applicants to calculate the spatial requirement on-site. In cases where a proposed development is not able to deliver the required quantity of outdoor recreation space on-site, financial contributions may be acceptable in lieu to support and/or enhance provision elsewhere in the vicinity of the development. The SPG includes a set of evidenced-based costings reflective of how much it would cost to both provide the different types of ORF off-site and to maintain on-site and off-site outdoor recreation facilities over a 25-year period. With the inclusion of these costings in the SPG, the Council will be able to justify seeking appropriate planning contributions to cover the cost of the provision and maintenance of high quality, inclusive and accessible ORFs throughout the County Borough.



- 2.7 Where developers justify that the full policy requirement cannot be met on-site, the LPA will refer to the results of the latest *Outdoor Sport and Children's Playing Space Audit* and/or the *Allotments and Community Gardens Audit* to determine which typologies should, where possible, be prioritised on-site. These audits will also be used to inform how committed sums should be allocated to meet local need.
- 2.8 The Outdoor Recreation Facilities SPG also includes design guidance for the provision of ORFs and links to a range of external best practice guidance documents. This section was informed by a Health Impact Assessment and is intended to ensure that (ORFs) facilities delivered are inclusive, accessible, environmentally sustainable, and maximise health and well-being benefits to all. This approach is key to ensuring balanced, socially cohesive and sustainable communities.
- 2.9 Policy COM10 requires developments to provide the following quantities of outdoor recreation space for each kind of outdoor recreation facility in the typology:
- 1.2 hectares of Playing Pitches per 1,000 population;
  - 1.6 hectares of Other Outdoor Sports (non-pitch) per 1,000 population;
  - 0.25 hectares of Equipped/Designated Play Areas per 1,000 population;
  - 0.3 hectares of Other Outdoor Provision per 1,000 population; and
  - 0.2 hectares of Allotment Provision per 1,000 population.
- 2.10 The Development Control Committee were informed of the need to revise the Outdoor Recreation Facilities SPG at their meeting of 8<sup>th</sup> August 2024, with two members of the DC Committee volunteering to champion the production of the updated Outdoor Recreation Facilities SPG and work alongside the Senior Strategic Planning Policy Officer to progress the SPG.

### **3. Current situation / proposal**

- 3.1 On 13<sup>th</sup> May 2025, Cabinet approved a six-week public consultation on the draft Outdoor Recreation Facilities SPG to take place. The consultation was subsequently launched on 22<sup>nd</sup> May 2025 and closed on 2<sup>nd</sup> July 2025, and was promoted through a variety of channels to ensure wide engagement. The consultation was hosted on the Council's consultation portal, supported by a social media campaign and an accompanying press release to maximise public awareness. In addition, targeted emails were issued to approximately 100 stakeholders, including all elected Members, Town and Community Councillors, developers, planning agents, and registered social landlords. This ensured that a broad range of community and development sector representatives were directly invited to comment, providing a robust and inclusive approach to the public consultation.
- 3.2 A total of four representations were received on the Outdoor Recreation Facilities SPG during the consultation period. This low number reflects the fact that there were no fundamental objections to the draft SPG. All representations, together with the



Local Planning Authority's response to each and the reasoning for not incorporating some suggestions, are set out in the consultation report attached as **Appendix 2** to this report. The comments submitted related to relatively minor points, resulting in two changes being made to the draft SPG document:

- Insertion of a reference to the publication '*Including Disabled Children in Play Provision* Position Statement' by the '*Play Safety Forum*' under the heading '*Local Community Needs and Accessibility*' within Section 7.0 *Designing Outdoor Recreation Facilities* of the draft SPG.
- Updated web-link to 'Play Wales' document, '*Creating Accessible Play Spaces* toolkit' under the heading '*Design Guidance by Outdoor Recreation Facility Typology*' within Section 7.0 *Designing Outdoor Recreation Facilities* of the draft SPG.

3.3 There were no other changes considered necessary to the SPG following the public consultation. On 23<sup>rd</sup> September 2025, Cabinet resolved to approve the presentation of the draft final form Outdoor Recreation Facilities SPG (**Appendix 1**), subject to minor amendments, to Council to seek its adoption. If adopted, the new SPG will add weight to the interpretation and application of RLDP Policy COM10, provide more detailed advice to planning applicants and will become a '*material consideration*' in the determination of planning applications. It will update and replace the previous SPG 05: Outdoor Recreation Facilities & New Housing Development (adopted March, 2022).

#### **4. Equality implications (including Socio-economic Duty and Welsh Language)**

4.1 An initial Equality Impact Assessment (**EIA**) screening has identified that there would be no negative impact on those with one or more of the protected characteristics, on socio-economic disadvantage or the use of the Welsh Language. It is therefore not necessary to carry out a full EIA on this policy or proposal.

#### **5. Well-being of Future Generations implications and connection to Corporate Well-being Objectives**

5.1 The Outdoor Recreation Facilities SPG will provide additional guidance and material weight to support adopted RLDP Policy *COM10: Outdoor Recreation Facilities*, which seeks to enhance the supply and standard of ORFs. This is a key contributory factor to delivering Local Well-being Objective One: '*A prosperous place with thriving communities*'.

5.2 The Outdoor Recreation Facilities SPG will also contribute to the following goals within the Well-being of Future Generations (Wales) Act 2015:

- *A resilient Wales* – Enabling residents to access opportunities for food growing close to where they live, live closer to nature, and for socialising.



By designing in natural habitats, wherever possible, the SPG also supports wildlife to thrive.

- *A more equal Wales* – By providing accessible and inclusive outdoor recreation facilities, the SPG is helping to ensure that everyone has the opportunity to exercise and participate in sports and in play activities.
- *A healthier Wales* – By providing equitable access to outdoor recreation facilities close to where people live is essential for ensuring that residents have the opportunity to socialise, play and exercise, all important contributors to health and wellbeing.
- *A Wales of cohesive communities* – Enabling well-connected, accessible and inclusive spaces for people to meet and socialise together will foster sustainable, socially cohesive communities.

## **6. Climate Change and Nature Implications**

- 6.1 There are no direct climate change or nature implications from this report, although the Outdoor Recreation Facilities SPG will provide additional guidance to secure ORFs as part of planning applications. ORFs play an important role in meeting the challenge of climate change and flooding through integrating Sustainable Drainage Systems (**SuDS**), and providing opportunities for conserving and enhancing the natural environment. The SPG will enable the provision of appropriate outdoor recreation facilities in accessible locations (close to new dwellings and/or active travel routes). This will help reduce dependence upon private vehicles, minimise the need for residents to travel to access ORFs and therefore help reduce carbon emissions. The SPG will also promote well-designed outdoor recreation facilities that utilise durable materials, thereby minimising the future maintenance burden and the need for replacement materials in the medium to long-term. Enabling community food-growing spaces close to where people live will also provide residents with the opportunity to source food with minimal impact on the environment.

## **7. Safeguarding and Corporate Parent Implications**

- 7.1 There are no Safeguarding and Corporate Parent implications from this report.

## **8. Financial Implications**

- 8.1 There are no financial implications arising from this report.

## **9. Recommendations**

- 9.1 It is recommended that Development Control Committee:



- (a) Note the contents of the report, the draft final form replacement Outdoor Recreation Facilities SPG attached as **Appendix 1**, the summary of consultation responses received on the draft Outdoor Recreation Facilities SPG, together with resultant amendments attached as **Appendix 2**.
- (b) Note the intention to present the draft final form SPG document to Council to seek its adoption following Cabinet approval on 23<sup>rd</sup> September 2025 (subject to minor amendments).

**Background documents**

None



**Bridgend County Borough**  
**Local Development Plan**  
**2018-2033**

**Draft Outdoor Recreation Facilities**  
**Supplementary Planning Guidance**  
**September 2025**

Cyngor Bwrdeistref Sirol



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Bryngarw Country Park

Bridgend Local Development Plan 2018-2033  
Outdoor Recreation Facilities Supplementary Planning Guidance

ii



## 1.0 Introduction

- 1.1 The purpose of this Supplementary Planning Guidance (**SPG**) is to support and provide further direction on the implementation of the policies for Outdoor Recreation Facilities (**ORFs**) contained within the adopted (March 2024) Replacement Local Development Plan (**RLDP**). It outlines how ORFs (to accompany new residential development) should be delivered through the planning system throughout Bridgend County Borough. New ORFs should be delivered on-site in the first instance; however an equivalent financial contribution may be accepted in lieu where it is robustly justified. This will help to alleviate the additional pressure created by new development while enabling placemaking-led sustainable development. This multi-faceted approach is key to ensuring balanced, socially cohesive and sustainable communities.
- 1.2 Once adopted, this SPG will be a material consideration in the determination of all planning applications for residential development including applications for renewal of consents. It will update and replace the previous SPG 05: Outdoor Recreation Facilities and New Housing Development (2022).
- 1.3 Anyone wishing to submit an application for residential development within Bridgend County Borough is urged to consider this SPG and to contact the Local Planning Authority (**LPA**), in advance of submitting an application, to discuss the issues that are raised in this document on a site-specific basis.
- 1.4 This SPG provides specific guidance on:
- Definitions of the ORF typologies listed within Policy COM10;
  - How to calculate the requirement for each type of ORF on-site, as well as the expected financial contribution if some or all of the required ORFs cannot be provided on-site;
  - Designing each ORF typology;
  - The management and maintenance of on-site ORFs; and
  - How issues surrounding development viability may be considered in respect of ORF provision.



## 2.0 Policy Context

- 2.1 National Planning Policy for the provision of ORFs through the planning system is set out in Future Wales: The National Plan 2040, Planning Policy Wales (PPW) and Technical Advice Note 16 (TAN): Sport, Recreation and Open Space.
- 2.2 **Future Wales: The National Plan 2040** is the national development framework setting out the direction for development in Wales to 2040. The 'Future Wales Outcomes' include '*A Wales where people live and work in connected, inclusive and healthy places*'. Under this outcome, Future Wales states that '*high quality homes meeting the needs of society will be well located in relation to jobs, services and accessible green and open spaces. Places will meet and suit the needs of a diverse population, with accessible community facilities and services*'.
- 2.3 **PPW (Edition 12)** recognises recreation facilities and spaces as important components of placemaking, as well as their contribution towards improving people's health, well-being and amenity. It states that LPAs should provide a framework for well-located, good quality sport, recreation and leisure facilities and develop clear policies for the provision, protection and enhancement of these facilities.
- 2.4 **TAN 16: Sport, Recreation and Open Space** provides practical guidance on the role of the planning system in delivering recreation facilities. It sets out the policy framework for the provision and protection of sport, recreation and open space facilities. It equally provides guidance on incorporating sport, recreation, and open space into development plans and ensuring these amenities are accessible, high quality, and meet the needs of the community. It also emphasises the importance of assessing the current and future needs of the community, of setting design standards for open space/recreation facilities, while encouraging community involvement in the planning and management of facilities to ensure they meet local needs.

**2.5 Cwm Taf Morgannwg Public Services Board (PSB) Local Well-being Plan 2023-28** outlines how the PSB will work together to deliver the seven well-being goals for Wales as referenced in the Well-being of Future Generations (Wales) Act 2015. The PSB Local Well-being Plan is framed around the sustainable development principles and focusses on addressing the underlying causes of problems and helping to prevent them worsening or occurring in the future. There are two key objectives: *Healthy Local Neighbourhoods* and *Sustainable and Resilient Local Neighbourhoods*. Delivery of inclusive and accessible ORFs through the planning system alongside new development will significantly contribute to both well-being objectives and foster cohesive, more sustainable communities. The RLDP expresses, in land-use terms, the objectives of the Well-Being of Future Generations (Wales) Act 2015 and priorities of the PSB's Local Well-being Plan.



Newbridge Fields, Bridgend



## 3.0 Background

- 3.1 ORFs are vital for people's health, well-being and amenity, and are often an integral part of an area's network of green infrastructure (multi-functional green space and features), and blue infrastructure (water features). They provide spaces for play, sport, physical activity and opportunities to relax close to nature. They also make an important contribution towards people's quality of life, can help to tackle health inequalities and are a key ingredient of good 'place-making'. Networks of high quality, accessible green spaces and ORFs should also promote nature conservation, biodiversity enhancements and provide opportunities for participation in a wide range of physical activities. Ensuring that ORFs are provided within walking distance to where people live is crucial to tackling climate change by reducing the need to travel and improving the resilience of communities to cope with future climate change impacts. ORFs and spaces can also incorporate Sustainable Drainage Systems (**SuDS**), into their design which play an important role in reducing the impact of flooding. These benefits play a key role in supporting the social, environmental, cultural and economic prosperity of Bridgend and Wales. In providing ORFs, community engagement is key to ensuring that provision reflects the needs and aspirations of local people. The Council places great importance upon working in partnership with the community to deliver essential services and facilities where they are needed.
- 3.2 The RLDP's Sustainable Housing Strategy makes provision for 8,628 homes to meet the housing requirement of 7,575 homes. In order to ensure associated pressure upon existing ORFs is effectively managed, it is imperative to ensure they are maintained and/or enhanced as appropriate. Equally, provision of well-maintained, new ORFs close to where people live is a key component of delivering sustainable communities. The LPA's adopted minimum standards for ORFs are calculated per 1,000 population and are detailed in Section 4. They are derived from Field in Trust's (**FiT**) widely used *Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard*

(Wales). The term, 'ORF', in the context of this guidance, is comprised of and defined using the following terminology:

#### Playing Pitches

- 3.3 *'Playing Pitches'* are defined as areas marked for formal, pitch-based recreation activities, including (but not limited to) association football, rugby union, rugby league, hockey, lacrosse and cricket. This typology also includes facilities ancillary to the purposes of outdoor sports such as changing rooms, toilets, pavilions, clubhouses and, where appropriate, for the level of sport played, spectator areas, lighting and training facilities.

#### Other Outdoor Sports (non-pitch)

- 3.4 *'Other Outdoor Sports (non-pitch)'* are defined as areas for non-pitch based recreation activity, including courts and greens comprising natural or artificial surfaces, such as tennis courts, bowling greens, athletics tracks and similar outdoor sports areas.

#### Equipped/Designated Play Areas

- 3.5 *'Equipped/Designated Play Areas'* are areas designated for children and young people, containing a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play. They typically comprise casual or informal playing space within housing developments, including areas containing recreation equipment, grassy areas for children of different ages to enjoy recreation activities, along with equipped playing areas. This category includes Local Areas for Play (**LAPs**), Local Equipped Areas for Play (**LEAPs**) and Neighbourhood Equipped Areas for Play (**NEAPs**).

#### Other Outdoor Provision

- 3.6 *'Other Outdoor Provision'*: this category refers to facilities such as Multi-Use Games Areas (**MUGAs**) and skateboard parks.

#### Allotment Provision

- 3.7 These are areas of open space within and accessible to the urban



environment that can provide moderate exercise, relaxation and the production of fresh fruit and vegetables. They are recognised as areas that provide multi-functional benefits to communities in terms of enhanced sustainability, well-being, leisure opportunities and biodiversity. They also provide community, health and social benefits, encouraging interaction between users of all ages, providing the opportunity to teach and learn, while enhancing local biodiversity.





## 4.0 Planning Framework

- 4.1 PPW emphasises the planning system's role in providing a framework for well-located, good quality sport, recreational and leisure facilities. This is key to facilitating the well-being of children and adults alike, and for the social, environmental, cultural and economic life of the County Borough's communities. The strategic planning framework for the provision, protection and enhancement of sport, recreation and leisure facilities is set out within Strategic Policy 9 (SP9) and supported by Development Management Policies COM9-13:

### **SP9: Social and Community Infrastructure**

COM9: Protection of Social and Community Facilities

COM10: Provision of Outdoor Recreation Facilities

COM11: Provision of Accessible Natural Greenspace  
(including public open space)

COM12: Provision of Allotments and Community Food Networks

COM13: Provision of Cemeteries

- 4.2 All new housing developments (including 100% affordable housing sites) will be expected to include an appropriate level of ORFs for public amenity purposes in the interest of good design. COM10 is based on the benchmark standards endorsed by FiT, the National Society of Allotment and Leisure Gardeners Policies and Natural Resources Wales' Green Space Toolkit, for the provision of Accessible Natural Green Space. The LPA will work with developers to maintain an optimal level and balance of good quality ORFs and space for all residents. The standards required by COM10 are supported by the Outdoor Sport and Children's Playspace Audit and the Allotment Audit, which will be updated periodically. Provision of ORFs, in accordance with COM10, will also support the wider green infrastructure network in accordance with DNP8. Provision should be delivered on-site in the first instance.
- 4.3 Financial contributions equivalent to the value that would otherwise be expected on-site, may be acceptable where the developer is able to



demonstrate robustly that it is not possible to deliver the full requirement on-site.

- 4.4 In some circumstances, it may be appropriate to utilise off-site financial contributions for larger than local purposes, such as upgrading key facilities that serve both the site in question and a wider catchment area. For example, the centrally located Bryngarw Country Park draws visitors from a wide catchment area, thereby serving residents across the County Borough. Off-site financial contributions could be used in full or in part for projects such as (although not limited to), play area improvements, accessibility improvements, pathway upgrades and restoration of the park's natural heritage. The scope for individual sites to provide planning contributions to this end would be determined on a case-by-case basis, although the strategic sites allocated within the adopted RLDP could provide the greatest scope to provide ORF contributions for larger than local purposes.



Maesteg Welfare Park

## 5.0 Calculating the Requirement

- 5.1 This section sets out how to calculate ORF provision as part of planning submissions in order to achieve compliance with Policy COM10. Worked examples for different development sizes are provided in Appendices A and B.
- 5.2 Policy COM10 details five ORF typologies, together with the standards expected per 1,000 population, as follows:
1. 1.2 hectares per 1,000 population for Playing Pitches;
  2. 1.6 hectares per 1,000 population for Other Outdoor Sports (non-pitch);
  3. 0.25 hectares per 1,000 population for Equipped/Designated Play Areas;
  4. 0.3 hectares per 1,000 population for Other Outdoor Provision; and
  5. 0.2 hectares per 1,000 population for Allotment provision.

### On-Site Provision

- 5.3 The average household size in the County Borough is 2.3 persons (based on Welsh Government's average household size estimates, 2023). This equates to 435 dwellings per 1,000 population, which has been used to calculate the quantum of ORF provision (in square metres) per dwelling. These requirements are set out in Column A of Table 1 below, which should be used to calculate the total quantity of provision required.
- 5.4 An additional financial contribution will be sought alongside on-site provision to cover maintenance costs for a 25-year period; these costs are shown in Column D of Table 1. However, subject to agreement with the LPA, it is acknowledged that there may be instances where the developer may transfer on-site ORFs to a private management company. The maintenance contributions shown in Column D of Table 1 would not be applicable in these instances.



5.5 Table 2 illustrates the form of ORF provision (on-site provision/off-site contribution) for different sized sites that the LPA would typically consider acceptable to meet the requirements of COM10. Applicants should refer to the column that corresponds to the total number of dwellings planned for the development. Where more than one Equipped Play Area is required on-site, the total spatial requirement for Equipped Play Areas should typically be apportioned using the ratio; 1(LAP): 4(LEAP): 10(NEAP). For large development sites, opportunities to co-locate new ORFs within school sites should be considered.



Tennis Courts, Griffin Park, Porthcawl

**Table 1: Cost of On-Site Provision and Off-Site Contributions (Outdoor Recreation Facilities)**

Type of ORF	ON-SITE PROVISION		OFF-SITE CONTRIBUTIONS	APPLICABLE TO ON-SITE & OFF-SITE PROVISION
	A: Requirements per dwelling (sqm)	B: Trigger	C: Capital Contribution per sqm	D: Maintenance Contribution per sqm (25 years) *
Playing Pitches	27.6	See Table 2	£12.04	£18.18
Other Outdoor Sports (non-pitch)	36.8	See Table 2	£153.39	£144.63
Equipped/Designated play areas (LAPs, LEAPs & NEAPs)	5.7	See Table 2	LAP: £71.14	£184.93
			LEAP: £43.29	£37.68
			NEAP: £60.97	£34.70
Other outdoor provision (MUGAs, skateboard parks, etc.)	6.9	See Table 2	£64.13	£61.03
Allotments	4.6	See Table 2	£557.13	£105.30

\*For information on the requirements for on-site maintenance, please refer to Section 8 of this guidance.



Table 2: Development Thresholds

Size of Site (Number of Dwellings)	1-10	11-50*	51-100	101-200	201-500	500+
Other Outdoor Provision (MUGAs, skateboard parks, etc.)	No	No	Contribution	Contribution	Contribution	Yes
Playing pitches	No	No	Contribution	Contribution	Contribution	Yes
Other outdoor sports (non-pitch)	No	No	No	No	No	Contribution
Allotments	No	No	No	No	Contribution	Yes/ Contribution
Local Area for Play (LAP)	Contribution	Yes	No	Yes	Yes	Yes
Local Equipped Area for Play (LEAP)	No	No	Yes	Yes	Yes	Yes
Neighbourhood Equipped Area for Play (NEAP)	No	No	No	No	Contribution	Yes

\*For developments towards the upper end of the 11-50 dwelling range, the LPA may consider it appropriate to require additional on-site provision where there is a lack of accessible ORFs in the local vicinity. This will be assessed on a case-by-case basis.

### Off-Site Provision

- 5.6 The LPA recognises that, in some cases, it may not be possible for the required on-site provision set out in Table 2 to be delivered on-site, due to either physical/environmental constraints unique to the site, or issues regarding development viability. In such cases, the applicant must demonstrate this robustly to the LPA and detail the quantum of provision that can be delivered on-site, if any. Where supporting justification is agreed, the LPA will refer to the latest Outdoor Sport and Children's Playing Space Audit and/or the Allotments and Community Gardens Audit to determine which typologies should, where possible, be prioritised on-site to contribute towards local need.
- 5.7 The remaining balance (in square metres) will then be calculated for each of the typologies required by Table 2. A financial contribution will be acceptable in lieu of on-site provision in accordance with the total off-site contribution per square metre in Table 1, Columns C+D (consisting of the capital cost and 25-year maintenance fee). Where more than one Equipped Play Area is required on-site, the financial contribution should be apportioned using the ratio; 1(LAP): 4(LEAP): 10(NEAP).
- 5.8 Table 2 also indicates where a financial contribution is acceptable in the first instance; contributions for these ORFs should be calculated using the same method. The financial contributions in Table 1 will be reviewed annually to take account of inflation.
- 5.9 In certain instances, it may be more appropriate to upgrade existing ORF provision than to provide new facilities on-site. This can be considered if an existing ORF equivalent to the typology required on-site (by Table 2), lies within the walking distance guidelines outlined in Table 3 below. This should be measured from a central point within the red line boundary of the development site (this must take into account any barriers to pedestrians such as railway lines and main roads). The acceptability of an off-site contribution in such instances will be considered on a case-by-case basis, however particular



regard will be given to whether the developer is able to demonstrate either of the following:

- The existing ORF has the capacity to support the increase in population created by the development; or
- The existing ORF is in need of enhancement/expansion (and there is the opportunity to do so).

### Accessibility Benchmark Standards

5.10 Accessibility benchmark standards will be applied to ORFs. These standards are derived from FiT guidance and are set accordingly for each typology. These are indicative walking distances only, as they do not take into account any localised physical barriers. Nevertheless, they provide an indication of the LPA's desired maximum distances between residential dwellings and each type of ORF. On-site provision must comply with these standards in accordance with Policy COM10 in the RLDP. Localised accessibility factors (such as the existence of safe and accessible walking and cycling routes), will need to be duly considered by the applicant in justifying off-site contributions in lieu of on-site provision.

**Table 3: Accessibility Guidance**

ORF Typology	Walking Guideline	
	Walking Distance: Metres from dwellings	Walking Distance: Time from dwellings
Playing Pitches	1,200m	15 mins
All Outdoor Sports	1,200m	15 mins
Equipped / Designated Play Areas	100m from LAPs	1-1.5 mins from LAPs
	400m from LEAPs	5 mins from LEAPs
	1,000m from NEAPs	Approx 12.5 mins from NEAPs
Other Outdoor Provision (MUGAs and skate parks)	700m	Approx. 9 mins

## 6.0 Section 106 (S106) Agreements

- 6.1 S106 agreements are legal agreements between a planning authority and a landowner/developer, or undertakings offered unilaterally by a landowner/developer, that ensure certain planning obligations related to a development are secured and complied with. ORFs are one such type of planning obligation which will normally be secured by means of a legal agreement under s106 of the Town and Country Planning Act 1990 (as amended). S106 agreements bind the land, are registerable as a local land charge and apply to successive owners of the land.
- 6.2 In order to frontload provision, details of the design, size, siting and standard of each ORF will typically be agreed upfront and conditioned as part of the planning consent rather than agreed as a scheme under the s106 agreement. S106 agreements will typically specify the following in relation to ORFs:
- 6.2.1 **Trigger points when ORFs are to be provided on-site.** The trigger points will conventionally be tied to the occupation of open market dwellings. Different forms of ORFs will either need to be delivered in full on or prior to the defined trigger point or at phased stages on or before several trigger points (for larger sites with several types of ORFs).
- 6.2.2 **Transfer arrangements to a management company or to the Council.** Provisions will be included in the s106 agreement to detail by when the management company or the Council will adopt the respective on-site ORFs. The point(s) by which the developer must transfer each ORF will also be specified in the s106 agreement.
- 6.2.3 **The amount and timing of maintenance sums to be paid and any financial contribution in lieu of on-site delivery (if appropriate).** Maintenance sums and any financial contribution in lieu of on-site delivery (**Commuted Sums**) will be calculated in accordance with the guidance detailed in Section 5 of this SPG, and will be payable at a defined trigger point



or phased proportionately over several trigger points (for larger sites). The trigger points will normally be tied to the occupation of open market dwellings. Commuted Sums will be managed by the local authority to maintain ORFs and enable effective off-site provision within the vicinity of the development or, in some instances, for larger than local purposes. Opportunities will also be explored to co-locate ORFs with health and social care provision or community facilities.



Bryngarw Country Park

## 7.0 Designing Outdoor Recreation Facilities

- 7.1 Policy COM10 seeks to ensure a certain quantity of ORF space is delivered alongside new development and these facilities should be designed upfront for determination as part of each planning application. The design of these ORFs should be of a quality and form that supports the needs of the whole community, promoting accessibility across all typologies. This section begins by setting out design considerations applicable to all ORFs and also signposts to external guidance for each typology.

### FiT Design Standards

- 7.2 The FiT Standards '*Creating Great Spaces for All*' should be used by developers as a starting point to inform the design of ORFs provided. The guidance sets out six 'themes' for their design which build on the FiT benchmark standards. The themes covered include:

- Accessible, safe, and inclusive;
- Promote active, healthy lifestyles;
- Support mental well-being;
- Resilient to climate change;
- Provide space for nature to thrive; and
- Adaptable to community needs.

### Outdoor Recreation Facilities as Green and Blue Infrastructure

- 7.3 Green links to and from new ORFs should be included as part of their design from the outset, as per the requirements of SPG19: Biodiversity and Development. In designing development layouts, developers should look to contribute to improving the accessibility and naturalness of ORFs. In providing ORFs, developers should have particular regard to ensuring that such facilities are designed to be accessible to all.
- 7.4 The use of SuDS as part of on-site ORFs will be supported where there is a clear recreation and amenity function such as providing a walkway/path, or benches, trees and bins. SuDS areas that are fenced off, with no path or



bench will not be accepted as ORFs. Basins, ponds and lagoons will be expected to be shallow and may offer the potential to plant reedbeds and other types of wetland habitat. Design and layout could connect a series of spaces linking within or to adjacent off-site provision, which would be seen as a positive development and could be agreed for adoption. Land that has protected status, for example Scheduled Ancient Monuments, woodlands with Tree Preservation Orders or Sites of Importance for Nature Conservation (**SINCs**), are also considered unsuitable for designation. Installing formal Equipped Play Areas on land within such areas would have demonstrable harm upon their primary function. In addition, areas that have separate functions, e.g. balancing ponds, attenuation areas or other engineered features, cannot be considered towards formal play provision unless its use as such can be reasonably guaranteed throughout the year. Where SuDS are provided, developers should carefully consider how they can be designed to provide children with opportunities to play and learn about nature/wildlife.

- 7.5 Providing it does not conflict with the primary recreational function of a space/facility, developers should consider how Net Benefit for Biodiversity can be incorporated into schemes. Wherever there is the opportunity, green walls should be created to prevent such a conflict between these functions. Where this is the case, native plant species should be carefully selected and management/maintenance arrangements put in place to ensure their longevity.

#### Mitigating and Adapting to Climate Change

- 7.6 New ORFs should be designed to both mitigate and adapt to climate change, while supporting biodiversity. The following principles should be applied where appropriate, based on the scale and type of ORF:
- Design and manage external space to support local biodiversity and climate change adaptation (i.e. incorporating 'no mow' areas, insect hotels and/or dead wood areas to support local biodiversity);
  - Incorporate strategically placed SuDS to help alleviate flooding when it occurs;

- Maintain existing green spaces to encourage outdoor activity within existing settlements, while minimising the need to travel to partake in outdoor sport and recreation;
- Incorporate community food growing spaces to enhance 'locally grown' options for communities;
- Ensure ORFs capitalise on and link in with new and/or existing active travel routes to promote sustainable travel options;
- Enhance carbon storage within urban areas by increasing tree planting and vegetation, which will also help keep ORFs cool during warm weather and help purify the air; and
- Provide opportunities for community composting schemes.

#### Secured by Design (SBD) Principles and Security

- 7.7 SBD principles should be applied to the design of ORFs to minimise anti-social behaviour and crime levels. SBD is the official police security initiative that works to improve the security of buildings and their immediate surroundings, such as ORFs. Opportunities to install CCTV for ORFs should be considered, where possible, to help combat anti-social behaviour.

#### Local Community Needs and Accessibility

- 7.8 ORFs should be designed to reflect the needs of local communities at different life stages in order to maximise community benefit. Dialogue should be initiated with the community early in the development process, supplemented by use of local health indicators and population profiles to inform the design of ORFs. ORFs should also be designed to promote gender equality and be safe and accessible for all users. Spaces should be appropriately designed to cater for the needs of children with additional learning needs and disabilities. Particular regard should be given to the *Including Disabled Children in Play Provision Position Statement* by the Play Safety Forum and UK Children's Play Policy Forum when designing new play facilities.
- 7.9 Major development proposals must be supported by a Health Impact Assessment (**HIA**), where appropriate, in accordance with Policy SP8. This mechanism should be used to demonstrate how the proposal will result in



beneficial effects (and avoid adverse impacts), on the key determinants of health in the County Borough. The location, density and play activities provided should seek to address local health and environmental inequalities.

- 7.10 When locating ORFs, care should be taken to ensure that both light and noise impacts on local residents are minimised, for example by installing lighting with sensor/timed switches. Whether on-site or off-site, active travel connections should also be provided to these facilities to enable pedestrian and cycle connectivity in the first instance, together with access to public transport facilities.
- 7.11 When designing ORFs, developers should refer to the Council's latest adopted Play Sufficiency Action Plan and seek to incorporate its recommendations, where appropriate.

#### Design Guidance by Outdoor Recreation Facility Typology

- 7.12 External best practice guidance documents for each ORF typology are referenced below. These are recommended for use as a reference point to inform the design of on-site ORFs as part of wider residential and mixed-use developments.

##### **7.12.1 Playing Pitches and Other Outdoor Sports (non-pitch):**

- Sport England - [Outdoor Surfaces Design Guidance](#)
- Sport England - [Clubhouses Design Guidance](#)
- Sport England - [Comparative Sizes of Sports Pitches & Courts \(Outdoor\)](#)
- Cymru Football Foundation - [Changing Room Guidance](#)
- Cymru Football Foundation - [Artificial Grass Football Pitches \(3G\) Guidance](#)
- Sport England - [Accessible and Inclusive Design of Facilities](#)
- Sport England - [Sport-Specific Guidance](#)
- Sports and Play Construction Association (**SAPCA**) - [The SAPCA Code of Practice for the Design, Construction and Improvement of Natural Sports Turf](#)

- SAPCA - [The SAPCA Code of Practice for the Construction and Maintenance of Synthetic Turf Sports Pitches](#)
- The Football Association - [Guide to Artificial Grass Pitches](#)
- SAPCA - [The SAPCA Code of Practice for the Construction and Maintenance of Tennis Courts](#)
- Basketball England - [Basketball England – Outdoor Technical Guidance](#)

#### 7.12.2 Children's Play Areas (Equipped/Designated Play Areas):

- Play Wales – [Creating Accessible Play Spaces: A Toolkit](#)
- Play England - [Design for Play: A Guide to Creating Successful Play Spaces](#)
- HACS – [Guide to Designing Inclusive Playgrounds](#)
- BSI – [Children's Play Areas: A guide to standards for playground equipment and surfacing \(BS EN 1176 series: 2017\)](#)

#### 7.12.3 Other Outdoor Provision (i.e. Multi-Use Games Areas and Skate Parks):

- SAPCA - [The SAPCA Code of Practice for the Construction of Outdoor Multi-Use Games Areas](#)
- [A guide to the Design, Specification & Construction of Multi-Use Games Areas \(MUGAs\)](#)
- Skateboard GB – [Skateboarding: Design and Development Guidance for Skateboarding – Creating Quality Spaces and Places to Skateboard](#)

#### 7.12.4 Allotments:

- [21<sup>st</sup> Century Allotments in New Developments](#)
- [Growing in the Community \(second edition\)](#)





Bryntirion Fields, Bridgend

Bridgend Local Development Plan 2018-2033  
Outdoor Recreational Facilities Supplementary Planning Guidance

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## 8.0 Management and Maintenance of On-site Outdoor Recreation Facilities

### Management Arrangements

- 8.1 The Council will adopt and maintain land as public open space within residential areas where the primary function of that land is public open space. This will be conditional upon the land fulfilling one or more of the following criteria by:
- Ensuring the health and safety of the public;
  - Enabling or supporting a sport or leisure function; or
  - Providing environmental protection or strategic landscape and visual enhancement.
- 8.2 The Council will not adopt, under the heading of ORFs, apparatus or structures including their surface areas and standoff zones that have a primary function that is not open space. This includes incidental open space associated with underground installations and engineering features, storm water cells, balancing ponds and landform for storm water drainage. The Council will consider adopting SuDS as part of the drainage system, in its role as the SuDS Approving Body (**SAB**), and in accordance with the provisions of the Flood and Water Management Act 2010.
- 8.3 Land offered as public open space that has potential historic liabilities associated with a former use, such as contaminated land, may be considered for adoption. Any such application within a development site will need to be supported by impartial assessment based on its proposed long-term use as open space. Each application will be subject to separate risk assessments of historic liabilities in relation to the proposed use as an open space.
- 8.4 Each potential ORF will be considered for adoption on its own merits on a case-by-case basis. Full discussions on what land could be eligible for adoption should be held at an early stage in the development process. It is advised that proposed adoption be fully explored with the relevant officers prior to submission of a planning permission, with detailed designs being undertaken



upfront. The Council reserves the right to explore opportunities to transfer responsibility for the management and maintenance of ORFs to a community-based organisation i.e. a local sports club, in line with the Council's Community Asset Transfer policy.

- 8.5 The adoption of land will always be subject to a payment by the developer of a Commuted Sum to cover the cost of future maintenance. The Commuted Sum for maintenance is payable on the transfer of the land. The figure is calculated using up-to-date costings for the maintenance of each ORF for 25 years (these costings will be updated annually to account for inflation). Column D in Table 1 shows these figures calculated per square metre for each ORF typology. Where developers make a financial contribution in-lieu of on-site ORFs, a Commuted Sum based on the equivalent cost of providing the required facility on-site will be sought (i.e. the equivalent capital and maintenance costs as detailed in Columns C-D of Table 1).



Heol-Y-Goedwig, Porthcawl

Bridgend Local Development Plan 2018-2033  
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## 9.0 Development Viability

- 9.1 The policy requirements for ORFs have been based on the FiT standards, the Plan-Wide Viability Assessment and site-specific viability testing. Deviation from the requirements set out in Policy COM10 should not therefore be necessary and will only be acceptable in exceptional circumstances.
- 9.2 For allocations supported by site-specific viability appraisals at the plan-making stage, applicants citing viability issues must clearly demonstrate what variables have now changed that may warrant deviation from Policy COM10. Appropriate supporting evidence must be provided to substantiate any such claim and this evidence must be comprehensive. For example, it would not be acceptable to solely highlight a change in one variable (such as build costs), without clearly evidencing how other variables (such as house prices), may have also changed. A comprehensive refreshed viability appraisal must therefore be provided, with all inputs and assumptions being robustly evidenced. Unsubstantiated commentary will not be acceptable.
- 9.3 For windfall sites, applicants must robustly demonstrate that site-specific constraints, abnormal costs and/or other viability challenges necessitate a reduction from the policy requirements set out within Policy COM10. The LPA will work collaboratively with developers in such instances to agree an appropriate level of ORF provision, subject to appropriate evidence being provided. The LPA reserves the right to reject any development viability claims without comprehensive supporting evidence being provided.
- 9.4 In all cases, it is recognised that some information necessary to demonstrate viability may be commercially sensitive. However, this is not a sufficient reason to avoid providing the appropriate evidence to the LPA and this information will be used solely to consider whether deviation from Policy COM10 is justifiable.
- 9.5 There is a common viability appraisal model in use across the South-East Wales Region known as the '*Burrows-Hutchinson Ltd Development Viability Model*' (**DVM**). The DVM has been created as a comprehensive, user-friendly



model to assess the financial viability of development proposals. The LPA is able to make the DVM available to applicants to appraise the financial viability of a proposed development and demonstrate any necessary deviation from Policy COM10. The primary inputs required to undertake a financial viability appraisal through the DVM are provided in Appendix C to this SPG.

9.6 The DVM and user guide can be released to any applicant subject to the Council receiving payment of a standard fee. The fee is intended to cover the Council's administrative costs of locking and distributing the model, verifying the completed appraisal and providing a high-level review to the applicant. However, payment of a fee will **not** guarantee that a reduced quantity of ORFs will be deemed acceptable or directly result in the granting of planning permission. The fee will enable the LPA to consider whether:

- a) the DVM has been completed correctly and appropriately;
- b) the evidence supplied to support the costs and values submitted is sufficient and proportionate;
- c) the suggested timescales for the development are realistic; and  
the appraisal accords with policy requirements of the RLDP and with other guidance and/or policy statements that are pertinent to the assessment of viability in a planning context.

9.7 The preliminary fee does not allow for any further time that an applicant might wish to spend debating the findings of the LPA's initial high-level review. It also does not allow for any officer time necessary to re-appraise subsequent submissions of the model and supporting evidence, which will be re-chargeable. Alternative viability models can be used subject to prior agreement with the LPA. In the event of any unresolvable disputes, the Council may need to draw upon expertise from a third party to act as an independent arbitrator. The costs associated with this must be met by the developer/site promoter. For larger sites (of several hundred units), mixed-use developments or sites of a strategic scale, it may be more appropriate for an applicant to commission an independent arbitrator from the outset, following discussion with the LPA.

## Appendix A - Worked Example for 25 Dwellings

### Development of 25 dwellings:

An illustrative worked example for 25 market houses using the guidance and standards set out in this SPG. This example illustrates the six-step approach used to determine the nature and amount of ORFs that the LPA would normally expect, including financial contributions in-lieu of on-site provision, if applicable.

#### STEP 1: Determine the ORF typologies required on-site

A development of 25 market dwellings would normally be expected to provide a LAP on-site (see Table 2). Provision would not be required, in this instance, for either Other Outdoor Provision, Playing Pitches, a LEAP, a NEAP, Other Outdoor Sports, or Allotments.

#### STEP 2: Calculate the quantity of ORFs required on-site

The size of the LAP is calculated by multiplying the number of dwellings associated with the development (25) by the quantity (in square metres) of recreational space required per dwelling (Table 1, Column A) for the 'Equipped/Designated Play Areas' typology.

**25 x 5.7m<sup>2</sup> per dwelling = 142.5m<sup>2</sup>**

#### STEP 3: Determine whether all the ORFs requirement can be delivered on-site

If either none or part of the ORFs requirement can be met on-site (either due to physical/environmental or viability constraints), evidence will need to be provided to demonstrate this.

**If only part of the ORFs requirement can be provided on-site - in this example, 100 m<sup>2</sup>, then an off-site ORFs financial contribution will need to be made for the remaining 42.5m<sup>2</sup>.**



#### STEP 4: Calculate the total off-site financial contribution (for provision and maintenance)

The total cost per square metre for an off-site contribution should be calculated by combining the 'Capital Contribution per square metre' (Table 1, Column C) with the 'Maintenance Contribution per square metre' (Table 1, Column D) for a LAP. Therefore, the total off-site ORFs contribution in this example should be calculated as follows:  **$42.5\text{m}^2 \times (£71.14 + £184.93) = £10,882.98$**

#### STEP 5: Calculate the on-site ORFs maintenance payment

In addition to the off-site contribution, a payment to cover the cost of the maintenance of on-site ORFs should be provided by the applicant. To calculate the maintenance payment, multiply the 'Maintenance Contribution per square metre' for a LAP in Table 1, Column D, by the total quantity (in square metres) of ORFs provided on-site (in this scenario, 100m<sup>2</sup>):

**$100\text{m}^2 \times £184.93$  (Table 1, Column D) = £18,493**

#### STEP 6: Calculate the total ORFs financial contribution in addition to on-site provision of ORFs

The final step is to combine the total capital costs for off-site provision and maintenance of ORFs, as set out in step 4 (**£10,882.98**) with the total on-site maintenance cost set out in step 5 (**£18,493**), to provide the total ORFs contribution for this development.

**In conclusion, the applicant would be required to make a total financial contribution of £29,375.98 alongside a 100m<sup>2</sup> LAP on-site.**

## Appendix B - Worked Example for 150 Dwellings

### Development of 150 dwellings:

An illustrative worked example for 150 market houses using the guidance and standards set out in this SPG. This example illustrates the six-step approach used to determine the nature and amount of ORFs that the LPA would normally expect, including financial contributions in-lieu of on-site provision, if applicable.

#### STEP 1: Determine the ORF typologies required on-site

A development of 150 market dwellings would normally be expected to provide a LAP and a LEAP on-site (see Table 2). On-site provision would not be required, in this instance, for either Other Outdoor Provision, Playing Pitches, a NEAP, Other Outdoor Sports, or Allotments.

#### STEP 2: Calculate the quantity of ORFs required on-site

The combined spatial requirement to be split between the LAP and the LEAP on-site is calculated by multiplying the number of dwellings associated with the development (150) by the quantity (in square metres) of ORFs required per dwelling (Table 1, Column A) for the 'Equipped/Designated Play Areas' typology (5.7m<sup>2</sup>).

**150 x 5.7m<sup>2</sup> per dwelling = 855m<sup>2</sup>**

The spatial requirements should be apportioned using a 1(LAPs):4(LEAPs) ratio. **Therefore, the LAP should equal 171m<sup>2</sup> (one part) in size and the LEAP should equal 684m<sup>2</sup> (four parts) in size.**

#### STEP 3: Determine whether all of the ORF spatial requirement can be delivered on-site

If either none or part of the requirement can be met on-site (either due to physical/environmental or viability constraints), evidence will need to be provided to demonstrate this.

A financial contribution will need to be made by the applicant for any of the ORF spatial requirement deemed not to be deliverable on-site. **In this example, only 685m<sup>2</sup> of the 855m<sup>2</sup> requirement can be delivered on-site. Therefore, an off-site financial contribution will need to be made for the remaining 170m<sup>2</sup>.**



#### STEP 4: Calculate the total off-site financial contribution (for provision and maintenance)

The total cost per square metre for an off-site ORFs contribution should be calculated by combining 'Capital Contribution per square metre' (Table 1, Column C) with the 'Maintenance Contribution per square metre' (Table 1, Column D) for a LAP and a LEAP. An equivalent off-site ORFs contribution is also required for the Playing Pitches and Other Outdoor Provision typologies required by Table 2 for a development of this size.

As a LAP and a LEAP are required, the ORFs financial contribution should be apportioned using the ratio of 1(LAP):4(LEAP). Therefore, the off-site LAP equivalent should equal 34m<sup>2</sup> (one part) in size and the LEAP should equal 136m<sup>2</sup> (four parts) in size. This should be multiplied by the Capital and Maintenance Contribution per square metre (Table 1, Columns C+D).

In addition, the Capital and Maintenance Contribution per square metre (Table 1, Columns C+D) figure for Playing Pitches (£30.22 per sqm) should be multiplied by the requirements per dwelling (150 dwellings x 27.6m<sup>2</sup> = 4,140m<sup>2</sup>) to calculate the required ORFs financial contribution towards the Playing Pitches typology. The equivalent figure for Other Outdoor Provision typology (£125.16 per sqm) should be multiplied by the requirements per dwellings (150 dwellings x 6.9 m<sup>2</sup> = 1,035 m<sup>2</sup>).

Therefore, the ORFs off-site contribution is calculated as follows:

- 1. Off-Site LAP Contribution: 34m<sup>2</sup> x £256.07 = £8,706.38**
  - 2. Off-Site LEAP Contribution: 136 m<sup>2</sup> x £80.97 = £11,011.92**
  - 3. Off-Site Playing Pitches Contribution: 4,140m<sup>2</sup> x £30.22 = £125,110.80**
  - 4. Off-Site Other Outdoor Sport Contribution: 1,035 m<sup>2</sup> x £125.16 = £129,540.60**
- Total = £274,369.70**

#### STEP 5: Calculate the on-site ORFs maintenance payment

In addition to the off-site ORFs contribution, a payment to cover the cost of the maintenance of on-site facilities should be provided by the applicant. To calculate the ORFs maintenance payment, multiply the 'Maintenance Contribution per square metre' for a LAP in Table 1, Column D, by the total quantity (in square metres) apportioned to a LAP (in this scenario, using the 1:4 size ratio against the agreed on-site provision of 685m<sup>2</sup>, this equals 137m<sup>2</sup>). The remaining 548m<sup>2</sup> (four

parts) should be used to calculate the total contribution towards the maintenance of the on-site LEAP, in the same way.

**1. LAP Maintenance Contribution:  $137\text{m}^2 \times £184.93 = £25,335.41$**

**2. LEAP Maintenance Contribution:  $548\text{m}^2 \times £37.68 = £20,648.64$**

**Total = £45,984.05**

#### **STEP 6: Calculate the total ORFs financial contribution in addition to on-site provision of ORFs**

The final step is to combine the total costs for off-site provision (capital) and maintenance of ORFs, as set out in step 4 (**£274,369.70**), with the total on-site maintenance cost set out in step 5 (**£45,984.05**), to provide the total ORFs contribution for this development.

**In conclusion, the applicant would be required to make a total financial contribution of £320,353.75 alongside 685m<sup>2</sup> for a LAP and a LEAP on-site.**



## Appendix C - Data Inputs Required for Financial Viability Appraisals

- 1) List of open market dwelling types, specifying for each one:
  - a) Number of bedrooms;
  - b) Number of habitable rooms;
  - c) Gross/net internal floor areas;
  - d) Estimated open market value (freehold selling price) with supporting evidence;
  - e) Total number of each dwelling type within the proposed development;
- 2) List of affordable dwelling types, specifying for each one:
  - a) Number of bedrooms;
  - b) Number of habitable rooms;
  - c) Gross/net internal floor areas;
  - d) Estimated open market value (unrestricted freehold selling price) for intermediate dwellings;
  - e) Transfer values (with reference to Appendix A) for social rented dwellings;
  - f) Total number of each dwelling type within the proposed development;
- 3) Site layout plan for the development (outline, or detailed if available) with net developable areas and dwelling numbers for each element/phase of the proposed development;
- 4) Estimated construction and sales programmes for the development;
- 5) Details of current land ownership or details of the contractual terms and stage of transaction reached for its acquisition by the developer. This must include the land price paid (or, if estimated and not yet paid, the basis for that estimate), and allowance made for acquisition fees and Land Transaction Tax;
- 6) Planning costs and anticipated period before commencement of development (in months), after land acquisition has been completed;

- 7) Housing construction costs (plot costs), as a total sum or £/m<sup>2</sup>, noting any additional allowance made for achieving compliance with forthcoming building regulations. Evidence must be provided to justify what these costs are based on;
- 8) Physical infrastructure costs, broken down between:
  - a) Off-site drainage, highway and/or other works, with detailed analysis/justification;
  - b) Normal on-site costs for providing road access and services to individual plots (including “externals” such as detached garaging and landscaping, which may be assessed on a fixed average sum per dwelling, or as a percentage of plot costs);
  - c) Abnormal site costs (if any) with detailed analysis/justification;
- 9) Allowance made for professional fees in connection with:
  - a) Planning and building regulations approvals;
  - b) Housing construction costs;
  - c) Physical infrastructure works;
- 10) Estimated sum (or percentage allowance) for contingencies;
- 11) S106 financial contributions necessary to achieve full RLDP policy compliance and anticipated timing of payments;
- 12) Sale and marketing costs for open market dwellings;
- 13) Finance costs, including interest rate(s) applied, and the basis for their calculation; and
- 14) Details of any proposed non-residential uses, including gross external and net internal floor areas, together with estimated costs and revenues associated with those parts of the development. This will include, where available, estimated freehold and rental values for each element/unit, the investment yield(s) on which estimated freehold values have been based/calculated, and details of any pre-lets or forward sale arrangements.



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## Appendix 2: Consultation Representations, Responses and Resultant Actions

Section 5: Do you have any comments on the proposed guidance for on-site provision of Outdoor Recreation Facilities outlined in Section 5?	
<b>Organisation</b>	Pencoed Town Council
<b>Representation</b>	With the recently proposed residential development to the East of Pencoed, which includes the construction of over 800 houses, I hope that this guidance takes such developments into account as the infrastructure and recreational facilities are already strained as things stand. For example, if there are 435 dwellings per 1,000 population, that would mean there would be over 2,000 people moving into the new residential development. Thus, is there room for 2.4 hectares of playing pitches, 3.2 hectares of other outdoor sports and so on? To me and the Council, it seems difficult to accommodate such demands.
<b>Local Planning Authority Response</b>	The SPG has been produced to provide supplementary guidance to adopted RLDP Policies, including the suite of allocations therein. This includes the strategic allocation at Land East of Pencoed. Land East of Pencoed will be subject to assessment against the full suite of adopted RLDP policies, notably the site-specific policy (PLA4) for this mixed-use strategic site. This policy states that 6 ha of Outdoor Recreation Facilities (ORFs) would be required on-site. This was based on a suite of evidence provided to inform development of the RLDP, including an illustrative masterplan, which is appended to the RLDP itself (Appendix 7) for purposes of visualisation. An outline planning application has recently been submitted for Land East of Pencoed and will be assessed against the RLDP. The precise nature of on-site recreation provision will be refined through the development management process. This draft SPG will only become a material consideration if adopted by Council, although will support RLDP policies rather than introducing new policy requirements.
<b>Resultant Action</b>	Comments noted and on-site recreation provision at Land East of Pencoed will be assessed against the suite of RLDP policies and refined through the development management process.



Section 5: Do you have any comments on the proposed guidance for off-site provision of Outdoor Recreation Facilities and commuted sums (financial contributions) outlined in Section 5?	
<b>Organisation</b>	Pencoed Town Council
<b>Representation</b>	No significant comments. However, off-site provision may be in high demand with the proposed residential development in Pencoed, as stated above.
<b>Local Planning Authority Response</b>	This SPG is intended to provide developers with guidance on the level and type of new ORFs typically required by Policy COM10 of the adopted RLDP. The SPG provides clarity and will help to enable the consistent application of the adopted policy, thus ensuring an appropriate level of ORFs is provided for all development sites.
<b>Resultant Action</b>	No action necessary.
<b>Organisation</b>	House Builders' Federation
<b>Representation</b>	The HBF supports paragraph 5.4 - 'However, subject to agreement with the local planning authority (LPA), it is acknowledged that there may be instances where the developer may transfer on-site ORFs to a private management company. The maintenance contributions shown in Column D of Table 1 would not be applicable in these instances.'
<b>Local Planning Authority Response</b>	The support for the proposed approach is noted.
<b>Resultant Action</b>	No action necessary.
Section 5: Do you have any comments on the proposed development thresholds set out in Table 2, Section 5?	
<b>Organisation</b>	Pencoed Town Council
<b>Representation</b>	No issues with the table itself, but when applied to Pencoed and the proposed developments, it seems that every single site stated would have to be provided in the area to accommodate the over

	2,000 new residents should the developments go ahead. It is important that this is considered alongside the draft planning guidance for ORFs.
<b>Local Planning Authority Response</b>	It is recognised that the delivery of the full quantity of ORFs required by Table 2 in the SPG may not be feasible in all cases. The thresholds provided in Table 2 are intended as a guide as to what the LPA would typically expect to see delivered on a site of that scale. It should be noted that Land East of Pencoed has its own site-specific policy (PLA4 within the adopted RLDP) and the precise nature of provision will be refined through the development management process. Once adopted, the SPG will add clarity to policy application, however it will not alter the adopted RLDP policy requirements for this site or any other site.
<b>Resultant Action</b>	Comments noted and on-site recreation provision at Land East of Pencoed will be assessed against the suite of RLDP policies and refined through the development management process.
<b>Section 7: Do you have any comments on the design guidance for new Outdoor Recreation Facilities?</b>	
<b>Organisation</b>	Pencoed Town Council
<b>Representation</b>	No opposition to this, in fact it is supported. But again, it is worth being mindful of the capacity of Pencoed to provide such ORFs.
<b>Local Planning Authority Response</b>	<p>The support for the proposed approach is noted.</p> <p>The site in question (Land East of Pencoed) will be assessed against adopted RLDP Policy PLA4, which lists site-specific requirements for the provision of on-site ORFs. However, the LPA recognises that, for all development sites allocated in the RLDP, there may be competing policy demands on development sites. In some cases, site-specific constraints may necessitate off-site provision. Where off-site contributions are proposed, applicants will be required to robustly demonstrate why on-site provision cannot be achieved. Where such justification is accepted, the LPA will refer to the most up-to-date Outdoor Sport and Children's Playing Space Audit and/or the Allotments and Community Gardens Audit to help determine which typologies should, where possible, be prioritised for on-site</p>



	delivery. Any agreed commuted sums will be managed by the LPA to support the maintenance and enhancement of ORFs to help meet community needs.
<b>Resultant Action</b>	No action necessary.
<b>Organisation</b>	Cwm Taf Morgannwg Public Health Team, Cwm Taf Morgannwg University Health Board
<b>Representation</b>	Thank you for inviting me to comment on the public consultation of this policy. I have read through and have only identified one comment I would like to make in section 7 you mention the secure by design guidance published by the police. Could you reference their guidance on using edible landscaping such as rosemary and fruiting trees to encourage security but also support access to good quality food in green spaces across Bridgend.
<b>Local Planning Authority Response</b>	<p>While the SPG contains a section setting out design <i>principles</i> for new ORFs, it does not seek to introduce very specific design requirements such as that mentioned. Instead, it lists a suite of externally accessed best practice guidance documents to enable applicants to achieve optimal design of new recreation spaces that take account of each site's individual context. Council approval will be sought to update links to the latest guidance post adoption to ensure that guidance remains current. Each development proposal will be duly assessed, with reference to Secured by Design Principles and other best practice as referred to in this SPG.</p> <p>Moreover, the need to safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks is already a key part of the RLDP as detailed within Policy SP3. The strategic site policies (PLA1-5) also reference the need for allocated strategic sites to support opportunities for formal and informal play in addition to community-led food growing. There is already considered to be appropriate adopted policy coverage in these respects.</p>
<b>Resultant Action</b>	No action necessary.
<b>Organisation</b>	Play Wales

<b>Representation</b>	<p>Play Wales recommends that the SPG references the <i>Including Disabled Children in Play Provision</i> Position Statement, from the UK Play Safety Forum and Children's Play Policy Forum, which can be accessed <a href="#">here</a>.</p> <p>You may also be interested in our <a href="#">Creating accessible play spaces toolkit</a>.</p>
<b>Local Planning Authority Response</b>	<p>The LPA has considered the suggestion to include a reference to the <i>Including disabled children in play provision</i> Position Statement and is satisfied that it makes a positive contribution to the SPG. Section 7 (design guidance) of the SPG fully supports the needs of all members of the community in accessing and using ORFs.</p> <p>The SPG already includes a reference to the Play Wales' <i>Creating Accessible Play Spaces</i> toolkit within the SPG. The web-link will be updated.</p>
<b>Resultant Action</b>	<p>Insert a reference to the <i>Including disabled children in play provision</i> Position Statement under the <i>Local Community Needs and Accessibility</i> heading within Section 7.0 <i>Designing Outdoor Recreation Facilities</i> of the SPG.</p> <p>Update web-link to Play Wales' <i>Creating Accessible Play Spaces</i> toolkit under the <i>Design Guidance by Outdoor Recreation Facility Typology</i> heading within Section 7.0 <i>Designing Outdoor Recreation Facilities</i> of the SPG.</p>
<b>Organisation</b>	House Builders' Federation
<b>Representation</b>	The HBF supports paragraph 9.1 – 'The Council will adopt and maintain land as public open space within residential areas, where the primary function of that land is public open space.'
<b>Local Planning Authority Response</b>	The support for the proposed approach is noted.



<b>Resultant Action</b>	No action necessary.
<b>Appendices A &amp; B: Do you have any comments on the Worked Examples?</b>	
<b>Organisation</b>	Pencoed Town Council
<b>Representation</b>	It would be interesting to see the calculations of the required on and off site ORFs, the cost of the contribution and maintenance for 800 dwellings (over 2,000 residents). With just a cursory glance it seems that such costs would be considerably high.
<b>Local Planning Authority Response</b>	Costs and on-site provision requirements would be assessed in accordance with the guidance set out in Section 5.0 of the Outdoor Recreation Facilities SPG. This would be dependent on the nature of provision secured on a site-by-site basis. All on-site/off-site requirements contained within Table 2 are based upon the LPA's experience of historic planning applications. The costs set out in Table 2 are based on up-to-date evidence and reflect real-world examples of the costs of providing typical facilities. The figures were produced on behalf of Bridgend County Borough Council by Landscape Architects at Kirklees Council, who have extensive experience in the design and installation of ORFs. These costs are considered to provide a robust and realistic basis for planning purposes.
<b>Resultant Action</b>	No action necessary.
<b>Do you have any other comments to make on the proposed Outdoor Recreation Facilities SPG?</b>	
<b>Organisation</b>	Pencoed Town Council
<b>Representation</b>	I urge that such guidance takes into account the proposed residential developments to the East of Pencoed as such a development, along with the proposed ORFs calculations in this guidance, would have a significant impact on Pencoed and its infrastructure.
<b>Local Planning Authority Response</b>	Policy COM10, together with the Outdoor Recreation Facilities SPG, is intended to ensure that sufficient outdoor recreation provision is made to support the needs of a growing population. The LPA anticipates that this provision will be delivered either on-site or, where appropriate, within the vicinity of the development. As such, the proposed development is not expected to place additional

	<p>pressure on existing facilities in the town. Instead, new infrastructure will be provided to fully mitigate any potential impacts – subject to the adoption of the SPG prior to the submission of any reserved matters application.</p> <p>Land East of Pencoed will be subject to the requirements of the site-specific Policy PLA4 of the RLDP, which includes requirements for the provision of ORFs on-site. Table 2 contained within the SPG is indicative only and the precise level and type of provision will be refined through the development management process.</p>
<b>Resultant Action</b>	Comments noted and on-site recreation provision at Land East of Pencoed will be assessed against the suite of RLDP policies and refined through the development management process.
<b>Organisation</b>	House Builders' Federation
<b>Representation</b>	The HBF supports paragraph 3.1 (Background) - 'ORFs and spaces can also incorporate Sustainable Drainage Systems (SuDS), into their design which play an important role in reducing the impact of flooding.'
<b>Local Planning Authority Response</b>	The support for the proposed approach is noted.
<b>Resultant Action</b>	No action necessary.



## **Proposed SPG Changes as a Result of the Consultation**

The paragraphs proposed for amendment following the consultation are detailed below, for the reasons explained in the previous table. Strikethrough text is used to indicate proposed deletions from the SPG, whereas blue text is used to indicate proposed additions to the SPG. Only paragraphs proposed for amendment are included below, there are no proposed changes to the remainder of the draft SPG following consultation. The final draft version of the SPG (**Appendix 1**) incorporates the proposed amendments below.

- Insert a reference to the *Including Disabled Children in Play Provision* Position Statement by the Play Safety Forum under the *Local Community Needs and Accessibility* heading within Section 7.0 *Designing Outdoor Recreation Facilities* of the SPG:

7.8 ORFs should be designed to reflect the needs of local communities at different life stages in order to maximise community benefit. Dialogue should be initiated with the community early in the development process, supplemented by use of local health indicators and population profiles to inform the design of ORFs. ORFs should also be designed to promote gender equality and be safe and accessible for all users. Spaces should be appropriately designed to cater for the needs of children with additional learning needs and disabilities. [Particular regard should be given to the \*Including Disabled Children in Play Provision\* Position Statement by the Play Safety Forum and UK Children's Play Policy Forum when designing new play facilities.](#)

- Update web-link to Play Wales' *Creating Accessible Play Spaces* toolkit under the *Design Guidance by Outdoor Recreation Facility Typology* heading within Section 7.0 *Designing Outdoor Recreation Facilities* of the SPG:

### **7.12.2 Children's Play Areas (Equipped/Designated Play Areas):**

- Play Wales – [Creating Accessible Play Spaces: A Toolkit](#)

<b>Meeting of:</b>	<b>DEVELOPMENT CONTROL COMMITTEE</b>
<b>Date of Meeting:</b>	<b>2 OCTOBER 2025</b>
<b>Report Title:</b>	<b>ANNUAL MONITORING REPORT</b>
<b>Report Owner / Corporate Director:</b>	<b>CORPORATE DIRECTOR COMMUNITIES</b>
<b>Responsible Officer:</b>	<b>JACK DANGERFIELD SENIOR STRATEGIC PLANNING POLICY OFFICER</b>
<b>Policy Framework and Procedure Rules:</b>	<b>There is no impact on the Policy Framework or Procedure Rules.</b>
<b>Executive Summary:</b>	<b>The purpose of this report is to present the findings of the Replacement Local Development Plan Annual Monitoring Report 2025 and to seek the approval of the Development Control Committee prior to its submission to the Welsh Government by 31 October 2025. Completion of the Annual Monitoring Report is a statutory requirement and provides an important mechanism for evaluating the implementation and effectiveness of the adopted Replacement Local Development Plan, the Council's statutory land-use planning document. It identifies if adopted policies are being achieved and determines whether any revisions to the Plan are necessary. The findings will subsequently inform any future review of the Plan.</b>

## 1. Purpose of Report

- 1.1 The purpose of this report is to present the key findings of the Replacement Local Development Plan (**RLDP**) Annual Monitoring Report (**AMR**) 2025 (**Appendix 1**), prior to the submission of the AMR to the Welsh Government by 31 October 2025.



## 2. Background

- 2.1 Following the adoption of the RLDP (March 2024), the Local Planning Authority (**LPA**) must publish and submit to Welsh Government an AMR under Regulation 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended). The first AMR is required to be submitted by 31st October in the year following adoption of the RLDP (i.e. October 2025).
- 2.2 The purpose of the AMR is to assess the extent to which the RLDP's strategy, policies and key site allocations are being delivered. The results must also identify any challenges, opportunities and possible ways forward for revising policies and proposals at a future Plan review. In this respect, the LPA must undertake a mandatory full Plan review 4 years following its adoption to ensure that the RLDP remains up to date. This will be due to take place in March 2028.
- 2.3 The AMR is structured around the RLDP's Monitoring Framework, which contains 36 indicators covering the key themes of the Plan. Each indicator is assessed against an associated target and trigger. The AMR records whether each target has been achieved and whether triggers for further action have been met. Alongside this analysis, the AMR provides commentary on wider contextual factors that may affect delivery, such as economic conditions, environmental pressures, legislative change, or policy shifts beyond the control of the LPA.
- 2.4 The AMR provides a comprehensive overview of how effectively the RLDP is being implemented across its policy areas, and highlights where further intervention, adjustment or review may be required.

## 3. Current situation / proposal

- 3.1 An AMR (**Appendix 1**) has now been prepared for 2024/25 following adoption of the RLDP in March 2024. The AMR provides a detailed assessment of progress against the 36 monitoring indicators, covering the key policy areas of the RLDP.
- 3.2 The RLDP is clearly in the early stages of implementation. While housing delivery to date has been below the adopted trajectory, this is not a significant concern. Existing commitments (sites already having been granted planning permission), strategic allocations and housing allocations are progressing and are expected to deliver substantial completions in the coming years. This will help resolve the initial lag in housing delivery. Key findings from the AMR are summarised below for ease of reference:
  - **Housing Delivery** – dwelling completion rates were below the Anticipated Annual Build Rate (**AABR**) in 2024/25 (124 completions compared to the forecasted 505 dwelling AABR).

- **Cumulative Completions Over the Plan Period (2018-2033)** – By 31st March 2025, cumulative completions were projected to be at 2,612. At the end of 2024/25, actual cumulative completions were 2,257, which is a 13.59% shortfall.
- **Strategic Sites** - There has been progress across all strategic sites identified in the RLDP, with applications already submitted for two strategic sites and the others progressing in advance of submitting planning applications. Applications have also been submitted for two non-strategic housing allocations, with other sites undertaking pre-application work.
- **Climate Change, Flood Risk and Energy** – All indicators associated with climate change, managing flood risk and energy show strong policy compliance. The RLDP has been framed with resilience at its core and climate adaptation is embedded throughout the strategy.
- **Gypsy and Traveller Accommodation** – All ‘need’ identified in the approved Gypsy and Traveller Accommodation Assessment has been met in full by granting planning consent for 7 pitches across three private sites. The RLDP also contains a robust policy framework to assess any newly arising need and associated planning applications over the RLDP period.
- **Employment and Economic Development** - Employment land take-up (over 5ha in the past two years), and job creation show steady progress and have contributed to the wider growth and spatial strategy. Take-up is expected to increase in future years as allocations come forward, the local labour force enlarges and businesses expand and/or are attracted to the area in response. Delivery of new employment opportunities remains an important part of the RLDP’s balanced growth strategy.
- **Retail and Town Centres** - The health of town centres remains relatively resilient, with vacancy rates at varying levels in each of the three main towns: Bridgend (19.2% vacancies), Porthcawl (7% vacancies) and Maesteg (16.2% vacancies). When compared to the target of 15%, there is need for improvement in Bridgend and Maesteg, in particular. However, once the strategic and non-strategic sites allocated in the RLDP begin to come forward and new housing is delivered, it is anticipated that socio-economic activity will increase across the County Borough’s town centres. Supplementary Planning Guidance (**SPG**) on Retail and Commercial Centres is also in development to provide more guidance to all stakeholders in relation to RLDP Retail Policies.

3.3 The AMR also identifies a number of contextual changes influencing plan delivery that lie outside the direct control of the LPA. These include the Planning (Wales) Bill, the planned introduction of the Strategic Development Plan (**SDP**) for South-East Wales, the recent update to Technical Advice Note (**TAN**) 15: Development and Flood Risk, targeted updates to Planning Policy Wales (**PPW**), the pace of economic growth, the climate and nature emergencies, and the production of four SPG



documents (covering Affordable Housing, Retail, Recreation and Houses in Multiple Occupation), with more SPG due to be produced in future.

#### **4. Equality implications (including Socio-economic Duty and Welsh Language)**

A full Equality Impact Assessment (**EIA**) was undertaken during the production of the RLDP. The AMR is directly linked to the monitoring of the successful implementation of that Plan. As such, a further EIA is not considered necessary for the AMR.

#### **5. Well-being of Future Generations implications and connection to Corporate Well-being Objectives**

5.1 As the Annual Monitoring Report is directly linked to the RLDP and key to ensuring its implementation, the AMR aligns with the delivery of Local Well-being Objective One '*A prosperous place with thriving communities*'.

5.2 The AMR 2025 will also contribute to the following goals within the Well-being of Future Generations (Wales) Act 2015:

- *A prosperous Wales* – The AMR monitors the effectiveness of the RLDP in delivering sustainable economic growth, including progress on housing delivery, strategic employment sites, retail and town centre vitality, and the promotion of tourism and leisure opportunities, supporting a more prosperous economy.
- *A resilient Wales* – Through indicators on climate change, flood risk, renewable energy, countryside and landscape, the AMR assesses how well the RLDP is achieving its objectives for environmental resilience and the sustainable management of natural resources.
- *A more equal Wales* – The AMR evaluates the extent to which the RLDP is meeting diverse housing needs, including provision for affordable housing, Gypsy and Traveller accommodation, and whether policies are ensuring fair access to community facilities, contributing to greater equality.
- *A healthier Wales* – By monitoring the implementation of RLDP policies on open space, recreation, active travel and community facilities, the AMR highlights the Plan's effectiveness in supporting healthier lifestyles and improving community well-being.
- *A Wales of cohesive communities* – The AMR assesses the RLDP's impact on housing distribution, safeguarding of community facilities, and the strength of town and local centres, demonstrating how the Plan supports the development of cohesive, safe and well-connected communities.

## **6. Climate Change and Nature Implications**

- 6.1 The AMR has direct relevance to climate change and nature, as it assesses the effectiveness of the RLDP in delivering its wide-ranging policies in these areas. The RLDP includes policies in these areas. The RLDP includes policies designed to support decarbonisation and renewable energy generation, promote active travel and sustainable waste management, and protect natural resources and public health. It also contains a comprehensive framework for safeguarding and enhancing the natural environment, including policies on green infrastructure, biodiversity and ecological networks, habitats and species, local and regional conservation sites, special landscape areas and the sustainable management of development in the countryside. By monitoring the performance of these policies, the AMR provides an essential mechanism for ensuring that the RLDP is achieving its objectives in addressing climate change, protecting nature, and supporting communities to adapt to current and future environmental challenges. Without the AMR, it would not be possible to evaluate the extent to which the RLDP is delivering these critical outcomes.

## **7. Safeguarding and Corporate Parent Implications**

- 7.1 There are no Safeguarding and Corporate Parent implications from this report.

## **8. Financial Implications**

- 8.1 There are no financial implications arising from this report.

## **9. Recommendations**

- 9.1 It is recommended that Committee:
- (a) Note the contents of this report together with the RLDP AMR 2025 (**Appendix 1**).

## **Background documents**

None



# Bridgend County Borough Local Development Plan 2018-2033

## Annual Monitoring Report October 2025



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## 1.0 Executive Summary

- 1.1 The Annual Monitoring Report (AMR) reviews progress in implementing the Replacement Local Development Plan (RLDP) during the period **1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025**. It considers housing delivery, strategic site progress, economic development, environmental outcomes and the overall effectiveness of the plan in shaping sustainable growth.

### Housing Delivery and Distribution

- 1.2 Housing completions were below the annual requirement of 505 dwellings and remain behind the adopted trajectory. Affordable housing delivery has primarily stemmed from the existing landbank thus far, though future completions are expected to align more closely with recently adopted affordable housing policies as allocations progress.

### Strategic Sites

- 1.3 There has been progress across all strategic sites identified in the RLDP, with applications already submitted for two strategic sites and the others progressing through pre-application stages. These sites remain central to achieving the growth strategy, and their build-out will be critical to delivering the housing trajectory.

### Climate Change, Flood Risk and Energy

- 1.4 The monitoring year shows strong policy compliance in respect of climate resilience and sustainable development. No inappropriate development was permitted in areas at risk of flooding, and all major planning applications submitted after adoption of the RLDP were supported by energy masterplans.

### Gypsy and Traveller Accommodation

- 1.5 The identified need set out in the Gypsy and Traveller Accommodation Assessment (GTAA) 2020 has been met in full for the plan period. No unmet arising need was identified in the monitoring year.

### Community Facilities

- 1.6 Community facilities have been successfully protected through the application of policy, with no losses recorded in areas of need.



### Employment and Economic Development

- 1.7 Employment land take-up and job creation show steady progress. Take-up is expected to increase in future years as allocations come forward, the local labour force enlarges and businesses expand and/or are attracted to the area in response. Delivery of new employment opportunities remains an important part of the LDP's balanced growth strategy.

### Retail and Town Centres

- 1.8 The health of town centres remains relatively resilient, with vacancy rates at varying levels in each of the three main towns – Bridgend, Porthcawl and Maesteg. There is need for improvement in Bridgend and Maesteg, in particular, which is expected as the strategic allocations come forward for development, increasing footfall in these town centres. The RLDP retail strategy is being upheld, with no major out-of-centre developments permitted.

### Minerals and Waste

- 1.9 Minerals reserves remain above the required 10-year supply, and waste management capacity is sufficient to meet the needs of the County Borough.

### Tourism, Leisure and Recreation

- 1.10 Tourism activity has remained stable, with no unjustifiable losses of leisure or recreation facilities.

### Countryside, Landscape and Biodiversity

- 1.11 Strong protection has been maintained for the countryside, landscapes and biodiversity. No development was permitted contrary to relevant policies safeguarding valued habitats, species and landscape character.

### Overall Conclusions

- 1.12 Recent updates to national planning policy, including revisions to Planning Policy Wales and associated Technical Advice Notes, have been considered in the monitoring process. These changes do not undermine the RLDP strategy, which remains relevant and appropriate in enabling sustainable growth.

## 2.0 Key Findings of the Annual Monitoring Report

2.1 This section summarises the main findings of the monitoring process for the period **1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025**, organised by key topic areas. It provides the evidence base underpinning the conclusions set out in the Executive Summary.

2.2 The RLDP, adopted in March 2024, is in the early stages of implementation and is showing encouraging progress against its objectives. While housing delivery to date has been below the projected trajectory, this is not a significant concern. A number of strategic allocations are advancing well through the planning process and are expected to deliver substantial completions in the coming years, which will help to address the slower initial pace.

### Housing Delivery and Distribution

2.3 The key findings associated with housing delivery and distribution include the following:

- **Spatial Strategy:** Housing completions during the monitoring period were somewhat inconsistent with the settlement hierarchy (Indicator 1), but this is due to completions stemming from existing commitments (approved under the previous LDP). This issue will rectify itself as new allocations start delivering.
- **Build rates:** A total of 124 dwellings were completed during the monitoring year, compared with the anticipated annual build rate (AABR) of 505 dwellings (Indicator 11). This represents a variance of -75.44% below the target.
- **Housing Trajectory:** Annual completions were below the AABR set out in the adopted Housing Trajectory (Indicator 12), and cumulative completions also remain behind the expected cumulative total (Indicator 13). The past two monitoring years indicate a trend of under-delivery, however this is expected to significantly improve as existing commitments and site allocations come forward for development (the latter are all either already



progressing through the planning system or actively subject to pre-application work).

- **Affordable Housing:**

- A total of 49 affordable dwellings were delivered through the planning system, which is below the RLDP's overarching target of 114 per annum (Indicator 14).
- Tenure split was 39 Social rented and 10 Intermediate dwellings, which contributed towards the identified need in the most recent Local Housing Market Assessment (LHMA) (Indicator 15).
- Despite delivered sites (in this monitoring period) having been granted permission under the previous LDP, affordable housing completions predominantly aligned well with the newly adopted affordable housing thresholds and targets set out in policies COM3 and PLA1-5 (Indicator 16).

#### Strategic Sites

- 2.4 All strategic development sites (Policies PLA1-5) have not yet come forward for development, however two applications have already been submitted and the remainder are progressing pre-application stage. Strategic site completions are expected to follow in due course.

#### Climate Change, Flood Risk and Energy

- 2.5 The key findings associated with climate change, flood risk and energy include the following:
- No applications were approved contrary to TAN 15 requirements within C1 or C2 flood risk areas (Indicators 8 & 9).
  - No applications were permitted contrary to sustainable placemaking (SP3) or sustainable transport and accessibility Policy SP5 (Indicators 2 & 10).
  - All major planning applications submitted post adoption of the RLDP were accompanied by an energy masterplan (Indicator 26).
  - Waste management capacity continues to meet TAN 21 requirement (Indicator 30).

### Gypsy and Traveller Accommodation

2.6 The key findings associated with gypsy and traveller accommodation include the following:

- The identified need set out in the GTAA 2020 has been met in full for the plan period (Indicator 18).
- No unmet arising needs were recorded during the monitoring year, consistent with COM8 and Circular 005/2018 requirements (Indicator 19).

### Community Facilities

2.7 The key findings associated with community facilities include the following:

- No permissions were granted contrary to Policy SP9 that would have resulted in the unacceptable loss of community facilities in areas of need (Indicator 20).

### Employment and Economic Development

2.8 The key findings associated with employment and economic development include the following:

- Employment land take-up in the monitoring year was 0.71 hectares, in line with Policy SP11's requirements (Indicator 21).
- The exact figures for employment growth in the County Borough is unavailable, although Welsh Government data shows that the number of people in employment grew by 10,200 (11.3%) (Indicator 22). However, it should be noted that these figures will include those residing in the County Borough but who are employed elsewhere. Newly released datasets will be monitored in future AMRs.

### Retail and Town Centres

2.9 The key findings associated with retail and town centres include the following:

- No major retail developments were permitted outside town and local centre boundaries (Indicator 23).
- Vacancy rates were significantly below the 15% threshold for Porthcawl Town Centre, but slightly above in Maesteg (16.2%) and Bridgend Town Centres (19.2%) (Indicator 24).



- Within primary shopping areas, over 60% of units remain in A1 use in Bridgend and Porthcawl Town Centres, which aligns with the 60% target, although the percentage was lower in Maesteg Town Centre at 53% (Indicator 25).

### Minerals and Waste

2.10 The key findings associated with minerals and waste include the following:

- Aggregate reserves remain well above the minimum 10-year supply requirement (Indicator 28).
- No permissions were granted for development within safeguarded minerals areas contrary to Policy ENT12 (Indicator 29).
- Waste management capacity remains sufficient to meet County Borough requirements (Indicator 30).

### Tourism, Leisure and Recreation

2.11 The key findings associated with tourism, leisure and recreation include the following:

- While accurate data covering the full monitoring year is not yet available, an estimation of visitor numbers to the County Borough in 2024 equals 3,421,439, which would indicate a reduction on the previous year (2023) (Indicator 31).
- No permissions were granted contrary to ENT17 that would have resulted in the unjustified loss of tourism, leisure or recreation facilities (Indicator 32).

### Countryside, Landscape and Biodiversity

2.12 The key findings associated with the countryside, landscape and biodiversity include the following:

- No land in the countryside was lost to development via departure applications to Policy DNP1 (Indicator 33).
- No permissions were granted contrary to Policy DNP4 that would have caused unacceptable harm to Special Landscape Areas (SLAs) (Indicator 34).

- No permissions were granted contrary to Policy DNP5, protecting SINCs (Sites of Importance for Nature Conservation), RIGS (Regionally Important Geodiversity Sites) and LNRs (Local Nature Reserves) (Indicator 35).
- No permissions were granted contrary to Policy DNP6, ensuring no harm to legally protected habitats or species (Indicator 36).

2.13 Overall, the plan is performing well at this early stage, with evidence showing progress against key targets and a strong pipeline of development to support future delivery.



### 3.0 Introduction

3.1 On 13th March 2024, Bridgend County Borough Council adopted the RLDP 2018-2033 for Bridgend County Borough. Section 76 of the Planning and Compulsory Purchase Act 2004 (PCPA, as amended) requires Local Authorities to prepare an AMR. The first AMR is required to be submitted to Welsh Government by 31<sup>st</sup> October in the year following adoption of the RLDP (2025), hence this AMR has now been prepared to fulfil this requirement.

3.2 Appendix 4 of the RLDP sets out the Monitoring Framework that will be used as a basis for reviewing the Plan. Monitoring and review is an ongoing function and is a vital aspect of evidence-based policy making. Welsh Government require that all LDPs include a monitoring framework and this framework has therefore been developed in accordance with the following requirements:

- PCPA 2004 (Section 61) states that an LPA must **keep under review** the matters which may be expected to affect the development of their area or the planning of its development;
- PCPA 2004 (Section 76) and LDP Regulation 37 states that an LPA must publish and submit to Welsh Government an AMR setting out how the objectives of the plan are being achieved, or not (by 31 October each year);
- PCPA 2004 (Section 69(1)) and LDP Regulation 41(1) collectively state that an LPA **must review its LDP no longer than 4 years** from the date of adoption;
- LDP Regulation 41 states the LPA must approve by resolution a report of a review prepared in accordance with Section 69(1) and before it is submitted to the Welsh Ministers in accordance with Section 69(2). The **'Review Report'** (RR) should be submitted to Welsh Government within six months of triggering the review process; and
- Regulation 17 of the **SEA Regulations** require monitoring of certain plans to identify unforeseen adverse effects and enable appropriate remedial action to be taken.

- 3.3 The monitoring framework will allow for ongoing assessment of whether the underlying RLDP objectives remain valid or whether the prevailing economic, social, environmental or cultural circumstances have significantly altered since the preparation of the plan. In essence, the monitoring framework will allow an assessment of the implementation of the RLDP strategy, policies and proposals. The monitoring will feed into this AMR and help inform a subsequent plan review, which will take place within 4 years of the RLDP's adoption.
- 3.4 The AMR is fundamental to assessing the progress of the RLDP and can assist the Local Planning Authority (LPA) to:
- Identify where certain policies are not being successful in delivering their intended objective;
  - Identify gaps in the evidence base, perhaps through a change in the economy, which need to be addressed and reflected in the RLDP;
  - Identify areas of success; and
  - State the intended actions that the LPA will take in rectifying any issues to ensure the successful implementation of the policy or any revision that needs to take place.
- 3.5 The LPA has agreed a set of targets and indicators which act as a benchmark against which performance can be measured. Targets may relate to the achievement of certain levels of development and may be set annually or at an interim point within the plan period. The target for the whole of the plan is to achieve the implementation of the RLDP strategy.



## 4.0 Methodology / RLDP Monitoring Framework

### Monitoring Indicators

- 4.1 The monitoring framework sets out a number of indicators which form the basis for assessing the plan's performance. The framework focusses on key policies fundamental to delivering the plan, such as housing delivery, affordable housing provision, employment land take-up and Gypsy and Traveller provision. The monitoring framework clearly sets out which plan objectives, policies and proposals are relevant to each of the indicators. This will enable both the broad strategy of the plan and its key policies, where necessary, to be monitored.

### Targets

- 4.2 The indicators have a corresponding target and this is either a numerical target or a particular direction of travel. In all cases, the targets have been devised so as to be specific, measurable and realistic. The targets are generally presented as numerical (e.g. homes to be provided), spatial (e.g. % growth to particular settlement tiers) or contextual (e.g. demographic trends).

### Trigger Points

- 4.3 The indicators and targets contain trigger points to indicate if the plan is not achieving the desired outcome(s). If these triggers are 'activated', the AMR will consider the necessary action required as a result. There are a number of outcomes which could be actioned by the LPA and will depend on the extent to which the target appears not to have been met and the need to take action on a particular aspect of the plan strategy, or a policy. Trigger points which are numerical will be measured over two consecutive years to establish trends. Contextual information will also be used in the AMR to evaluate if it is actually the plan which is not achieving the targets or if there are external factors (such as the economy or changes in funding sources, etc.) which are outside of the planning system's control.

### Monitoring Actions

- 4.4 If trigger points are 'activated' then it will be necessary to investigate the reasons why policies or proposals are not being implemented as intended

and/or the objectives not being met. The following options are available to the LPA in association with each of the indicators and their triggers. The AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response. Likely, indicative initial actions are included within the monitoring framework for ease of reference.

<b>Continue Monitoring</b>
Development Plan policies are being implemented effectively.
<b>Training Required</b>
Development Plan policies are being implemented as intended and Officer or Member training is required.
<b>Supplementary Planning Guidance (SPG) Required</b>
Development Plan policies are not being implemented as intended and further guidance is required, potentially preparing additional SPG.
<b>Further Investigation / Research Required</b>
Development Plan policies are not being implemented as intended and further research and/or investigation is required.
<b>Policy Review Required</b>
Development Plan policies are not being implemented and are failing to deliver; a review of the specific policy may be required.
<b>Plan Review</b>
Development Plan policies are not being implemented, and the plan strategy is not being delivered triggering a formal review in advance of the statutory 4-year review.



## 5.0 Contextual Changes

- 5.1 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 RLDP has been influenced by local, regional, national and international environmental, social and economic factors. By seeking to understand how different factors have affected the delivery of the RLDP, the LPA 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.
- 5.2 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;
  - External conditions; and
  - Local development context.

### Policy and Legislation

- 5.3 Through the AMR, the LPA needs to consider whether changes to national planning policy have any implications for the LDP. If the implications are significant, the LPA will need to determine how it addresses the issues.
- **Planning (Wales) Bill:**
    - The Planning (Wales) Bill is a technical consolidation of existing planning legislation – combining the Town and Country Planning Act 1990, Planning and Compulsory Purchase Act 2004, and the Planning (Wales) Act 2015 into a single bilingual statute with modernised structure and clearer language, reflecting Wales' unitary planning system. The legal effects remain unchanged – this is not a reform of policy, but an effort to make planning law more accessible and easier to navigate.
  - **Strategic Development Plan (SDP) for South-East Wales:**

- The Town and Country Planning (Strategic Development Plan) (Wales) Regulations (SI 2021/360) (2021 Regulations) were made on the 18<sup>th</sup> March 2021 and came into force on the 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. From 30 June 2022, the South East Wales Corporate Joint Committee (SEWCJC) was given the responsibility for preparing Regional SDPs, Regional Transport Plans and for doing whatever is deemed necessary to enhance or promote the economic well-being of the area. Although Bridgend County Borough Council has recently adopted an RLDP, simultaneous collaborative working will be undertaken with neighbouring authorities and the SEWCJC to prepare an SDP. A joint evidence base will also be shared wherever possible to this end.
- **Technical Advice Note (TAN) 15: Development and Flood Risk:**
  - TAN 15 sets out national planning policy in Wales for managing development in relation to flood risk. Its core aim is to steer highly vulnerable uses away from areas at risk of flooding and ensure that, where development is necessary, risks to people, property and the environment are acceptably managed. TAN 15 applies a precautionary, risk-based approach using flood risk zones and climate change allowances, requiring local authorities to embed flood risk considerations into both plan-making and decision-making to support resilient, sustainable communities.
- **Targeted updates to Planning Policy Wales (PPW):**
  - Recent updates to PPW strengthen the protection and enhancement of biodiversity in new development. Key changes include a requirement for all proposals to demonstrate a net benefit for biodiversity using a step-wise approach (avoid, minimise, mitigate, compensate), stronger safeguards for designated sites such as SSSIs, and the integration of green infrastructure, trees,



and woodlands into development design. The updates also encourage nature-based solutions to support ecosystem resilience, align development with local biodiversity priorities, and ensure long-term ecological management.

#### External Conditions

5.4 The external conditions that will affect the delivery of the RLDP's objectives include the following:

- **Economy:**

- The latest OECD Economic Report (June 2025) notes that the projected Gross Domestic Product (GDP) growth for the latter half of 2025 is projected to reach 1.3% in 2025 before slowing to 1.0% in 2026, dampened by heightened trade tensions, tighter financial conditions, and elevate uncertainty. The economy grew in the first quarter of 2025 reaching 0.7%, up from 0.1% in the last quarter of 2024, however momentum is now weakening. Consumer confidence remains depressed and has declined since the second half of 2024, while retail sales volumes have been volatile, with an uptick in March. Gilt yields have risen significantly in recent months, partly reflecting global developments. The labour market continues to cool, as falling vacancies are bringing the vacancy-to-unemployment ratio back to pre-pandemic levels. Increases in the national minimum wage, in employer social security contributions, and in utility bills kept services price inflation elevated, at 5.4% in the year to April, and maintained substantial domestic price pressures, with CPI inflation at 3.5% over the same period.

- **Climate change and nature emergencies:**

- The climate change and nature emergencies remain significant contextual factors. The most recent UK Climate Change Risk Assessment highlights increased flooding, pressure on water resources, biodiversity loss, and risk to critical infrastructure and supply chains as key challenges facing Wales and the wider UK.

- There is also the potential for evolving national policy and legislation on climate adaptation to impose stricter requirements, or in some cases restrictions, on development in sensitive locations.
- The RLDP has, however, been framed with resilience at its core. Allocations were subject to testing against the Flood Map for Planning via a Strategic Flood Consequences Assessment. Climate adaptation is embedded throughout the strategy. Policies seek to secure sustainable placemaking, energy efficiency, biodiversity enhancement, and green infrastructure, while aligning with TAN 15 to safeguard against inappropriate development in high-risk flood zones.
- While external risks associated with climate change are growing, the RLDP is considered robust in its approach to resilience and adaptation. The LPA will continue to monitor environmental evidence, supply chain trends, and legislative changes to ensure that allocations remain deliverable, and that the strategy contributes to wider climate and nature objectives.

#### Local Development Context

5.5 The local development context is characterised by the following factors:

- **Local Development Plan status:**
  - The Bridgend County Borough RLDP was adopted in March 2024. It is therefore based upon a relatively recent evidence-base and is in a strong position to support the provision of the justified housing requirement over the plan period.
- **Supplementary Planning Guidance:**
  - The *Affordable Housing Supplementary Planning Guidance* (SPG) was adopted by Bridgend County Borough Council on 25<sup>th</sup> June 2025. Its purpose is to support and provide further direction on the implementation of the affordable housing policies contained within the adopted RLDP. It outlines how affordable housing should be delivered through the planning system throughout Bridgend County Borough. This will provide greater clarity for both planning



applicants and officers and should therefore assist in the delivery of the RLDP.

- The *draft Retail and Commercial Development Supplementary Planning Guidance* is currently at post-public consultation stage, and will be presented to Council to seek adoption on 28<sup>th</sup> September 2025. The purpose of this SPG is to support and provide further direction on the implementation of the retail and commercial development policies contained within the adopted RLDP. It provides guidance on retail and commercial development to protect the vitality, attractiveness, and viability of the designated retail centres in accordance with the approach outlined in national planning policy.
- The *draft Outdoor Recreation Facilities Supplementary Planning Guidance* is also at post-public consultation stage and adoption will be sought by the end of 2025. Its purpose is to support and provide further direction on the implementation of the policies for Outdoor Recreation Facilities contained within the adopted RLDP. It outlines how such facilities should be delivered through the planning system throughout the County Borough.
- The *draft Houses in Multiple Occupation Supplementary Planning Guidance* provides planning applicants and officers with additional information on how to interpret and apply Policy COM7. It provides greater clarity on how to apply the adopted RLDP policy on Houses in Multiple Occupation. At the time of writing, it is at pre-public consultation stage and is expected to be progressed towards adoption by early 2026.

## 6.0 Analysis of Core Indicators

- 6.1 **(Indicator 1)** - The RLDP identifies and differentiates between the sustainability of places by defining a Settlement Hierarchy. The scale and type of growth apportioned to settlements is dependent upon their individual roles, functions and positions within the Settlement Hierarchy, to ensure the majority of growth is directed towards areas that already benefit from good infrastructure, services and facilities, or where additional capacity can be provided. Development will be directed towards environs conducive to sustainable placemaking that facilitate a balance of environmentally friendly, economically vibrant, and socially inclusive characteristics, aiming to benefit current inhabitants and future generations alike. Sustainable placemaking is therefore an overarching concept that underpins the RLDP. SP2 defines a suite of Strategic Allocations where growth will be focused. The location and scale of these sites present opportunities for significant new development to take place over the plan period to help meet the RLDP vision and objectives and ensure implementation of the Regeneration and Sustainable Growth Strategy. The combined development of these sites will result in the provision of comprehensive residential, employment and commercial development whilst providing new transportation, affordable housing, community, education and recreation facilities to serve the respective sites and existing communities.



**Objective: All Strategic Objectives (Strategic Framework, Regeneration and Growth Strategy)**

**Policy Reference: SF1, SP1, SP2**

Indicator	Target	Trigger
1: Spatial distribution of housing development	Annual housing completions to be in line with the growth strategy and settlement hierarchy as set out in Table 7 (Chapter 5).	Variation of 10% from the expected distribution for at least two consecutive years.

**Performance Outcome:**

Previous year	AMR 2024/25
N/A	See table and analysis below

**Analysis:**

To support the creation of high-quality, sustainable places, Policies SF1, SP1 and SP2 set out a strategic growth framework based on a settlement hierarchy. This approach directs development to locations that are best placed to accommodate growth – prioritising the largest settlements with the greatest access to services, employment opportunities, and sustainable transport links. The policies are designed to ensure that new housing is supported by the necessary infrastructure and facilities, helping to create well-connected, resilient communities.

To assess how effective the RLDP is in implementing its overall strategy the above indicator has been devised by the LPA to measure the ‘spatial distribution’ of housing development. Indicator 1 monitors the spatial distribution of housing growth against the settlement hierarchy and strategic growth strategy set out in the RLDP. The target is for annual housing completions to align with this strategy, as

outlined in Table 7 (Chapter 5), ensuring that development is directed to the most sustainable locations in accordance with the plan's objectives.

Growth Areas	Total Housing Provision Anticipated (2018/19 – 2032/33)		Cumulative Completions (2018/19 – 2024/25)		2023/2024 Completions		2024/2025 Completions	
	%	Number	%	Number	%	Number	%	Number
Bridgend Sustainable Growth Area	40.3	3,481	63.6	1,435	33.3	45	19.4	24
Maesteg and the Llynfi Valley Regeneration Growth Area	11.1	954	4.7	105	1.5	2	1.6	2
Porthcawl Regeneration Growth Area	13.3	1,149	11.4	257	24.4	33	18.5	23
Pencoed Sustainable Growth Area	10.3	890	4.3	98	8.9	12	20.2	25
Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area	12.8	1,102	2.9	65	3.7	5	0	0
Valleys Gateway Local Settlements (Outside of Growth Areas)	8.3	712	11.5	260	25.2	34	37.9	47
	3.9	340	1.6	37	3	4	2.4	3

The above table shows the spatial distribution of housing provision anticipated, together with both the actual cumulative spatial distribution for the plan period up to 31<sup>st</sup> March 2025 and similar figures for 2023/2024 and 2024/2025. Housing delivery to date has primarily stemmed from the existing landbank, which explains why there are some anomalies between delivery to date and anticipated



distribution over the whole LDP period. This issue is expected to rectify itself as new site allocations in the RLDP come forward in future years.

**Performance:**

**Action:**

Continue monitoring.

- 6.2 **(Indicator 2, 3a/b-7a/b)** - Policy SP3 states that all development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having full regard to the natural, historic and built environment, by demonstrating alignment with the principles of good design, and demonstrating a sustainable placemaking approach to their siting, design, construction and operation. PLA1 to PLA5 detail the site-specific requirements for the mixed-use strategic development sites in Regeneration Growth Areas and Sustainable Growth Areas. Delivery of these strategic sites will prove fundamental in achieving the RLDP's vision and objectives for the county borough.

**Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'**

**Policy Reference: SP3**

**Indicator**

**Target**

**Trigger**

2: Permissions granted not in accordance with Policy *SP3: Good Design and Sustainable Placemaking*

No applications permitted contrary to Policy SP3.

1 application permitted contrary to Policy SP3 within two consecutive years.

**Performance Outcome:**

**Previous year**

**AMR 2024/25**

N/A

0

**Analysis:**

Good design is fundamental to creating sustainable places where people want to live, work and socialise. As emphasised in PPW, 'design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places'. In achieving sustainable development, the RLDP seeks to ensure design that goes beyond aesthetics to include the social, economic, environmental and cultural aspects of development. Therefore, in order to achieve good design, development must consider how space is utilised, how buildings and the public realm can support this use and the relationship with the surrounding area.

In order to monitor whether development is meeting high quality, sustainable placemaking criteria set out in Policy SP3, the LPA considers Indicator 2 to ensure that all developments are built to a good standard that support people's health and well-being. No developments were granted contrary to Policy SP3 of the RLDP during the monitoring period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025.

**Performance:****Action:**

Continue monitoring.



Objective: Strategic Objective 1, ‘To Create High Quality, Sustainable Places (Placemaking)’		
Policy Reference: SP3		
PLA1: Porthcawl Waterfront Regeneration Area, Porthcawl Regeneration Growth Area		
Indicator	Target	Trigger
3a: Number of dwellings delivered.	Completions in line with the phased housing trajectory.	Annual completions falling below anticipated trajectory for two consecutive years.
Performance Outcome:		
Previous year	AMR 2024/25	
N/A	0	
Analysis:		
<p>Land at Porthcawl Waterfront is a strategic development site allocated in the RLDP for circa 1,100 dwellings, 30% of which will be affordable. It is allocated for a comprehensive, regeneration-led, mixed-use development.</p> <p>No new dwellings were completed during the period 1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2025, which aligns with the housing trajectory. A masterplan has been produced for the site, and the pre-application process is now underway. A planning application is expected in early 2026, with the aim of presenting it to the Development Control Committee in April 2026. While no dwellings have been built to date, this demonstrates ongoing progress in bringing the site forward for development.</p>		
Performance:		

<b>Action:</b>	Continue monitoring
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Objective: Strategic Objective 1, ‘To Create High Quality, Sustainable Places (Placemaking)’		
Policy Reference: SP3		
PLA1: Porthcawl Waterfront Regeneration Area, Porthcawl Regeneration Growth Area		
Indicator	Target	Trigger
3b: Infrastructure requirements and Placemaking principles delivered.	Infrastructure requirements and Placemaking principles delivered in accordance with PLA1.	Infrastructure not delivered in accordance with Policy PLA1.
Performance Outcome:		
Previous year	AMR 2024/25	
N/A	0	
Analysis:		
<p>Land at Porthcawl Waterfront is allocated for a comprehensive, regeneration-led, mixed-use development. It will incorporate a new one form entry Welsh medium primary school a four-classroom block extension at the existing English medium primary school, a new food store, leisure facilities, a bus terminus, recreation facilities, public open space, plus appropriate community facilities and commercial uses.</p> <p>Policy PLA1 sets out several ‘placemaking principles’ to guide the development of the site, including the need to create a well-connected, sustainable mixed-use</p>		



development that will regenerate Porthcawl; to pursue transit-orientated development that prioritises walking, cycling and public transport use; to create a multi-functional green infrastructure network within the site that facilitates active travel, enhances biodiversity, provides sustainable drainage and fosters healthy communities; to ensure the design and layout of the site has regard to the landscape in which it sits, considering the interface between the site, the waterfront and the broader settlement of Porthcawl; to orientate buildings to face open spaces and streets to enhance cohesiveness, foster a strong sense of place and ensure community safety; to provide a mix of higher densities at key points in the layout and lower densities on the sensitive edges; and to comply with the principles outlined within the Porthcawl Placemaking Strategy and future development briefs published by the Council.

While no dwellings were delivered, the metro bus terminus and new food store have both been completed as part of the wider regeneration objectives within the vicinity of the site during the period 1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2025.

<b>Performance:</b>	
<b>Action:</b>	Continue monitoring

Objective: Strategic Objective 1, ‘To Create High Quality, Sustainable Places (Placemaking)’		
Policy Reference: SP3		
PLA2: Land South of Bridgend (Island Farm), Bridgend Sustainable Growth Area		
Indicator	Target	Trigger
4a: Number of dwellings delivered.	Completions in line with the phased housing trajectory.	Annual completions falling below anticipated trajectory for two consecutive years.
Performance Outcome:		
Previous year	AMR 2024/25	
N/A	0	
Analysis:		
<p>Land South of Bridgend (Island Farm) is a strategic development site allocated in the RLDP for circa 788 dwellings, 20% (158) of which will be affordable. The site is allocated for a comprehensive green infrastructure-led mixed-use development.</p> <p>No new dwellings were completed during the period 1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2025, which aligns with the housing trajectory. This development site came to market in Q4 2024/25 and a planning application is expected later in 2025/26.</p>		
Performance		
Action:	Continue Monitoring	



**Objective: Strategic Objective 1, ‘To Create High Quality, Sustainable Places (Placemaking)’**

**Policy Reference: SP3**

**PLA2: Land South of Bridgend (Island Farm), Bridgend Sustainable Growth Area**

Indicator	Target	Trigger
4b: Infrastructure requirements and Placemaking principles delivered.	Infrastructure requirements and Placemaking principles delivered in accordance with PLA1.	Infrastructure not delivered in accordance with Policy PLA1.

**Performance Outcome:**

Previous year	AMR 2024/25
N/A	0

**Analysis:**

Land South of Bridgend (Island Farm) is allocated for a comprehensive green infrastructure-led mixed-use development, and will incorporate a new one form entry primary school with co-located nursery, the re-location of Heronsbridge Special School, leisure facilities, recreation facilities, public open space, plus appropriate community facilities, employment and commercial uses.

Policy PLA2 sets out several ‘masterplan development principles’ to guide the development of the site, including the need to create a well-connected, sustainable mixed-use urban extension to Bridgend, comprising a number of character areas that integrate positively with the existing landscape, SINC, adjacent Grade II\* listed Merthyr Mawr House, existing housing clusters, community facilities, active travel networks and public transport facilities; pursue transit-orientated development that

prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency; create a multi-functional green infrastructure network within the site that facilitates active travel, enhances biodiversity, provides sustainable drainage and fosters healthy communities; pursue high quality, well-planned development in the vicinity of the overhead power lines, ensuring the land beneath and adjacent to the overhead line route is used to make a significant, positive contribution to the development's green infrastructure network; extend the site's green infrastructure network to Newbridge Fields, capitalising on proposed active travel route INM-BR-49 and establishing a 'green lung' that connects the site to both Bridgend Town Centre and Merthyr Mawr; ensure the design and layout of the site has regard to the surrounding landscape, minimising visual impacts through the inclusion of mitigation measures that provide links with the existing landscape and access features; orientate buildings to face open spaces and streets to enhance cohesiveness, foster a strong sense of place and ensure community safety; and provide a mix of higher densities at key points in the layout and lower densities on the rural/ sensitive edges.

No dwellings were delivered during the period 1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2025, therefore no new infrastructure is yet in place for this site.

<b>Performance:</b>	
<b>Action:</b>	Continue monitoring



<b>Objective: Strategic Objective 1, ‘To Create High Quality, Sustainable Places (Placemaking)’</b>		
<b>Policy Reference: SP3</b>		
<b>PLA3: Land West of Bridgend, Bridgend Sustainable Growth Area</b>		
<b>Indicator</b>	<b>Target</b>	<b>Trigger</b>
5a: Number of dwellings delivered.	Completions in line with the phased housing trajectory.	Annual completions falling below anticipated trajectory for two consecutive years.
<b>Performance Outcome:</b>		
<b>Previous year</b>		<b>AMR 2024/25</b>
N/A		0
<b>Analysis:</b>		
<p>Land West of Bridgend is a strategic development site allocated in the RLDP for circa 850 dwellings, 20% (170) of which will be affordable. The site is allocated for a comprehensive green infrastructure-led residential development.</p> <p>No new dwellings were completed during the period 1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2025, which aligns with the housing trajectory. Substantial pre-application engagement with the developer has taken place and the Planning Application Consultation (PAC) process was undertaken in mid-2025. A hybrid planning application was submitted on 13/08/2025 (P/25/507/HYB).</p>		
<b>Performance:</b>		
<b>Action:</b>	Continue monitoring	

**Objective: Strategic Objective 1, ‘To Create High Quality, Sustainable Places (Placemaking)’**

**Policy Reference: SP3**

**PLA3: Land West of Bridgend, Bridgend Sustainable Growth Area**

Indicator	Target	Trigger
5b: Infrastructure requirements and Placemaking principles delivered.	Infrastructure requirements and Placemaking principles delivered in accordance with PLA1.	Infrastructure not delivered in accordance with Policy PLA1.

**Performance Outcome:**

Previous year	AMR 2024/25
N/A	0

**Analysis:**

Land West of Bridgend is allocated for a comprehensive green-infrastructure-led residential development and will incorporate a new one and a half form entry primary school, recreation facilities, public open space, plus appropriate community facilities all set within distinct character areas.

Policy PLA3 sets out several ‘masterplan development principles’ to guide the development of the site, including the need to create a well-connected, sustainable mixed-use urban extension to Bridgend, comprising a number of character areas that integrate positively with the existing landscape, SINC, Scheduled Ancient Monument, existing housing clusters, community facilities, Active Travel Networks and public transport facilities; pursue transit-orientated development that prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency; create a multi-functional green infrastructure network within the site



that facilitates active travel, enhances biodiversity, provides sustainable drainage and fosters healthy communities; ensure the design and layout of the site has regard to the landscape in which it sits, considering the interface between the site, Bridgend and Laleston; maintain a strategic green corridor between the site and Laleston to retain the separate identities and character of these settlements whilst preventing coalescence; orientate buildings to face open spaces and create active street frontages to enhance cohesiveness, foster a strong sense of place and ensure community safety; and provide a mix of higher densities at key points in the layout and lower densities on the rural/ sensitive edges.

No dwellings were delivered during the period 1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2025, therefore no new infrastructure is yet in place for this site.

<b>Performance:</b>	
<b>Action:</b>	Continue monitoring

<b>Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'</b>		
<b>Policy Reference: SP3</b>		
<b>PLA4: Land East of Pencoed, Pencoed Sustainable Growth Area</b>		
<b>Indicator</b>	<b>Target</b>	<b>Trigger</b>
6a: Number of dwellings delivered.	Completions in line with the phased housing trajectory.	Annual completions falling below anticipated trajectory for two consecutive years.
<b>Performance Outcome:</b>		
<b>Previous year</b>	<b>AMR 2024/25</b>	

N/A	0
<b>Analysis:</b>	
<p>Land East of Pencoed is allocated for a comprehensive mixed-use development. The site will deliver approximately 804 dwellings during the Plan period, 20% of which will be affordable. Located to the north-east of Bridgend and to the north of the M4 motorway, the site lies directly adjacent to the boundary with Rhondda Cynon Taf County Borough Council.</p> <p>No new dwellings were completed during the period 1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2025, which aligns with the housing trajectory. Extensive pre-application engagement has taken place with the agent, the PAC process has completed for the site and an outline application was submitted on 11/04/2025 (P/25/230/OUT).</p>	
<b>Performance:</b>	
<b>Action:</b>	Continue monitoring

<b>Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'</b>		
<b>Policy Reference: SP3</b>		
<b>PLA4: Land East of Pencoed, Pencoed Sustainable Growth Area</b>		
<b>Indicator</b>	<b>Target</b>	<b>Trigger</b>
6b: Infrastructure requirements and Placemaking principles delivered.	Infrastructure requirements and Placemaking principles delivered in accordance with PLA1.	Infrastructure not delivered in accordance with Policy PLA1.
<b>Performance Outcome:</b>		



Previous year	AMR 2024/25
N/A	0
<b>Analysis:</b>	
<p>Land East of Pencoed is allocated for a comprehensive mixed-use development and will incorporate a new one and a half form entry primary school, recreation facilities, public open space, plus appropriate community facilities and commercial uses.</p> <p>Policy PLA4 sets out several 'masterplan development principles' to guide the development of the site, including the need to create a well-connected sustainable urban extension to Pencoed, comprising a number of character areas that integrate positively with the existing Town Centre, existing housing clusters, community facilities, active travel networks, Pencoed Technology Park, Pencoed Comprehensive School and public transport facilities; create a multi-functional green infrastructure network within the site that facilitates active travel, taking account of the need to create healthy communities; pursue transit-orientated development that prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency; orientate buildings to face open spaces and streets to enhance cohesiveness, foster a strong sense of place and ensure community safety; and provide a mix of higher densities at key points in the layout and lower densities on the rural/ sensitive edges.</p> <p>No dwellings were delivered during the period 1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2025, therefore no new infrastructure is yet in place for this site.</p>	
<b>Performance:</b>	
<b>Action:</b>	Continue monitoring

Objective: Strategic Objective 1, ‘To Create High Quality, Sustainable Places (Placemaking)’		
Policy Reference: SP3		
PLA5: Land East of Pyle, Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area		
Indicator	Target	Trigger
7a: Number of dwellings delivered.	Completions in line with the phased housing trajectory.	Annual completions falling below anticipated trajectory for two consecutive years.
Performance Outcome:		
Previous year	AMR 2024/25	
N/A	0	
Analysis:		
<p>Land East of Pyle is allocated for a comprehensive, residential led mixed-use development. The site will deliver circa 2,003 dwellings, 15% (300) of which will be affordable. Approximately half of the site is expected to come forward during the Plan period.</p> <p>No new dwellings were completed during the period 1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2025, which aligns with the housing trajectory. A developer has now been selected following a robust marketing exercise. Pre-application discussions have taken place and a planning application is expected later in 2025/26.</p>		
Performance:		
Action:	Continue monitoring	



**Objective: Strategic Objective 1, 'To Create High Quality, Sustainable Places (Placemaking)'**

**Policy Reference: SP3**

**PLA5: Land East of Pyle, Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area**

Indicator	Target	Trigger
7b: Infrastructure requirements and Placemaking principles delivered.	Infrastructure requirements and Placemaking principles delivered in accordance with PLA1.	Infrastructure not delivered in accordance with Policy PLA1.

**Performance Outcome:**

Previous year	AMR 2024/25
N/A	0

**Analysis:**

Land East of Pyle is allocated for a comprehensive residential-led mixed-use development, incorporating two 2 form entry primary schools, leisure and recreation facilities, public open space, plus appropriate community facilities and commercial uses.

Policy PLA5 sets out several 'masterplan development principles' to guide the development of the site, including the need to create a well-connected sustainable urban extension to Pyle, North Cornelly and Kenfig Hill, comprising a number of character areas that integrate positively with the existing Town Centres, existing housing clusters, community facilities, active travel networks and public transport

facilities; create a multi-functional green infrastructure network within the site that facilitates active travel, taking account of the need to create healthy communities; ensure the design and layout of the site has regard to the landscape in which it sits, considering the interface between the site and the broader grouped settlement of Pyle, Kenfig Hill and North Cornelly; pursue transit-orientated development that prioritises walking, cycling and public transport use, whilst reducing private motor vehicle dependency; orientate buildings to face open spaces and streets to enhance cohesiveness, foster a strong sense of place and ensure community safety; and provide a mix of higher densities at key points in the layout and lower densities on the rural/ sensitive edges.

No dwellings were delivered during the period 1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2025, therefore no new infrastructure is yet in place for this site.

<b>Performance:</b>	
<b>Action:</b>	Continue monitoring

- 6.3 **Indicator 8/9** - Policy SP4 states that all development proposals must make a positive contribution towards tackling the causes of, and adapting to the impacts of climate change. Development, especially highly vulnerable, should be directed away from flood risk areas, by avoiding development that increases the risk of flood and coastal erosion, including through the deployment of sustainable urban drainage systems (SuDS) where relevant.



Objective: Strategic Objective 1, ‘To Create High Quality, Sustainable Places (Placemaking)’		
Policy Reference: SP4		
Indicator	Target	Trigger
8. Amount of development permitted within C1 Floodplain areas that do not meet all TAN 15 tests.	No applications approved within C1 Floodplain areas unless all TAN15 tests are met.	1 or more application permitted for development in any 1 year that does not meet all TAN 15 tests.
Performance Outcome:		
Previous year	AMR 2024/25	
N/A	0	
Analysis:		
<p>Policy SP4 recognises flooding as a significant risk associated with climate change and seeks to ensure that new development does not exacerbate this risk. Criterion 7 specifically directs development away from flood-prone areas and requires robust compliance with national flood risk tests where development is proposed within C1 flood zones.</p> <p>No developments were permitted within C1 floodplain areas during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025.</p>		
Performance:		
Action:	Continue monitoring	

<b>Objective: Strategic Objective 1, ‘To Create High Quality, Sustainable Places (Placemaking)’</b>		
<b>Policy Reference: SP4</b>		
<b>Indicator</b>	<b>Target</b>	<b>Trigger</b>
9. The scale/type of highly vulnerable development permitted within C2 flood risk areas.	No relevant applications approved within C2 flood risk areas.	1 application permitted for highly vulnerable development within C2 Floodplain in any 1 year.
<b>Performance Outcome:</b>		
<b>Previous year</b>		<b>AMR 2024/25</b>
N/A		0
<b>Analysis:</b>		
<p>In the case of flood risk, the Council will adopt a sustainable approach to flooding by seeking to avoid development within flood risk areas in line with National Planning Policy and Guidance.</p> <p>No developments were permitted within C2 floodplain areas during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025.</p>		
<b>Performance:</b>		
<b>Action:</b>	Continue monitoring	

- 6.4 **Indicator 10** – Policy SP5 encourages all development to consider active travel and public transport networks to make a contribution towards decarbonisation and supporting economic growth. All development must be located and designed in a way that minimises the need to travel, reduces dependency on the private car and enables sustainable access to employment, education, local services and community facilities. Consideration



must be given to location, scale, density, mix of uses and design of all developments in a manner that reduces demand on transport and enhances the scope for sustainable transport choices.

Objective: Strategic Objective 1, ‘To Create High Quality, Sustainable Places (Placemaking)’		
Policy Reference: SP5		
Indicator	Target	Trigger
10. Permissions granted not in accordance with Policy <i>SP5: Sustainable Transport and Accessibility</i> .	No applications permitted contrary to Policy SP5.	1 application permitted contrary to Policy SP5 in any 1 year.
Performance Outcome:		
Previous year	AMR 2024/25	
N/A	0	
Analysis:		
<p>SP5 emphasises that movement, connectivity and legibility of transport links are critical components in the creation of a successful, sustainable place. An efficient, integrated transport network that prioritises sustainable transport is critical to making a contribution to decarbonisation and supporting economic growth. SP5 requires all development proposals to consider improving and/or expanding corresponding active travel and public transport networks.</p> <p>No planning applications were granted contrary to Policy SP5 during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025.</p>		
Performance:		

**Action:**

Continue monitoring

- 6.5 Through Policy SP6, the LDP must provide a supply of appropriate and sustainable housing land to ensure good quality affordable housing, which is essential for well-being and improving communities for now and future generations. In total, 8,628 homes have been identified for this purpose. This will be monitored throughout the plan period using the housing trajectory to illustrate the expected rate of housing delivery for market and affordable housing to ensure a supply of land is maintained throughout the plan period. Policy COM2 identifies 1,711 affordable dwellings over the plan period. All housing developments must include a mix of house types, size and tenues appropriate to the local identified needs. The RLDP is not the sole mechanism to address all of the affordable housing needs identified in the Local Housing Market Assessment (LHMA). Delivery of the remaining need will be enabled through a range of other mechanisms, which include capital grant funding (Social Housing Grant or otherwise), self-funded Registered Social Landlord developments, private sector leasing schemes, re-utilisation of empty homes and re-configuration of existing stock. Policy COM3 seeks to secure appropriate on-site affordable housing provision from new residential developments in order to contribute to the affordable housing requirement set out in Policy SP6 and COM2. A spatial strategy has been developed to maximise affordable housing delivery in high housing need areas.



**Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'**

**Policy Reference: SP6**

Indicator	Target	Trigger
11: The number of net additional affordable and market dwellings built in the LPA area.	Total annual build rate of 505 dwellings per annum, of which 114 are affordable housing units.	Delivery below Plan's annual build rate / target for at least two consecutive years.

**Performance Outcome:**

Previous year	AMR 2024/25
135	124

**Analysis:**

A key function of Policy SP6 is to provide an appropriate and sustainable supply of housing land to deliver inter-connected, balanced communities that form the basis for individuals and families to prosper in all aspects of their lives. This will be monitored through a housing trajectory, which is a key tool to illustrate the expected rate of housing delivery for both market and affordable housing over the RLDP period. This will ensure a deliverable supply of land is secured and maintained to meet housing need.

**2023/24:**

- 24 affordable dwellings delivered (expected rate of 114 per annum). In this year, affordable dwelling completions were -90 dwellings below what was anticipated (**114 expected vs 24 completions**) (-78.95%).

- 111 market dwellings delivered (expected rate of 391 per annum). In this year, market dwelling completions were -280 dwellings below what was anticipated (**391 expected vs 111 completions**) (-71.61%).
- 135 dwellings delivered in total (expected build rate of 505 per annum). In this year, total actual completions were -370 dwellings below what was anticipated (**505 expected vs 135 completions**) (-73.27%).

#### 2024/25:

- 49 affordable dwellings delivered (expected rate of 114 per annum). In this year, affordable dwelling completions were -65 dwellings below what was anticipated (**114 expected vs 49 completions**) (-57.02%).
- 75 market dwellings delivered (expected rate of 391 per annum). In this year, market dwelling completions were -316 dwellings below what was anticipated (**391 expected vs 75 completions**) (-80.82%).
- 124 dwellings delivered in total (expected build rate of 505 per annum). In this year, total actual completions were -381 dwellings below what was anticipated (**505 expected vs 124 completions**) (-75.44%).

The housing delivery rate (for both market and affordable dwellings) for the monitoring period is considerably lower than the annual build rate, as demonstrated by the figures outlined above. This reflects the fact that some sites within the existing landbank and some housing allocations within the RLDP have not delivered completions at the rate expected. Delivery is therefore currently below trajectory, but this situation is expected to rectify itself in future years as existing landbank sites are built out and allocations progress through the planning and delivery stages. Several of the site allocations are already making good progress, with planning applications having been submitted for two strategic sites and significant pre-application progress being made on the remaining three. In addition, applications have been submitted for two housing allocations in Pont Rhyd-y-Cyf, outline consent has been granted at Ewenny Road, Maesteg (with



later reserved matters application now submitted) and pre-application discussions have been held in relation to Craig y Parcau, Bridgend.

**Performance:**

**Action:**

Continue monitoring

**Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'**

**Policy Reference: SP6**

**Indicator**

**Target**

**Trigger**

12. The annual level of housing completions monitoring against the Anticipated Annual Build Rate (AABR).

Annual housing completions as per the AABR within the adopted housing trajectory.

Delivery below the AABR for at least two successive years.

**Performance Outcome:**

**Previous year**

**AMR 2024/25**

135

124

**Analysis:**

The AABR refers to the number of new homes built each year, averaged over the length of the RLDP period. It's used to assess whether housing delivery is keeping pace with identified targets and to inform future land supply calculations.

2023/24 (AABR was 395 dwellings):

- Annual completions were 135 dwellings.

- There is an annual shortfall against the AABR in 2023/2024. In this year, completions are -260 dwellings below what was anticipated (**395 AABR vs 135 actual completions**) (-65.82%).

2024/25 (AABR was 219 dwellings):

- Annual completions were 124 dwellings.
- There is an annual shortfall against the AABR in 2024/2025. In this year, completions are -95 dwellings below what was anticipated (**219 AABR vs 124 actual completions**) (-43.38%).

The annual level of housing completions for the monitoring period is considerably lower than the AABR, as demonstrated by the figures outlined above. This reflects the fact that existing landbank completions are lower than expected thus far and a number of allocated sites within the RLDP have not yet come forward for development. Delivery is therefore currently below trajectory, but this situation is expected to rectify itself in future years as existing landbank sites are built out and allocations progress through the planning and delivery stages. Several of the site allocations are already making good progress and are expected to begin delivery soon.

**Performance:**

**Action:**

Continue monitoring



**Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'**

**Policy Reference: SP6**

Indicator	Target	Trigger
13: Total cumulative completions monitored against the anticipated cumulative completion rate.	Total cumulative completions as per the anticipated cumulative completion rate within the adopted housing trajectory.	Total cumulative completions below the anticipated cumulative completion rate for at least two consecutive years.

**Performance Outcome:**

Previous year	AMR 2024/25
2,133	2,257

**Analysis:**

Cumulative completions refer to the total number of dwellings delivered over the plan period up to 31<sup>st</sup> March 2025 (i.e. between 1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2025).

**2023/24:**

By 31<sup>st</sup> March 2024, cumulative completions were projected to be at 2,393 dwellings.

By 2023/24, actual cumulative completions were 2,133 dwellings.

In this year, cumulative completions are -260 dwellings what was anticipated **(2,393 anticipated completions vs 2,133 actual completions)** (-10.87%).

**2024/25:**

By 31<sup>st</sup> March 2025, cumulative completions were projected to be at 2,612.

By 2024/25, actual cumulative completions were 2,257

In this year, cumulative completions are -355 dwellings what was anticipated **(2,612 anticipated completions vs 2,257 actual completions)** (-13.59%).

Total cumulative housing completions for the monitoring period is lower than the anticipated cumulative completion rate, as demonstrated by the figures outlined above. This reflects the fact that existing landbank completions are lower than expected thus far and a number of allocated sites within the RLDP have not yet come forward for development. Delivery is therefore currently below trajectory, but this situation is expected to rectify itself in future years as existing landbank sites are built out and allocations progress through the planning and delivery stages. Several of the site allocations are already making good progress and are expected to begin delivery soon.

<b>Performance:</b>	
<b>Action:</b>	Continue monitoring



**Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'**

**Policy Reference: SP6**

Indicator	Target	Trigger
14: The level of affordable housing completions monitored against the plan's overarching target.	Annual affordable housing completions delivered through the planning system in line with the target rate set out within SP6 and COM2.	Variation of 10% from the expected target for at least two consecutive years, unless site-specific viability assessments robustly demonstrate a deviation was necessary to enable site delivery.

**Performance Outcome:**

Previous year	AMR 2024/25
24	49

**Analysis:**

The overall affordable housing delivery target over the plan period is 1,711 (114 per annum) affordable dwellings as set out in Policies SP6 and COM2 of the RLDP. Policy SP6 supports this delivery of affordable homes as part of the overall housing requirement, recognising affordable housing as essential to creating balanced, sustainable communities. It includes both social rented and intermediate tenures.

2023/24:

24 affordable dwellings were delivered during the period 1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2024. In this year, affordable housing completions were -90 below what was anticipated (**24 completions vs 114 anticipated**) (-78.95%).

2024/25:

49 affordable dwellings were delivered during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025. In this year, affordable housing completions were -65 below what was anticipated (**49 completions vs 114 anticipated**) (-57.02%).

Total affordable housing completions for the plan period:

There has been a total of 536 affordable dwelling completions during the first seven years of the plan period compared to a projected total of 798 completions at this point. This leaves a shortfall of -262 (**536 completions vs 798 anticipated**) (-32.8%).

The level of affordable housing completions is lower than the expected number delivered at 31<sup>st</sup> March 2025, as demonstrated by the figures outlined above. This reflects the fact that existing landbank completions are lower than expected thus far and a number of allocated sites within the RLDP have not yet come forward for development. Delivery is therefore currently below trajectory, but this situation is expected to resolve itself in future years as existing landbank sites are built out and these allocations progress through the planning and delivery stages. Several of the site allocations are already making good progress and are expected to begin delivery soon.

<b>Performance:</b>	
<b>Action:</b>	Continue monitoring



**Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'**

**Policy Reference: SP6, COM2**

Indicator	Target	Trigger
15: The tenure of affordable housing completions.	The tenure of annual affordable housing completions to be in line with the need identified in the most recent LHMA.	Affordable housing completions deviate from the tenure split identified in the most recent LHMA for at least two consecutive years.

**Performance Outcome:**

Previous year	AMR 2024/25
Social = 24 Intermediate = 0	Social = 39 Intermediate = 10

**Analysis:**

Policy SP6 sets a target for the quantity of affordable housing to be delivered over the LDP period. Affordable housing delivery forms an integral part of the overall housing requirement, which incorporates a total of 1,711 affordable dwellings. Securing an appropriate and integrated balance of tenures is essential to fostering sustainable communities and the RLDP plays a key role in supporting households both able and unable to access housing through the market. Affordable housing includes **social rented** housing, provided by local authorities and registered social landlords in line with the Welsh Government Rent Standard and **intermediate** housing, which is priced between social rent and market housing.

The Council has prepared an updated Local Housing Market Assessment (LHMA), which was approved by Welsh Government in November 2024. This LHMA

calculated a total need for 2,834 affordable homes over the 15-year LHMA period, comprising 1,548 social rented dwellings and 1,286 intermediate dwellings. However, it is important to emphasise that this identified need should not be considered a delivery target or even the solution to the affordability issues within the county borough. It instead indicates the scale of housing need within Bridgend County Borough, which the Council will seek to address through a range of market interventions as far as practically possible. The RLDP is one source of supply but is not the sole solution. Other sources of supply include yet are not limited to SHG and other capital grant funding, planning contributions, RSL funded schemes, reconfiguration of stock, social lettings agencies, private sector leasing schemes and re-utilisation of empty homes. The affordable housing provision delivered through the planning system for the RLDP monitoring period is shown in the table below, by tenure:

<b>Tenure</b>	<b>2023-2024</b>	<b>2024-2025</b>	<b>2018-2025 (Cumulative total, whole plan period)</b>
<b>Social rent</b>	24	39	501
<b>Intermediate</b>	0	10	35
<b>Total (all tenures)</b>	24	49	536

The tenure of annual affordable housing completions in 2023/24, 2024/25 and cumulatively to date has primarily been weighted towards social rent. A greater quantity of affordable housing and a more even balance of tenures is expected to come forward as allocations progress in response to the latest LHMA evidence at the time.

Overall delivery reflects the broader under-delivery of housing during the current plan period to date and is consistent with trends seen elsewhere, influenced by wider economic challenges. However, as site allocations progress and larger developments come forward, delivery rates are expected to increase significantly.



As a result, the range of affordable housing tenures delivered is anticipated to align more closely with identified needs in future years.

**Performance:**

**Action:**

Continue monitoring

**Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'**

**Policy Reference: SP6, COM2, COM3**

**Indicator**

**Target**

**Trigger**

16: Delivery of the affordable housing policy - thresholds and percentage targets for each sub-market area.

Annual affordable housing completions in line with the policy targets and thresholds defined within COM3 and PLA1-5.

Variation of 10% from the expected target for at least two consecutive years, unless site-specific viability assessments robustly demonstrate a deviation was necessary to enable site delivery.

**Performance Outcome:**

**Previous year**

**AMR 2024/25**

See below

See below

**Analysis:**

Policy COM3 sets out the on-site affordable housing requirements across the county borough. It establishes target percentage thresholds for affordable housing provision. The policy applies to proposals within settlement boundaries that result in a net gain of ten or more dwellings, including where adjacent developments

collectively meet this threshold. COM3 seeks to deliver both social rented and intermediate housing, informed by the LHMA, to ensure that the type, size and tenure of affordable homes meet identified local needs. The policy plays a key role in maximising affordable housing delivery where viable, on both allocated and windfall sites.

The percentage targets for each housing market area set out in Policy *COM3: On-site Provision of Affordable Housing* are shown as follows:

- Porthcawl – **30%** affordable housing contribution
- Pencoed – **15%** affordable housing contribution
- Bridgend – **15%** affordable housing contribution
- Pyle, Kenfig Hill and North Cornelly – **0%** affordable housing contribution
- Valleys Gateway – **10%** affordable housing contribution
- Maesteg and the Llynfi Valley – **0%** affordable housing contribution
- Ogmore and Garw Valleys – **0%** affordable housing contribution

In all cases, these are minimum policy targets and on-site affordable housing provision can be increased if supported with grant funding, for example. Strategic sites and housing allocations also have site-specific policy targets, which analysed in future AMRs when these allocations come forward.

### Analysis

The table show shows all sites eligible to deliver affordable housing provision that have been built out during the monitoring period. It also details the percentage affordable housing secured through s106 relative to Policy COM3's requirements and whether those affordable dwellings have been delivered in full.

Sites fully built out in 2023/24 and 2024/25:



<b>Application Number</b>	<b>Site Name</b>	<b>HMA</b>	<b>Affordable Policy Requirement as per Policy COM3 (%)</b>	<b>Affordable Housing Secured (via s106) (% and number)</b>	<b>Affordable Housing Delivered (when site built out,% and number)</b>
P/20/263/FUL	Former St John's School, Newtown, Porthcawl	Porthcawl	30%	30% (8 on-site and 9 via commuted sum)	8 on-site and 9 paid via commuted sum (30%)
P/18/1006/FUL	Ysgol Bryn Castell (Phase 2)	Bridgend	15%	20% (commuted sum equivalent to 25 dwellings)	25 dwellings via commuted sum (20%)
P/20/214/FUL	Former Pencoed RAOB Social Club	Pencoed	15%	20% (5 dwellings minimum on-site)	24 (100%)
P/96/752/OUT	Land South of Hendre Road	Pencoed	15%	0% (unviable)	0 (0%)
P/22/115/FUL	Old Station Yard, Former MOT	Porthcawl	30%	30% (6 dwellings minimum on-site)	20 (100%)
P/04/252/FUL	Cwrt Ty Mawr, North Road, Ogmore Vale	Ogmore Valley	0%	0%	0 (0%)

P/20/99/FUL	Trinity Chapel, Penybont Road, Pencoed	Pencoed	15%	20% (2 units minimum on-site)	12 (100%)
P/78/0125 (renewed as 80/180)	Heol Dewi Sant (rear of), Bettws	Garw Valley	0%	0%	0 (0%)

All but one site (due to verified viability evidence) met or exceeded the full affordable housing policy requirement, which is a highly positive outcome. It should be noted that these applications were determined under previous LDP policies, prior to the adoption of the current policy in March 2024. Some deviation was always been expected as affordable housing requirements have since been updated in the adopted RLDP.

Looking ahead, it is expected that schemes completed in future monitoring years will reflect the updated RLDP policy requirements. A summary of completions by each sub-market area is provided below:

**Porthcawl – 30% affordable housing contribution**

Two developments (required to deliver affordable housing) were built out during the monitoring period and both met the minimum policy requirement, with one (RSL led scheme) delivering 100% affordable housing.

**Pencoed – 15% affordable housing contribution**

Three developments (required to deliver affordable housing) were built out during the monitoring period. Two (RSL led schemes) delivered 100% affordable housing, whereas one delivered no affordable housing due to viability considerations assessed at planning application stage.

**Bridgend – 15% affordable housing contribution**

One development (required to deliver affordable housing) was built out during the monitoring period, which exceeded the policy requirement through the provision of a commuted sum paid by the developer.



Pyle, Kenfig Hill and North Cornelly – 0% affordable housing contribution

No developments required to deliver affordable housing were built out during the monitoring period in this housing market area.

Valleys Gateway – 10% affordable housing contribution

No developments required to deliver affordable housing were built out during the monitoring period in this housing market area.

Maesteg and the Llynfi Valley – 0% affordable housing contribution

No developments required to deliver affordable housing were built out during the monitoring period in this housing market area.

Ogmore and Garw Valleys – 0% affordable housing contribution

Two developments were built out during the monitoring period in this area, both of which met the policy requirement, despite no affordable housing provision being delivered.

**Performance:**

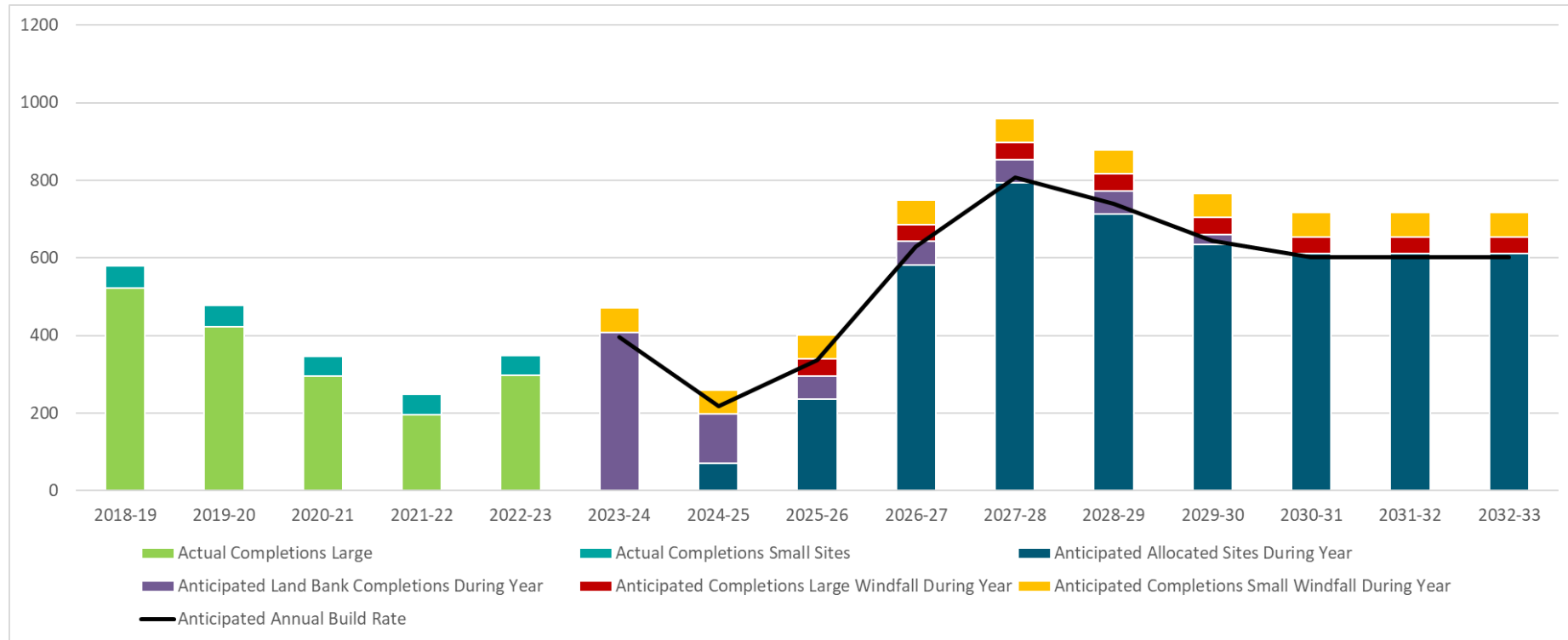
**Action:**

Continue monitoring

## Housing Trajectory Data Comparisons

Figure 1 below shows the Housing Trajectory at the time of publication of the RLDP.

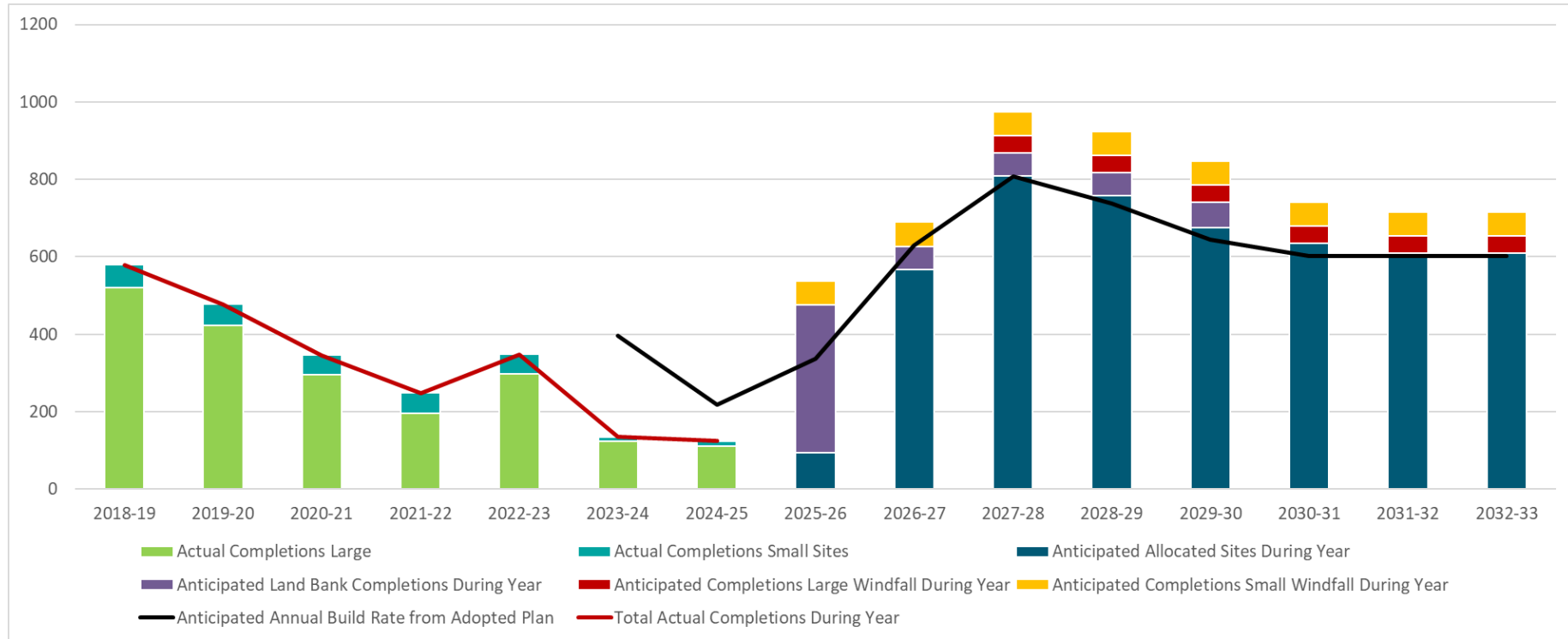
**Figure 1. Original Housing Development Trajectory Graph 2018 – 2033**





For comparison, Figure 2 below shows the same trajectory graph as amended to show actual progress as at the end of 2024/2025.

**Figure 2. Updated Housing Development Trajectory, (2024/25 Update)**



### Anticipated Annual Build Rate – Data Comparisons

**Table 1. Anticipated Annual Build Rate at RLDP Adoption**

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Remaining Years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Total Housing Provision	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628
Total LDP Housing Requirement	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575
Actual completions on large sites during year	521	423	296	195	298										
Actual completions small sites during year	58	54	50	53	50										
Anticipated completions on allocated sites during year	0	0	0	0	0	0	70	235	582	793	712	635	610	610	610
Anticipated land bank completions during year	0	0	0	0	0	408	128	60	60	60	60	25	0	0	0
Anticipated completions large windfall during year	0	0	0	0	0	0	0	44	44	44	44	44	44	44	44
Anticipated completion small windfall during year	0	0	0	0	0	62	62	62	62	62	62	62	62	62	62
<b>Total completions</b>	<b>579</b>	<b>477</b>	<b>346</b>	<b>248</b>	<b>348</b>	<b>470</b>	<b>260</b>	<b>401</b>	<b>748</b>	<b>959</b>	<b>878</b>	<b>766</b>	<b>716</b>	<b>716</b>	<b>716</b>
Anticipated Annual Build Rate					0	395	219	337	629	807	739	644	602	602	602
Total projected cumulative completions	579	1056	1402	1650	1998	2393	2612	2949	3579	4385	5124	5768	6370	6973	7575
Remaining housing completions	6996	6519	6173	5925	5577	5182	4963	4626	3996	3190	2451	1807	1205	602	0



Table 2. Anticipated Annual Build Rate, Updated 2024/25

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Remaining Years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Total Housing Provision	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628	8628
Total LDP Housing Requirement	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575
Actual completions on large sites during year	521	423	296	195	298	123	111								
Actual completions small sites during year	58	54	50	53	50	12	13								
Anticipated completions on allocated sites during year	0	0	0	0	0	0	0	95	567	808	757	675	635	610	610
Anticipated land bank completions during year	0	0	0	0	0	0	0	381	60	60	60	66	0	0	0
Anticipated completions large windfall during year	0	0	0	0	0	0	0	0	0	44	44	44	44	44	44
Anticipated completion small windfall during year	0	0	0	0	0	0	0	62	62	62	62	62	62	62	62
<b>Total completions</b>	<b>579</b>	<b>477</b>	<b>346</b>	<b>248</b>	<b>348</b>	<b>135</b>	<b>124</b>	<b>538</b>	<b>689</b>	<b>974</b>	<b>923</b>	<b>847</b>	<b>741</b>	<b>716</b>	<b>716</b>
Anticipated Annual Build Rate from Adopted RLDP						395	219	337	629	807	739	644	602	602	602

- 6.6 The latest monitoring data indicates that the AABR is currently below the level originally expected in the adopted LDP. This primarily reflects the fact that completions from the existing landbank have not come forward as quickly as expected. However, such sites are still due to come forward in the short term, with the majority either on-site or due to commence imminently.
- 6.7 While the short-term trajectory shows lower delivery than anticipated, there is no cause for concern at this stage. The landbank continues to provide a steady level of completions, and these are projected to rise in future years as landbank sites progress through the development process. The trajectory will also be bolstered with completions as allocated sites begin to come forward and contribute to supply. Several of the allocations are making good progress and are expected to begin delivery in the short term.
- 6.8 In summary, although delivery is currently below the adopted trajectory, this does not indicate a fundamental issue with the plan strategy. The expected future contribution from existing commitments and allocated sites provides confidence that delivery will catch up over the plan period, and no specific intervention is considered necessary at this stage beyond continued monitoring.



**Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'**

**Policy Reference: SP6**

Indicator	Target	Trigger
17: Viability – trends in house prices, land values, build costs.	No target.	No trigger point.

**Performance Outcome:**

Previous year	AMR 2024/25
See below	See below

**Analysis:**

The median average house prices paid in each locality throughout the county borough are shown below. These averages are derived from on Land Registry Price Paid Data.

House Prices

**2023/2024:**

Bridgend and Surrounding - £220,000

Garw Valley - £110,000

Llynfi Valley - £121,000

Ogmore Valley – £119,975

Pencoed and Heol Y Cyw - £215,000

Porthcawl - £323,500

Pyle, Kenfig and Cornelly - £166,500

Valleys Gateway – £181,000

**Overall average – £173,750**

**2024/2025:**

Bridgend and Surrounding - £226,000

Garw Valley - £113,000

Llynfi Valley - £125,000

Ogmore Valley – £118,000

Pencoed and Heol Y Cyw - £225,000

Porthcawl - £310,000

Pyle, Kenfig and Cornelly - £179,975

Valleys Gateway – £189,995

**Overall average - £184,985**

New Build Premium for County Borough

<b>HMA</b>	<b>Median Non-New Build Price (23/24 – 24/25)</b>	<b>Median New Build Price (23/24 – 24/25)</b>	<b>Median Overall Price (23/24 – 24/25)</b>
Bridgend and Surrounding	£222,000 (1,463)	£278,495 (84)	£250,2478
Garw Valey	£112,000 (183)	N/A (0)	£112,000
Llynfi Valley	£120,000 (485)	£201,000 (12)	£160,500
Ogmore Valley	£118,000 (227)	£260,000 (2)	£189,000
Pencoed and Heol Y Cyw	£220,000 (252)	N/A (0)	£220,000
Porthcawl	£310,000 (511)	£490,498 (34)	£400,249
Pyle, Kenfig and Cornelly	£174,000 (362)	N/A (0)	£174,000
Valleys Gateway	£175,000 (353)	£269,995 (68)	£222,498

\* Numbers in brackets reflect the quantity of transactions used to calculate the average prices.

**2023/24:**

New build dwellings: £284,495

Non-new build dwellings: £184,975

New build premium: **+53.8%**



**2024/25:**

New build dwellings: £279,995

Non-new build dwellings: £200,000

New build premium: **+40%**

While the figures above show the average new build premium across the county borough, these should be interpreted with caution. New build properties are concentrated in specific areas, so a borough-wide average may not accurately reflect the premiums achieved within the local housing market areas where new builds are most common.

In 2023/24, Bridgend recorded the highest number of new build sales in the County Borough, with 63 transactions (with an average new build premium of +53.8%). In 2024/25, however, new build sales in Bridgend were relatively low at 21, which contributes to a smaller observed borough-wide premium (+40%). In contrast, the Valleys Gateway housing market area had the most new build sales in 2024/25 (38), achieving a significant new build premium of 59%.

**Build Costs**

There is currently no requirement for housebuilders to contribute to a national database of build costs and therefore holistic industry information on build costs is currently unavailable. In absence of a fully balanced industry dataset, it is not possible to accurately monitor build costs on a comparative annual basis.

However, the LPA will monitor and review any build cost information submitted as part of any viability appraisals submitted in support of future planning applications.

**Land Values**

There is no holistic dataset on land values. Comparable land values are too crude and volatile to generate a robust average as they do not rise and fall in the same way as house prices or build costs. An 'average' derived in one year may quickly become redundant if there was a large spike or reduction in values the following year. There is also a high propensity for abnormal land sales (based on site-specific variables) to affect small sample sizes. Site specific land values will

nevertheless continue to be monitored as part of any viability disputes arising throughout the plan period.

#### Analysis

The LPA will continue to monitor housing market trends, including the new build premium and related variables, on an annual basis through the AMR.

<b>Performance:</b>	
<b>Action:</b>	Continue monitoring

- 6.9 **Indicator 18/19** - The LDP recognises the specific accommodation needs of Gypsies, Travellers and Showpeople as part of a holistic approach to delivering well-connected cohesive communities. The Council commissioned a GTAA in 2020. Based on the evidence, one permanent site was allocated in the LDP under Policy SP7. In addition to this, Policy COM8 outlines the need to ensure a fair, reasonable, realistic and effective means of determining planning applications to allow appropriate sites to be delivered. This will ensure that provision is made for any future or unexpected accommodation needs.



**Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'**

**Policy Reference: SP7, COM8**

Indicator	Target	Trigger
18: The completion of Gypsy and Traveller sites to meet identified need.	Identified need from GTAA (2020) to be fully met by 2033.	No planning permission on allocated sites where identified unmet need still exists.

**Performance Outcome:**

Previous year	AMR 2024/25
N/A	N/A

**Analysis:**

The LDP seeks to ensure Gypsies, Travellers and Showpeople (as defined by Section 108, Housing (Wales) Act 2014) will have equal access to culturally appropriate accommodation as all other members of the community.

The Gypsy and Traveller Accommodation Assessment 2020 identified need for seven additional pitches for Gypsies and Travellers in Bridgend County Borough over the plan period (five for the first five years of the GTAA period, and a further two for the remainder of the period – 2018 - 2033).

This need has been met in full (prior to adoption of the RLDP) by granting planning permission for 7 pitches across three private sites.

**Performance:**

**Action:**

Continue monitoring

**Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'**

**Policy Reference: COM8**

Indicator	Target	Trigger
19: Meet any new arising need for Gypsy, Traveller and Showpeople sites arising outside of the GTAA.	Meet need in accordance with COM8 and Circular 005/2018.	Provision not met in accordance with Policy COM8.
Performance Outcome:		
Previous year	AMR 2024/25	
N/A	0	
Analysis:		
<p>Policy COM8 supports the development of new sites and the extension of existing authorised sites for Gypsy, Traveller, and Show People accommodation, provided specific criteria are met.</p> <p>No new applications were submitted during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025. The identified need has already been fully met for the plan period.</p>		
Performance:		
Action:	Continue monitoring	



6.10 **Indicator 20** – Policy SP9 and SP10 states that the quality of life of all residents is important and needs to be sustained and catered for. It is therefore important to retain or enhance facilities such as educational and training facilities, health and well-being facilities, facilities that support the Welsh language, libraries, green infrastructure, and outdoor recreation (including parks, playing fields, equipped playing areas, informal recreation areas, open spaces, woodlands, wetlands and road verges), indoor leisure facilities, community buildings, allotments, cemeteries. Developers will also need to ensure that all new development will be supported by existing or new infrastructure to ensure that residents have good access to services and facilities in their local area.

Objective: Strategic Objective 2, 'To Create Active, Healthy, Cohesive, Inclusive and Social Communities'		
Policy Reference: SP9, SP10		
Indicator	Target	Trigger
20: Number of community facilities lost through development.	No permission granted for development contrary to SP9 that has the potential to result in the unacceptable loss of community facilities in areas of need.	1 or more planning permissions granted out of accordance with SP9.
Performance Outcome:		
Previous year		AMR 2024/25
N/A		0
Analysis:		

Policy SP9 of the RLDP seeks to retain or enhance facilities to ensure no section of the community is excluded from having access to basic services, with the overall aim of creating sustainable and inclusive communities. It is essential that the quality of life of all of the county borough's residents is sustained and adequately catered for, and that community services and social facilities continue to address their needs and are not diminished or undermined by planned growth. Social and community uses and/or facilities include schools, sport, recreation, leisure and cultural facilities, health services, libraries, community learning facilities, training enterprises, cemeteries, and all types of community buildings including places of worship.

No proposals were granted which were contrary to Policy SP9 during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025.

**Performance:**

**Action:**

Continue monitoring

- 6.11 **Indicator 21/22** - Policy SP11 states that any opportunities for economic growth will be directed toward the most appropriate and sustainable locations, supporting expansion of existing businesses and ensuring strong spatial alignment between housing and employment growth. This strategy allocates 68.8 hectares of new employment land to be brought forward and accommodate up to 7,500 additional jobs over the period of the LDP. Policy ENT1 supports SP11 by allocating 68.8 hectares of new employment land for development. Providing new opportunities for economic growth will help minimise out-commuting, or shifts to migration profiles, which may otherwise be caused by the lack of a sufficient economic driver to incite and accommodate further job creation.



**Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'**

**Policy Reference: SP11, ENT1**

Indicator	Target	Trigger
21: Employment land take-up against allocations.	Take-up of employment land in accordance with SP11.	0ha of employment land take-up on allocated employment sites for at least 2 consecutive years.

**Performance Outcome:**

Previous year	AMR 2024/25
4.89ha	0.71ha

**Analysis:**

A positive employment land response is necessary to achieve an equilibrium between new homes, a growing skilled labour force and job opportunities in order to stimulate the local to regional economy. Therefore, 68.8ha of employment land is allocated over the plan period. This equates to an average 4.6ha per year. However, this is a maximum figure rather than a target to enable the RLDP to respond positively to the boost in labour force associated with the demographic growth planned for.

Two areas of employment land (P/23/368/FUL: Plot 2600, Central Park off Western Avenue Bridgend Industrial Estate and P/07/226/FUL: Bridgend Creamery, Bridgend Industrial Estate), together equalling 0.71ha, were taken up on allocated employment sites during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025. This will contribute towards overall employment land take up over the plan period. Future take-up will be duly monitored as other linked residential and strategic allocations come forward.

Performance:	
Action:	Continue monitoring

Objective: Strategic Objective 3, ‘To Create Productive and Enterprising Places’		
Policy Reference: SP11, ENT1		
Indicator	Target	Trigger
22. Enable job growth.	Deliver up to 500 new jobs per annum in line with SP11.	Variation of 10% from the expected target for at least 3 years consecutive years, allowing for post-pandemic recovery.
Performance Outcome:		
Previous year	AMR 2024/25	
N/A	See below	
Analysis:		
<p>Policy SP11 states that the RLDP’s employment land strategy will allocate enough employment land to accommodate up to 7,500 new jobs over the plan period. SP11 sets the framework to enable delivery of a balanced level of employment land to accommodate the new jobs identified through the Regeneration and Sustainable Growth Strategy.</p> <p><a href="#">Welsh Government Figures</a> (StatsWales – <i>Employment rate by Welsh local area and year</i>) shows that employment levels in the county borough for the year ending 31<sup>st</sup> March 2025 totalled 64,400 (73.5% employment rate). This is an increase of <b>10,200 (11.3%)</b> from the previous year. It should be noted that these figures relate</p>		



to employment among residents of the county borough and do not reflect the number of jobs physically located within the area. They include residents working elsewhere, whether remotely or commuting outside the county borough. Data showing jobs created/based in Bridgend County Borough is available through the Nomis Business Register and Employment Survey (BRES), however, at the time of writing, this is only available up to and including 2023. Data releases will be monitored as part of future AMRs.

The increase of 10,200 from the previous year, is well above the target of up to 500 new jobs per year. However, it is recognised that the figure for jobs *created* is likely to differ for the reasons outlined above.

<b>Performance:</b>	
<b>Action:</b>	Continue monitoring

**6.12 Indicators 23/34/25** - Policy SP12 promotes the town, district and local centres as hubs for socio-economic activities. These hubs are the most sustainable and appropriate locations for any new retail, leisure and supporting commercial development. Ensuring these facilities and services are in suitable locations will help to support long-term health and vitality, and create convenient attractive places to work, live, socialise, shop, study and access services. The LDP has identified a number of key regeneration sites under Policy ENT6 which will ensure that development happens in the most sustainable locations well served by existing public transport networks. Policy ENT7 helps to protect Primary Shopping Centres from losing their retail status to the extent that they can no longer function as viable shopping centres. In order to ensure the optimum mix and enhancement of the vitality and viability of these centres, a balance needs to be struck between retailing and non-retailing. ENT9 seeks to protect any development proposals that fall outside of Retail and Commercial Centres that would result in the loss of retail and commercial floorspace. Through the planning process, applicants must demonstrate that the property has been actively marketed for at least 12

months prior to the submission of the application. A marketing strategy should be submitted to and agreed by the LPA in advance of it being undertaken.

Objective: Strategic Objective 3, ‘To Create Productive and Enterprising Places’		
Policy Reference: SP12, ENT6, ENT9		
Indicator	Target	Trigger
23: Amount of major retail development (sqm) permitted outside established town and local centre boundaries.	No major retail, development (sqm) permitted outside established town and local centre boundaries.	1 or more applications permitted for major retail development contrary to Policy ENT9 in any 1 year.
Performance Outcome:		
Previous year	AMR 2024/25	
N/A	0	
Analysis:		
<p>Policies SP12, ENT6 and ENT9 of the RLDP direct retail development to within established town and local centre boundaries. Existing town and commercial centres represent the most sustainable locations for new retail development from both an environmental and social perspective. This is supported by Planning Policy Wales which acknowledges centres as the best location for retail/leisure uses.</p> <p>No planning applications were granted for major retail development contrary to Policy ENT9 during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025.</p>		
Performance:		



Action:	Continue monitoring
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Objective: Strategic Objective 3, ‘To Create Productive and Enterprising Places’		
Policy Reference: SP12		
Indicator	Target	Trigger
24: 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.	Vacancy rates of commercial properties in the Town Centres of Bridgend, Maesteg or Porthcawl increase to more than 15%.
Performance Outcome:		
Previous year	AMR 2024/25	
<ul style="list-style-type: none"><li>• Bridgend Town Centre: 20%</li><li>• Porthcawl Town Centre: 6%</li><li>• Maesteg Town Centre: 12.7%</li></ul>	<ul style="list-style-type: none"><li>• Bridgend Town Centre: 19.2%</li><li>• Porthcawl Town Centre: 7%</li><li>• Maesteg Town Centre: 16.2%</li></ul>	
Analysis:		
Vacancy rates of commercial properties are exacerbated in Bridgend, partly due to competition from out-of-centre comparison shopping venues and also due to an increasing tendency for people to shop online. The Council are keen to ensure that vacancy rates remain low in the county borough’s key retail centres to encourage		

people to visit and spend money locally. Such measures to improve town centre performance include improving the quality of the shopping environment and promoting more flexibility by increasing the range of community, leisure, and social facilities on offer. Encouraging a greater range of uses will help to reduce vacancy rates, which exceed UK average levels.

While vacancy rates were significantly below 15% for Porthcawl Town Centre, rates were slightly above 15% in Maesteg Town Centre and slightly higher again in Bridgend Town Centre. Once the strategic sites allocated in the RLDP begin to come forward and new housing is delivered, it is anticipated that socio-economic activity will increase across the county borough's town centres, helping to reduce vacancy rates in these locations. This aligns with the strong emphasis on developing 20-minute neighbourhoods, which aim to improve access to town centres for pedestrians, cyclists and public transport users, further supporting increased footfall and the vitality of local commercial areas.

<b>Performance:</b>	
<b>Action:</b>	<i>A Retail and Commercial Development Supplementary Planning Guidance</i> document is being prepared to help clarify the RLDP retail policies and will be adopted in late 2025.

<b>Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'</b>		
<b>Policy Reference: SP12, ENT7</b>		
<b>Indicator</b>	<b>Target</b>	<b>Trigger</b>
25: Proportion of A1 retail uses in the Primary Shopping Areas	60% or more of units within the Primary	Less than 60% of units within the Primary



	Shopping Areas are in an A1 use.	Shopping Areas are in an A1 use.
Performance Outcome:		
Previous year	AMR 2024/25	
Bridgend Town Centre: 59.8%	Bridgend Town Centre: 60.8%	
Porthcawl Town Centre: 67%	Porthcawl Town Centre: 65.9%	
Maesteg Town Centre: 56.2%	Maesteg Town Centre: 53.3%	
Analysis:		
<p>There is a need to ensure that commercial centres do not lose their ‘critical mass’ of retail units to the extent that they can no longer function as viable shopping centres. There is a danger that retail uses could be ‘outbid’ by other uses to the possible detriment of the commercial centre. Accordingly, there is a need to strike a balance between retailing and non-retailing uses in commercial centres to ensure the optimum mix, and thus enhance the vitality and viability of those centres. Policy ENT7 of the RLDP recognises that the Primary Shopping Areas of the county borough’s town centres are in need of particular protection from competing uses. The Policy enforces strict criteria to protect their viability and vitality.</p> <p>Overall, more than 60% of units within the Primary Shopping Areas were in an A1 use in Bridgend and Porthcawl Town Centres during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025, which aligns with this indicator’s target. However, the proportion of shops in A1 use in Maesteg Town Centre is below the specified target at 53.3%. This issue was present before adoption of the RLDP and adopted retail policies are intended to safeguard A1 uses in Primary Shopping Areas. A Retail SPG is being prepared to assist officers and applicants in this respect.</p>		

Performance:	
Action:	<p><i>A Retail and Commercial Development Supplementary Planning Guidance</i> document is being prepared to help clarify the RLDP policies and will be progressed for adoption later in 2025.</p>

6.13 **Indicator 26/27** - Policy SP13 will seek to assist the county borough to transition to a low carbon, decentralised energy system that works for its individuals, communities and businesses by encouraging renewable and low and zero carbon energy projects. Policy ENT10 aspires to ensure that all new homes in the county borough are net zero carbon in the first instance by ensuring that an energy masterplan accompanies any planning applications, and demonstrates that heating systems have been selected in accordance with the criteria outlined in the LDP.



**Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'**

**Policy Reference: SP13, ENT10**

Indicator	Target	Trigger
26. Number of major planning applications which are accompanied by an 'energy masterplan' in accordance with Policy ENT10.	100% of all major planning applications are accompanied by an energy masterplan in accordance with Policy ENT10.	1 or more major planning applications permitted without an energy masterplan in accordance with Policy ENT10 in any 1 year.

**Performance Outcome:**

Previous year	AMR 2024/25
N/A	0

**Analysis:**

Policy ENT10 of the RLDP requires all new major development to produce an energy masterplan to demonstrate that the most sustainable heating and cooling systems have been selected. Schemes should be able to demonstrate that they are suitable for a net-zero carbon energy system, otherwise costly retrofits will be required in the future to ensure that carbon targets are met.

No applications for major development (as defined by RLDP supporting paragraph 5.4.96) submitted post adoption of the RLDP were permitted without an energy masterplan in accordance with Policy ENT10 during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025.

**Performance:**

Action:	Continue monitoring
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Objective: Strategic Objective 3, ‘To Create Productive and Enterprising Places’		
Policy Reference: SP13		
Indicator	Target	Trigger
27. Number and capacity (MW) of renewable, low and zero carbon energy developments approved / implemented.	Targets for area-based resource use in accordance with Table 10, Chapter 5.	No permissions granted or implemented within 5 years.
Performance Outcome:		
Previous year	AMR 2024/25	
N/A	14.9MW	
Analysis:		
<p>Policy SP13 of the RLDP supports the provision of renewable and low carbon energy development to reduce carbon emissions and help tackle climate change. This policy (and supporting development management policies) will assist the county borough transition to a low carbon, decentralised energy system that works for its individuals, communities and businesses by encouraging renewable and low and zero carbon energy projects.</p> <p>A total of three schemes with a generation capacity of up to 14.9MW were approved during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025. These were:</p> <ul style="list-style-type: none"><li>Solar farm (0.5MW) (P/24/548/FUL: Aviation House, Brocastle Avenue, Waterton)</li></ul>		



- Single wind turbine, solar farm, hydrogen electrolyser (4.4MW)  
(P/24/578/SOR: Land at Ty Tanglwyst Dairy, Pyle)
- Green hydrogen production facility with electrolyzers (>10MW)  
(P/23/218/FUL: Land at Brynmenyn and Bryncethin)

Table 10, Chapter 5 in the LDP shows a total power generation target of 340MW across the plan period. The schemes listed above represent progress toward the renewable energy targets set out in the RLDP's monitoring framework, demonstrating continued investment in low-carbon infrastructure and a positive trajectory towards meeting longer-term sustainability and decarbonisation goals.

<b>Performance:</b>	
<b>Action:</b>	Continue monitoring

**6.14 Indicators 29/28** - National and regional guidance support a strong and sustainable approach to mineral planning, whilst ensuring valuable finite resources are safeguarded for possible future extraction. In terms of the supply of aggregates the maximum use of secondary and recycled aggregates from commercial and demolition sources in preference to primary aggregates is promoted. Policy SP14 states that minerals will be used efficiently and appropriately throughout the county borough. It aims to encourage re-use and recycling of suitable materials as an alternative to primary won aggregates as set out in the criteria for Policy SP14. SP14 states that, as a minimum, a 10-year landbank of crushed rock will be maintained throughout the plan period. The LDP also has a policy to protect against permanent sterilising development. Before development can take place, applicants must demonstrate that the mineral can be extracted and/or the mineral is of such poor quantity or quality to make extraction of no or little value as a finite resource, or the scale/location of development will have no significant impact on the resource.

**Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'**

**Policy Reference: SP14**

Indicator	Target	Trigger
28. Aggregate landbank for Bridgend County Borough in years.	Maintain a minimum 10-year aggregate resource.	Less than a 10-year land bank of permitted aggregate reserves in any 1 year.

**Performance Outcome:**

Previous year	AMR 2024/25
50+ years	50+ years

**Analysis:**

Policy SP14 of the RLDP sets out criteria against which all proposals for mineral development will be assessed. It seeks to ensure the protection of aggregates and minerals for use in development. Minerals are an important resource which should be protected for future generations by locating non-mineral development away from areas which are underlain by minerals of economic importance, where feasible.

The 2023 SWRAWP Annual Report (published June 2025) calculated the 10-year aggregate landbank resource as exceeding 50 years. As such, the RLDP is meeting its target of providing a minimum 10-year aggregate resource.

**Performance:**

**Action:**

Continue monitoring



Objective: Strategic Objective 3, ‘To Create Productive and Enterprising Places’		
Policy Reference: SP14, ENT12		
Indicator	Target	Trigger
29: Amount of permanent sterilising development permitted within a Minerals Safeguarding Area.	No permission granted for development within Minerals Safeguarding Areas contrary to Policy ENT12.	1 or more applications permitted for development within a Minerals Safeguarding Area contrary to Policy ENT12 in any 1 year.
Performance Outcome:		
Previous year	AMR 2024/25	
N/A	0	
Analysis:		
<p>Policy ENT12 of the RLDP seeks to preserve access to aggregates for use in development. In most instances, development may proceed within safeguarding areas as long as developers demonstrate the resource in question is either of poor quality/quantity and would not be economical to exploit, or the nature of the development in question would not prejudice exploitation of the resource.</p> <p>No developments were granted permission within Mineral Safeguarding Areas contrary to Policy ENT12 during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025.</p>		
Performance:		
Action:	Continue monitoring	

- 6.15 **Indicator 30** - There has been a dramatic growth in waste facilities in recent years to support the national and regional targets to reduce waste disposal going to landfill. This trend is likely to continue to grow during the current plan period. Policy SP15 identifies existing employment sites where new waste facility development will be directed towards in line with the Regional Waste Plan and TAN21.

Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'		
Policy Reference: SP15		
Indicator	Target	Trigger
30: Capacity to cater for the County Borough's waste.	Maintain sufficient capacity to cater for the county borough's waste (to be confirmed at a regional level) in accordance with TAN 21.	Triggers to be established at a regional level in accordance with TAN 21.
Performance Outcome:		
Previous year		AMR 2024/25
N/A		See below.
Analysis:		
<p>Minimising waste and managing it sustainably is essential to protecting the environment and supporting the transition to a circular economy. Policy SP15 of the RLDP promotes sustainable waste management by ensuring sufficient capacity is available to accommodate the county borough's waste needs now and in the future.</p>		



Indicator 30 relates to whether all waste arisings from Bridgend County Borough can be managed (recycled, treated, disposed of) within the available facilities, either locally or through agreed regional arrangements. TAN21 requires LPAs to ensure that, through local or regional facilities, there is enough permitted waste management infrastructure (recycling, treatment, landfill) to handle all of the County Borough's waste arisings, applying the waste hierarchy, self-sufficiency, and proximity principle.

The most recent data available to demonstrate waste management capacity is contained within the 2020/21 Waste Planning Monitoring Report (WPMR) for the South-West Wales region, which at that time included Bridgend County Borough. Since then, Bridgend has been incorporated within the South-East Wales waste planning region. However, at the time of writing, no WPMR for South-East Wales has been published since this change was made. Accordingly, this AMR reports against the latest available 2020/21 data, with more up-to-date information to be incorporated in future once published by Welsh Government.

The 2020/21 report confirms that the South-West Wales region has sufficient landfill void space to meet the requirements set out in TAN21 and that, at the present time, the management of residual waste and food waste is being adequately managed. This evidence supports the position that sufficient capacity remains to manage the County Borough's waste in line with TAN21 requirements.

<b>Performance:</b>	
<b>Action:</b>	Continue monitoring

- 6.16 **Indicator 31** - Tourism plays a key role in contributing towards the economic and employment benefits within the county borough. Policy SP16 supports this by seeking to protect and enhance existing tourism facilities, supports proposals for new high quality tourism facilities which will increase visitor numbers, and encourages sustainable tourism initiatives.

**Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'**

**Policy Reference: SP16**

Indicator	Target	Trigger
31: 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 the previous year.

**Performance Outcome:**

Previous year	AMR 2024/25
See below	See below

**Analysis:**

Policy SP16 of the RLDP supports the growth of a sustainable and vibrant tourism sector by guiding appropriate developments that enhance the quality and appeal of the local visitor offer. By encouraging high-quality accommodation, upgraded facilities, and diverse tourism experience – including activity-based, cultural, and event-led attractions – the policy aims to strengthen the local tourism industry and attract more visitors to the area. It also ensures that new tourism proposals are supported by sufficient demand, appropriate infrastructure, and avoid unacceptable harm to the environment or local communities.

The target for this indicator is a year-on-year increase in visitor numbers to the County Borough. The most recently published STEAM report (2023) provides a comparison between 2022 and 2023, showing that visitor numbers decreased slightly from 3.645 million in 2022 to 3.565 million in 2023, representing a 2.2% reduction on the previous year. Although this reduction falls short of the year-on-year growth target, it should be noted that the STEAM report data does not align exactly with the monitoring period. The STEAM report covering the monitoring



period of this AMR is not due to be published until April 2026, however data provided by Bridgend County Borough Council's Destination Management department indicates that, overall, visitor numbers to attractions and events combined during 2024 total 3,421,439, which would indicate a further reduction on the previous year. Looking ahead, as residential and commercial sites continue to come forward, this is likely to increase economic activity within the County Borough, which in turn is expected to contribute to an increase in visitor numbers in future years.

<b>Performance:</b>	
<b>Action:</b>	Continue monitoring

- 6.17 The authority has a responsibility to protect existing tourist accommodation and that any loss is properly controlled, as advised in TAN13. There may be instances where tourist accommodation will be lost and Policy ENT17 states that accommodation will only be lost if it is no longer suitable or viable, or doesn't adversely affect the range and quality of accommodation available within the County Borough.

<b>Objective: Strategic Objective 3, 'To Create Productive and Enterprising Places'</b>		
<b>Policy Reference: ENT17</b>		
<b>Indicator</b>	<b>Target</b>	<b>Trigger</b>
32: Number of applications approved that would result in the loss of tourism or leisure or recreation facilities.	No permission granted contrary to Policy ENT17 that would result in the unjustified loss of tourism, or leisure or recreation facilities.	1 or more applications permitted contrary to Policy ENT17.
<b>Performance Outcome:</b>		

Previous year	AMR 2024/25
N/A	0
<b>Analysis:</b>	
<p>Policy ENT17 seeks to protect the provision of tourist accommodation within the county borough by ensuring that any proposed loss is fully justified. The policy recognises the value of a diverse and high-quality tourism offer and therefore requires robust evidence that a property is no longer viable or in demand for tourist use. Proposals involving the loss of such facilities must demonstrate that the change would not undermine the range or quality of accommodation available locally, and that continued use for tourism is neither practical nor sustainable.</p> <p>No development proposals were granted contrary to Policy ENT17 that would result in the unjustified loss of tourism, or leisure or recreation facilities during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025.</p>	
<b>Performance:</b>	
<b>Action:</b>	Continue monitoring

6.18 Policy SP17 of the LDP seeks to maintain and enhance the landscape quality as part of the natural environment within the county borough. The policy also protects designated sites such as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar Sites. Policy DNP1 in the LDP seeks to protect the countryside from inappropriate development by ensuring that only in exceptional cases will development be acceptable. This is to ensure that the integrity of the countryside is conserved and enhanced. All countryside must be protected for its landscape, habitat, species and geology, and only development that will benefit the rural economy, whilst maintaining and enhancing the environment will be considered. Policy DNP4 of the LDP seeks to protect SLAs. The emphasis is upon protecting the character and quality of the landscape from inappropriate development by ensuring that such development is compatible with the surrounding landscape rather than



unduly restricting acceptable development. Building upon Policy SP17, Policy DNP5 aims to protect the nature conservation and SINC, LNR and RIGS. It seeks to minimise the impact on the site or provide compensation/mitigation measures to offset any damage. Policy DNP6 provides protection for biodiversity, ecological networks, habitats and species and development will need to take into consideration location, design and layout as well as any adjacent nature conservation resources.

Objective: Strategic Objective 4, 'To Protect and Enhance Distinctive and Natural Places'		
Policy Reference: SP17, DNP1		
Indicator	Target	Trigger
33. Amount of land in the countryside (ha) lost to development which is permitted by way of a departure application to Policy DNP1.	No land in the countryside lost to development which is permitted by way of departure applications to Policy DNP1.	1 or more planning permissions granted out of accordance with Policy DNP1.
Performance Outcome:		
Previous year		AMR 2025/26
N/A		0
Analysis:		
Policy DNP1 sets out a strong presumption against inappropriate development in the countryside, aiming to conserve and enhance the character, landscape, and natural resources of areas outside defined settlement boundaries. The policy ensures that only certain types of development are supported in rural locations, typically where they meet specific criteria or serve a justified need. Where		

development is acceptable in principle, it must be of a sustainable form, make prudent use of natural resources, and, wherever possible, utilise existing buildings or previously developed land before new build options are considered.

No land was lost to development which was permitted by way of departure from Policy DNP1 during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025.

**Performance:**

**Action:**

Continue monitoring

**Objective: Strategic Objective 4, 'To Protect and Enhance Distinctive and Natural Places'**

**Policy Reference: DNP4**

**Indicator**

**Target**

**Trigger**

34: Number of developments permitted with the potential to adversely affect a Special Landscape Area.

No permission granted for development contrary to Policy DNP4 that would cause unacceptable harm to Special Landscape Areas.

1 or more planning permissions granted out of accordance with Policy DNP4.

**Performance Outcome:**

**Previous year**

**AMR 2025/26**

N/A

0

**Analysis:**

Policy DNP4 seeks to safeguard the distinctive character and quality of the county borough's landscapes – particularly within its nine designated SLAs – by ensuring that development is compatible with its surroundings and minimises harm. While



the policy does not aim to unduly restrict acceptable countryside development, it establishes strict criteria to protect and enhance valued landscapes through sensitive design, management, and where appropriate, the creation of new landscape features.

No development proposals were permitted contrary to Policy DNP4 that would cause unacceptable harm to SLAs during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025, which meets the target for Indicator 34.

**Performance:**

**Action:**

Continue monitoring

**Objective: Strategic Objective 4, 'To Protect and Enhance Distinctive and Natural Places'**

**Policy Reference: SP17, DNP5**

**Indicator**

**Target**

**Trigger**

35: Number of applications approved that would cause harm to the overall conservation value of sites of SINCs, RIGS and LNRs.

No permission granted for development contrary to Policy DNP5.

1 or more planning permissions granted out of accordance with Policy DNP5.

**Performance Outcome:**

**Previous year**

**AMR 2025/26**

N/A

0

**Analysis:**

Policy DNP5 provides an essential second tier of protection for locally and regionally important sites, including LNRs, SINCs, and RIGS. It seeks to ensure that any development within or near the areas is compatible with their biodiversity or scientific value, while also supporting their educational potential. Development that could cause harm to these sites will only be permitted where the benefits clearly outweigh the impact, and where harm can be appropriately mitigated or compensated.

No applications were approved that were contrary to Policy DNP5 during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025, which aligns with the target for this indicator.

**Performance:**

**Action:**

Continue monitoring

**Objective: Strategic Objective 4, 'To Protect and Enhance Distinctive and Natural Places'**

**Policy Reference: SP17, DNP6**

**Indicator**

**Target**

**Trigger**

36: Number of applications approved that would cause harm to legally protected habitats or species.

No permission granted for development contrary to Policy DNP6.

1 or more planning permissions granted out of accordance with Policy DNP6.

**Performance Outcome:**

**Previous year**

**AMR 2025/26**

N/A

0

**Analysis:**



Policy DNP6 aims to ensure that development contributes to the protection, enhancement, and resilience of biodiversity and ecosystems in line with the Council's duties under the Environment (Wales) Act 2016. It seeks to strike a careful balance between enabling appropriate development and safeguarding habitats and species that support the county borough's wider ecological network. Development proposals must be sensitively located and designed to conserve on-site biodiversity and consider the value of any nearby nature conservation assets.

No applications were approved for development contrary to Policy DNP6 during the period 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025, which meets the target associated with this indicator.

**Performance:**

**Action:**

Continue monitoring

## 7.0 Sustainability Appraisal (SA) Monitoring

- 7.1 Monitoring of the LDP should accord with the requirements for monitoring the sustainability performance of the LDP through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) process. The SA monitoring expands the assessment of the performance of the LDP against the SA monitoring objectives intended to measure the social, economic and environmental impact of the LDP. Section 6 of the AMR examines the performance of the LDP against the SA monitoring objectives.
- 7.2 Welsh Government requires that the SA objectives are monitored as part of the AMR to record the progress of the LDP. The Monitoring Framework specifically includes mechanisms to monitor the likely significant effects on the environment of the RLDP, as predicted through the SA process.
- 7.3 The Monitoring Framework includes mechanisms to assess whether key policies fundamental to delivering the Plan are being implemented as intended and with no unforeseen adverse consequences. Specifically, the 14 SA Objectives will be assessed against the indicators that have been identified as most relevant.

SA Objectives	Replacement LDP Monitoring Framework Indicators	Green/Amber/Red
1. Health and Wellbeing: Improve the health and wellbeing of the population, including with respect to physical and mental health,	<ul style="list-style-type: none"><li>2: Permissions granted not in accordance with Policy SP3: Good Design and Sustainable Place Making</li></ul>	



social wellbeing and community safety.	<ul style="list-style-type: none"> <li>• 20: Number of community facilities lost through development.</li> </ul>	
2. Equality and Social Inclusion: Reduce poverty and inequality, tackle social exclusion and promote community cohesion, including through enhancing access to community facilities.	<ul style="list-style-type: none"> <li>• 2: Permissions granted not in accordance with Policy SP3: Good Design and Sustainable Place Making</li> </ul>	
	<ul style="list-style-type: none"> <li>• 15: The tenure of affordable housing completions.</li> </ul>	
	<ul style="list-style-type: none"> <li>• 18: The completion of Gypsy and Traveller sites to meet identified need.</li> </ul>	
	<ul style="list-style-type: none"> <li>• 19: Meet any new arising need for Gypsy, Traveller and Showpeople sites arising outside of the GTAA.</li> </ul>	
	<ul style="list-style-type: none"> <li>• 20: Number of community facilities lost through development.</li> </ul>	

3. Employment and Skills: Increase the number and quality of employment opportunities to meet identified needs, whilst improving the level of educational attainment and skills amongst residents.	• 21: Employment land take-up against allocations.	
	• 22: Enable job growth.	
	• 24: Annual vacancy rates of commercial properties within the Town Centres of the County Borough.	
4. Transport and Communications: Enhance the accessibility of public services, economic opportunities and markets through improving infrastructure and creating a sustainable transport network, whilst also ensuring access to high quality communications and utilities.	• 10: Permissions granted not in accordance with Policy SP5: Sustainable Transport and Accessibility.	
	• 24: Annual vacancy rates of commercial properties within the Town Centres of the county borough.	
	• 25: Proportion of A1 retail uses in the Primary Shopping Areas	
5. Housing: Provide a sufficient quantum and range of good quality and affordable housing in sustainable locations	• 1: Spatial distribution of housing development	
	• 11: The number of net additional affordable	



to meet identified needs.	and market dwellings built in the LPA area.	
	<ul style="list-style-type: none"> <li>12: The annual level of housing completions monitored against the Anticipated Annual Build Rate (AABR).</li> </ul>	
	<ul style="list-style-type: none"> <li>13: Total cumulative completions monitored against the anticipated cumulative completion rate.</li> </ul>	
	<ul style="list-style-type: none"> <li>14: The level of affordable housing completions monitored against the plan's overarching target.</li> </ul>	
	<ul style="list-style-type: none"> <li>15: The tenure of affordable housing completions.</li> </ul>	
	<ul style="list-style-type: none"> <li>16: Delivery of the affordable housing policy - thresholds and percentage targets for each sub-market area.</li> </ul>	

<p>6. Economic Growth: Deliver sustainable economic growth and maximise the economic contribution of the BCBC area to the Cardiff Capital Region, including through diversifying and strengthening the local economic base.</p>	<ul style="list-style-type: none"> <li>1: Spatial distribution of housing development</li> </ul>	
	<ul style="list-style-type: none"> <li>11: The number of net additional affordable and market dwellings built in the LPA area.</li> </ul>	
	<ul style="list-style-type: none"> <li>17: Viability – trends in house prices, land values, build costs.</li> </ul>	
	<ul style="list-style-type: none"> <li>22: Enable job growth.</li> </ul>	
<p>7. Air Quality: Prevent and reduce emissions and concentrations of harmful atmospheric pollutants and minimise exposure to poor air quality.</p>	<ul style="list-style-type: none"> <li>10: Permissions granted not in accordance with Policy SP5: Sustainable Transport and Accessibility.</li> </ul>	
	<ul style="list-style-type: none"> <li>27: Number and capacity (MW) of renewable, low and zero energy carbon developments</li> </ul>	
<p>8. Climate Change: Adopt appropriate mitigation and adaption measures to reduce and respond</p>	<ul style="list-style-type: none"> <li>8: Amount of development permitted within C1 floodplain areas that do not meet all TAN 15 tests.</li> </ul>	



to the impacts of climate change.	<ul style="list-style-type: none"> <li>9: The scale/type of highly vulnerable development permitted within C2 flood risk areas.</li> </ul>	
	<ul style="list-style-type: none"> <li>10: Permissions granted not in accordance with Policy SP5: <i>Sustainable Transport and Accessibility</i>.</li> </ul>	
	<ul style="list-style-type: none"> <li>26: Number of major planning applications which are accompanied by an 'Energy Masterplan' in accordance with Policy ENT10</li> </ul>	
	<ul style="list-style-type: none"> <li>27: Number and capacity (MW) of renewable, low and zero energy carbon developments</li> </ul>	
9. Biodiversity, Geodiversity and Soil: Conserve, protect and enhance biodiversity and geodiversity interests, including through safeguarding important sites and	<ul style="list-style-type: none"> <li>28: Aggregate landbank for Bridgend County Borough in years.</li> </ul>	
	<ul style="list-style-type: none"> <li>29: Amount of permanent sterilising development permitted within a</li> </ul>	

species, improving green infrastructure provision and safeguarding important soil resources.	Minerals Safeguarding Area.	
	<ul style="list-style-type: none"> <li>• 33: Amount of land in the countryside (ha) lost to development which is permitted by way of a departure application to Policy DNP1.</li> </ul>	
	<ul style="list-style-type: none"> <li>• 36: Number of applications approved that would cause harm to legally protected Habitats or Species.</li> </ul>	
10. Water and Flood Risk: Conserve, protect and enhance water and coastal environments, water quality and water resources, whilst reducing the risk of flooding. Development must be located so as not to increase the risk of flooding and should be steered away from areas of greatest risk.	<ul style="list-style-type: none"> <li>• 8: Amount of development permitted within C1 Floodplain areas that do not meet all TAN 15 tests.</li> </ul>	
	<ul style="list-style-type: none"> <li>• 9: The scale/type of highly vulnerable development permitted within C2 flood risk areas.</li> </ul>	



<p>11. Materials and Waste:</p> <p>Contribute to the implementation of the circular economy, manage waste with minimal environmental impacts and ensure the sustainable use of natural resources, including for energy generation and providing an adequate supply of minerals and materials for construction.</p>	<ul style="list-style-type: none"> <li>28: Aggregate landbank for Bridgend County Borough in years.</li> </ul>	
	<ul style="list-style-type: none"> <li>29: Amount of permanent sterilising development permitted within a Minerals Safeguarding Area.</li> </ul>	
	<ul style="list-style-type: none"> <li>30: Capacity to cater for the county borough's waste.</li> </ul>	
<p>12. Sustainable Placemaking: Maximise the efficient use of land and infrastructure and enhance design quality to create great places for people.</p>	<ul style="list-style-type: none"> <li>2: Permissions granted not in accordance with Policy <i>SP3: Good Design and Sustainable Place Making</i></li> </ul>	
	<ul style="list-style-type: none"> <li>3a-7a: Number of dwellings delivered on Strategic, Mixed-Use Sites</li> </ul>	
	<ul style="list-style-type: none"> <li>3b-7b: Infrastructure requirements and Placemaking principles delivered on Strategic Mixed-Use Sites.</li> </ul>	

	<ul style="list-style-type: none"> <li>23: Amount of major retail development (sqm) permitted outside established town and local centre boundaries.</li> </ul>	
<p>13. Cultural Heritage: Conserve, protect and enhance the historic environment and cultural assets, including the use of the Welsh language.</p>	<ul style="list-style-type: none"> <li>31: Annual number of visitors to the County Borough.</li> </ul>	
	<ul style="list-style-type: none"> <li>32: Number of applications approved that would result in the loss of tourism or leisure or recreation facilities.</li> </ul>	
	<ul style="list-style-type: none"> <li>35: Number of applications approved that would cause harm to the overall conservation value of Sites of SINC, RIGS and LNRs.</li> </ul>	
<p>14. Landscape: Protect and enhance the landscape character, visual amenity and legibility of settlements in the BCBC area.</p>	<ul style="list-style-type: none"> <li>33: Amount of land in the countryside (ha) lost to development which is permitted by way of a departure application to Policy DNP1.</li> </ul>	



	<ul style="list-style-type: none"> <li>• 34: Number of developments permitted with the potential to adversely affect a Special Landscape Area.</li> </ul>	
	<ul style="list-style-type: none"> <li>• 35: Number of applications approved that would cause harm to the overall conservation value of Sites of Importance for Nature Conservation (SINCs), Regionally Important Geological Sites (RIGS) and Local Nature Reserves (LNRs).</li> </ul>	

## 8.0 Conclusions and Recommendations

- 8.1 The AMR provides an important assessment of progress in delivering the objectives of the RLDP. The findings indicate no fundamental concerns in delivering the growth and spatial strategy, notwithstanding that housing completions have been lower than anticipated in the early years of the housing trajectory. This issue is expected to resolve itself as existing commitments complete and new allocations come forward.
- 8.2 Progress has also been made in strengthening the supply of land for employment and in advancing climate and sustainability objectives.
- 8.3 The monitoring outcomes highlight the importance of ongoing collaboration between the Council, developers, RSLs, and key stakeholders to address identified challenges and to secure the delivery of sustainable, well-designed development. The RLDP has already been supplemented with adoption of the Affordable Housing SPG during the monitoring period, with significant progress having been made in developing other SPGs relating to Retail, Recreation and HMOs. There is considered to be no current cause for concern.
- 8.4 The findings of this AMR and subsequent AMRs will inform the preparation of any future review of the RLDP, ensuring that the strategy remains responsive to changing circumstances and capable of delivering the RLDP's Vision and Strategic Objectives.



Appendix A. The Timing and Phasing of Allocations and Site with Planning Permission (2018-203, Updated 2024/25)

Table 1. The Timing and Phasing of Allocations

Allocated site name	Total site capacity	Time lag to construction start in months			Phasing of development (2018-33)																		
		Time period for pre-application discussions/PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Units phased beyond the plan period	
Land South of Bridgend	788	Pre-application: 7 weeks (per phase)  PAC: 7 weeks (4 weeks minimum with a period of 3 weeks to collate and produce a PAC report per phase)	14 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	0	68	120	120	120	120	120	120	120	0
Land West of Bridgend	850	Pre-application: 7 weeks (per phase)  PAC: 7 weeks (4 weeks minimum with a period of 3 weeks to collate and produce a PAC report per phase)	14 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	30	100	100	100	100	100	100	100	100	120
Craig y Parcau, Bridgend	108	Pre-application: 6 weeks  PAC: 6 weeks (4 weeks minimum with a period of 2 weeks to collate and produce a PAC report)	10 weeks	8 weeks			0	0	0	0	0	0	0	10	50	48	0	0	0	0	0	0	0
Porthcawl Waterfront	1100	Pre-application: 9 weeks (per phase)  PAC: 8 weeks (4 weeks minimum with a	16 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	0	60	120	120	120	120	120	120	120	320

Allocated site name	Total site capacity	Time lag to construction start in months			Phasing of development (2018-33)																		
		Time period for pre-application discussions/PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Units phased beyond the plan period	
		period of 4 weeks to collate and produce a PAC report per phase)																					
Land East of Pencoed	804	6 weeks (per phase)  PAC: 7 weeks (4 weeks minimum with a period of 3 weeks to collate and produce a PAC report per phase)	14 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	0	84	120	120	120	120	120	120	0	
Land East of Pyle	2003	Pre-application: 9 weeks (per phase)  PAC: 8 weeks (4 weeks minimum with a period of 4 weeks to collate and produce a PAC report per phase)	16 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	0	70	150	150	150	150	150	150	1033	
Land South West of Pont Rhyd-y-cyff	130	Pre-application: 6 weeks  PAC: 6 weeks 4 weeks minimum with a period of 2 weeks to collate and produce a PAC report per phase)	10 weeks	8 weeks			0	0	0	0	0	0	0	10	45	45	30	0	0	0	0	0	
Land South East of Pont Rhyd-y-cyff	140	Pre-application: 6 weeks  PAC: 42 days (28 days minimum with a period of 14 days to collate	10 weeks	8 weeks			0	0	0	0	0	0	0	10	25	40	40	25	0	0	0	0	



Allocated site name	Total site capacity	Time lag to construction start in months			Phasing of development (2018-33)																	
		Time period for pre-application discussions/PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Units phased beyond the plan period
		and produce a PAC report)																				
Land South of Pont Rhyd-y-cyff	102	Pre-application: 6 weeks  PAC: 6 weeks (4 weeks minimum with a period of 2 weeks to collate and produce a PAC report)	10 weeks	8 weeks			0	0	0	0	0	0	0	15	25	25	37	0	0	0	0	0
Former Cooper Standard Site, Ewenny Road, Maesteg	205	Pre-application: 6 weeks  PAC: 6 weeks (4 weeks minimum with a period of 2 weeks to collate and produce a PAC report)	10 weeks	8 weeks			0	0	0	0	0	0	0	20	40	40	40	40	25	0	0	0

Table 2. The Timing and Phasing of Sites with Planning Permission (2018-2033)

Settlement tier / Growth area	Planning application	Site name	Total site capacity	Phasing of development (2018-33)																		Units phased beyond the plan period
				Completions	U/C	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33		
Valleys Gateway (Main Settlement)	P/19/915/RES	LAND OFF MAESTEG ROAD, TONDU	405	99	30					20	32	47	60	60	60	60	66					
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/18/983/FUL	SUNNYSIDE ROAD (LAND OFF), BRIDGEND	59	0	50					0	0	0	59									
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/15/693/FUL	69-73 COWBRIDGE ROAD (REAR OF), BRIDGEND	10	0	0					0	0	0	10									
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/16/610/FUL	PARK STREET, COED PARC, BRIDGEND	15	6	3			3	1	0	0	2	9									
Valleys Gateway (Main Settlement)	P/19/182/RES (Phase 2)	PARC TYN Y COED, BRYNCETHIN	273	267	6					1	2	0	6									
Porthcawl (Main Settlement, Regeneration Growth Area)	P/19/352/RES P/21/60/FUL P/21/273/FUL P/23/695/FUL P/23/711/FUL	ST CLARES CONVENT, CLEVIS HILL, PORTHCAWL	11	5	5					3	2	0	6									
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/14/185/FUL P/20/638/NMA	WATERTON MANOR & LANE (LAND AT) WATERTON, BRIDGEND	39	26	0					26	0	0	13									
Pyle, Kenfig Hill and N Cornelly (Main Settlement, Sustainable Growth Area)	P/18/829/FUL	LAND AT CROFT GOCH ROAD, KENFIG HILL	21	0	0					0	0	0	21									
Maesteg and the Llynfi Valley (Main Settlement, Regeneration Growth Area)	P/14/390/FUL P/21/547/RLX	LAND AT NANTYFYLLON RFC, BLOSSE STREET, MAESTEG	36	23	4					23	0	0	13									
Porthcawl (Main Settlement,	P/20/415/FUL	FORMER GLAMORGAN HOLIDAY HOME, THE SQUARE	52	0	0					0	0	0	52									



Regeneration Growth Area)																				
Valleys Gateway (Main Settlement)	P/21/1092/FUL	FORMER GLAN YR AFON CARE HOME HEOL YR YSGOL YNYSAWDRE	35	0	35					0	0	0	35							
Valleys Gateway (Main Settlement)	P/14/838/FUL	LAND EAST CWM FELIN & SOUTH CRAIG TERRACE / EBENEZER TERRACE, BLACKMILL	28	0	0						0	0	28							
Maesteg and the Llynfi Valley (Main Settlement, Regeneration Growth Area)	P/22/34/FUL	FORMER BLAENLLYNFI INFANT SCHOOL, GROSVENOR TERRACE, MAESTEG	20	0	20						0	0	20							
Porthcawl (Main Settlement, Regeneration Growth Area)	P/18/758/FUL	FORMER PORTHCAWL HOTEL 7-11 JOHN STREET PORTHCAWL	17	0	17						0	0	17							
Garw Valley (Local Settlement)	P/23/699/FUL	LAND AT THE FORMER BETTWS SOCIAL CLUB, BETTWS	20	0	20							0	20							
Garw Valley (Local Settlement)	P/22/597/FUL	FORMER FFALDAU CLUB / LAND EAST OF OXFORD STREET	12	0	0							0	12							
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/21/379/FUL	LAND ON WEST SIDE OF GENTLE WAY, BROADLANDS, BRIDGEND	10	0	0															
Porthcawl (Main Settlement, Regeneration Growth Area)	P/20/263/FUL	FORMER ST. JOHN'S SCHOOL, NETWON, PORTHCAWL	57	57	0					24	30	3								
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/18/1006/FUL	YSGOL BRYN CASTELL (PHASE 2), BRIDGEND	127	127	0				13	57	43	14								
Pencoed (Main Settlement, Sustainable Growth Area)	P/20/214/FUL	FORMER PENCOED RAOB SOCIAL CLUB HEOL Y GROES, PENCOED	24	24	0					0	0	24								
Pencoed (Main Settlement, Sustainable Growth Area)	P/09/435/OUT	LAND SOUTH OF HENDRE ROAD, PENCOED	205	205	0	2	2	1	0	0	0	1								
Porthcawl (Main Settlement,	P/22/115/FUL	OLD STATION YARD FORMER MOT PORTHCAWL	20	20	0					0	0	20								

Regeneration Growth Area)																				
Ogmore Valley (Local Settlement, Regeneration Area)	P/04/252/FUL P/21/831/NMA P/22/65/FUL	CWRT TY MAWR, NORTH ROAD, OGMORE VALE	13	13						6	1									
Pencoed (Main Settlement, Sustainable Growth Area)	P/20/99/FUL	TRINITY CHAPEL, PENYBONT ROAD, PENCOED	12	12	0					0	12									
Bettws (Local Settlement)	P/19/147/FUL	HEOL DEWI SANT (REAR OF), BETTWS	23	23	0					0	1									
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/19/624/FUL P/19/656/RES	PARC DERWEN, BRIDGEND	1577	1506	0	157	94	19	51	71										
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/18/145/RES	LAND AT LLANGEWYDD ROAD, CEFN GLAS, BRIDGEND	194	194	0	1	61	47	51	34										
Pen-y-fai (Local Settlement)	P/17/1073/FUL	ALL SAINTS WAY (LAND SOUTH OF), PENYFAI	20	20	0			7	10	3										
Cefn Cribwr (Local Settlement)	P/18/286/NMA	BEDFORD ROAD, CEFEN CRIBBWR	10	10	0					10										
Porthcawl (Main Settlement, Regeneration Growth Area)	P/16/609/FUL	47 - 49 WOODLAND AVENUE (Land Between), PORTHCAWL	10	10	0					10										
Valleys Gateway (Main Settlement)	P/18/1012/FUL	THE OLD BAKEHOUSE, MAESTEG ROAD, TONDU	10	10	0					10										
Porthcawl (Main Settlement, Regeneration Growth Area)	P/18/920/FUL	RONNIES COMMERCIAL,CLOS YR ORSAF, PORTHCAWL	10	0					10											
Porthcawl (Main Settlement, Regeneration Growth Area)	P/18/908/FUL	MEADOW LANE (LAND AT), PORTHCAWL	24	0					24											
Porthcawl (Main Settlement, Regeneration Growth Area)	P/17/273/RLX, P/19/30/RLX	THE REST CONVALESCENT HOME, PORTHCAWL	69	69			24	10	35											
Bridgend (Primary Key Settlement,	P/13/246/OUT, P/14/464/OUT	NORTH EAST BRACKLA REGENERATION AREA, BRIDGEND	558	558		147	178	112												



Sustainable Growth Area)																				
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/15/379/FUL	JUBILEE CRESCENT, BRIDGEND	48	48		48														
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/16/985/FUL	PARC FARM, NORTH EAST OF PARC DERWEN, BRIDGEND	24	24		24														
Laleston (Local Settlement)	P/12/476/FUL, P/13/354/FUL, P/13/357/FUL	OYSTERCATCHER PH, CAR PARK AND LAND BEHIND, HIGH STREET, LALESTON	10	10		1	1	1												
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/16/111/FUL, P/18/64/FUL	COURT ROAD 11, GAYLARD BUILDINGS, BRIDGEND	17	17		17														
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/16/606/FUL	FORMER OCLP CLUBHOUSE, ELM CRESCENT, BRIDGEND	18	18		18														
Valleys Gateway (Main Settlement)	P/15/62/FUL	OGMORE COMPREHENSIVE SCHOOL, BRYNCETHIN	117	117		53	7													
Valleys Gateway (Main Settlement)	P/16/600/FUL	FORMER ARCHBISHOP MCGRATH SCHOOL (LAND AT) - SITE A, TONDU	44	44		44														
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/15/60/FUL, P/17/433/FUL	RHIW / BRACKLA STREET SHOPPING CENTRE, BRIDGEND	38	38			10													
Maesteg and the Llynfi Valley (Main Settlement, Regeneration Growth Area)	P/16/607/FUL	BRIDGEND ROAD, FORMER SCHOOL PLAYING FIELD, MAESTEG	37	37			37													
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/17/393/FUL, P/18/410/FUL	BRYN BRAGL, BRACKLA, BRIDGEND	14	14				14												
Pencoed (Main Settlement, Sustainable Growth Area)	P/18/174/FUL	PENCOED PRIMARY SCHOOL	40	40				40												
Heol-y-Cyw (Local Settlement)	P/18/759/FUL	HEOL Y CYW PRIMARY SCHOOL	13	13				13												

Pyle, Kenfig Hill and N Cornelly (Main Settlement, Sustainable Growth Area)	P/15/856/FUL	AEL Y BRYN 65 - 66 (LAND TO REAR OF), NORTH CORNELLY	23	23				23													
Valleys Gateway (Main Settlement)	P/14/742/OUT	LAND AT ABERGARW FARM, BRYNMENYN	26	26		9	9	6													





## **TRAINING LOG**

*All training sessions will be held in the Council Chamber but can also be accessed remotely via Microsoft Teams.*

### **Subject**

### **Date**

Tree Policy - Green infrastructure

To be arranged.

(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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