

Appendix 1

Bridgend Local Development Plan

AMR 2016



Annual Monitoring Report 2016

October 2016

1. INTRODUCTION

- 1.1 The Bridgend County Borough Local Development Plan (2006 – 2021) was formally adopted by the Council on the 18th September 2013. Following the adoption of the Bridgend LDP, the Council has a statutory obligation under section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR). This is the second AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2015 to 31st March 2016 and is required to be submitted to Welsh Government by the 31st October 2016.
- 1.2 The main aim of the AMR is to assess the extent to which the LDP Strategy and Policies are being achieved. Therefore, the AMR has two primary roles; firstly to consider whether the policies identified in the monitoring process are being implemented successfully; and secondly to consider the plan as a whole against all of the information gathered to determine whether a complete or partial review of the plan is necessary.

The Requirement for Monitoring

- 1.3 In order to monitor the Local Development Plans performance, it needs to be considered against a set of monitoring aims and indicators. Chapter 7 of the LDP sets out the Monitoring Framework that forms the basis of the AMR and provides information that is required to be included by LDP Regulation 37.
- 1.4 In this context the AMR is required to identify policies that are not being implemented and for each such policy:
- Outline the reasons why the policy is not being implemented;
 - Indicate steps that can be taken to enable the policy to be implemented;
 - Identify whether a revision to the plan is required;
 - Specify the housing land supply from the Housing Land Availability Report for that year, and for the full period since the adoption of the plan; and
 - Specify the number of net additional affordable and general market dwellings built in the LPA area for that year, and for the full period since the adoption of the plan.
- 1.5 The LDP Manual supplements this requirement by setting out additional factors that should be assessed in the AMR:
- Whether the basic strategy remains sound (if not, a full plan review may be needed);
 - What impact the policies are having globally, nationally, regionally and locally;

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

1.6 Monitoring the Plan also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/ SA).

Format and Content

1.7 The structure of the AMR is as follows:

Chapter 2: Executive Summary (pages 4-9);

Chapter 3: Monitoring Framework (pages 10-13) – explains the process of monitoring the LDP, how to quantify the resulting data and if necessary, determine whether a review of the LDP and Sustainability Appraisal (SA) is required;

Chapter 4: Contextual Change (pages 14-28) – analyses the potential impact of factors such as changes to national planning policy, the economic climate and local issues on the implementation of the LDP;

Chapter 5: Local Development Plan Monitoring (pages 29-72) – provides an analysis of the effectiveness of the LDP policy framework in delivering the plans targets;

Chapter 6: Sustainability Appraisal Monitoring (pages 73-78) – analyses the impact the LDP is having on the social, economic and environmental well-being of Bridgend and;

Chapter 7: Conclusions and Recommendations (pages 79-84) – provide an overview of the findings of the AMR and makes recommendations about issues that require further consideration.

2. EXECUTIVE SUMMARY

2.1 Section 76 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to monitor the implementation of their adopted LDPs by preparing an Annual Monitoring Report (AMR). This is the first AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2015 to 31st March 2016 and is required to be submitted to Welsh Government by 31st October 2016.

Background

2.2 The Council formally adopted the Bridgend County Borough Local Development Plan (LDP) on the 18th September 2013. Following the adoption of its LDP, the Council has a statutory obligation under section 61 of the Planning and Compulsory Purchase Act 2004 to keep all matters under review that are expected to affect the development of its area. In addition, section 76 of the Act requires the Council to produce information on these matters in the form of an Annual Monitoring Report for submission to the Welsh Government. This is the second AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2015 to 31st March 2016 and is required to be submitted to Welsh Government by the end of October 2016.

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

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

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

Key findings of the Annual Monitoring Process

External Influences

2.5 The AMR considers the external factors that have had, or could have, an influence on the implementation of the plan and thus on development in the County Borough. These include changes in:

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

Policy and Legislation

2.6 The AMR is required to identify documents, at national and regional level, that may have implications for the policies in the LDP and to assess them to identify their implications. The following key policy documents have been issued by the Welsh Government since the LDP's adoption::

- Planning Policy Wales Edition 7 (2014);
- The Housing (Wales) Act (2014);
- The Active Travel (Wales) Act (2013);
- Practice Guidance: Buildings an Economic Development Evidence Base to Support a Local Development Plan – (2015);
- Technical Advice Note 21: Waste (February 2014);
- TAN 23: Planning for Economic Development (2014);
- TAN 20 – The Welsh Language Act (2013);
- The Town and Country (General Permitted Development) (Amendment) (Wales) Order 2014; and
- The Community Infrastructure Levy Regulation Amendments (2014).

For the period 2015 / 2016 the following additional documents have been issued by the Welsh Government:

- The Planning (Wales) Act 2015
- The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015
- Well-being of Future Generations (Wales) Act 2015
- Environment (Wales) Act 2016
- Historic Environment (Wales) Act 2016
- Planning Policy Wales Edition 8 (January 2016)
- Technical Advice Note (TAN) 12: Design (2016); and
- Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (2016).

2.7 The changes in National Policy and Legislation have resulted in significant changes to policy but are not considered to have any major implications for the implementation of the LDP and do not need to be addressed until the statutory LDP review in 2017.

External Conditions

National Context

2.8 The UK economy has been recovering at a relatively strong rate since early 2013, although there was a slight slowdown in growth in late 2014 before the EU referendum due to slower global growth, but the vote to leave the EU is likely to lead to a significant further slowdown. PWC forecast that UK growth will slow to around 1.6% in 2016 and 0.6% in 2017, largely due to the increased political and economic uncertainty following the 'Brexit' vote. The main reason for the slowdown will be a decline in business investment, particularly from overseas in areas like commercial property. This is being driven by political instability in the short term, as well as uncertainty about the UK's future trading relationships with the EU in the longer term. In Wales, the picture for house building continues to be more positive than it previously was. Welsh Government statistics indicated for the period 2012-2015 there was a substantial increase in the number of new dwellings started in Wales. However, for the period 2015 / 2016 a total of 6,708 new dwellings were started; compared to the previous year where 6,955 new dwellings were started representing a decrease of 3.5%. The number of new dwellings completed has increased again over the last year. During 2015 /2016 there were 6,900 new dwellings completed in

Wales, which is 11% more compared to 2014 / 2015 but remains below the annual levels seen prior to the recession where in 2006 / 2007 completions totalled 9,334.

The Local Development Context & Economic Conditions

- 2.9 Land Registry Statistics in relation to house building and prices in Bridgend during 2015 / 2016 show fluctuations in average prices recorded. Current data suggests that the housing market in the County Borough is beginning to show signs of recovery with average actual house sale prices for (March) 2016 for Bridgend as being £132,105 compared to £125,200 for the previous year. The Bridgend 2016 JHLAS indicates that 469 new homes were completed during the monitoring period 1st April 2015 to 31st March 2016 and that 4,589 dwellings have been completed in total, during the LDP period 2006 to 2015.
- 2.10 In the County Borough of Bridgend between April 2015 & March 2016 there were 69,700 economically active people and at 2016 there were 4,400 businesses registered in the County Borough. In terms of the proportion of jobs in each sector of the Bridgend economy:
- Manufacturing remains strong in the area, in comparison with Wales and Great Britain, despite sustained job losses in the sector. Whilst data indicates that manufacturing has shown considerable falls in employment over the past 15 years, there has been an increase of 1.2% compared to last year;
 - Wholesale and retail trade have seen an increase in full time employment of 11% since last year;
 - Full-time employment in the construction sector has risen from 2,800 to 3,000 an increase of 7.14%; and
 - Banking, finance, insurance and other service sectors are still under-represented in the county borough when compared to the UK.
- 2.12 On the ground the signs that the economy is continuing to recover are evident, with the Welsh Government submitting a planning application for a development of up to 71,441sq.m of B1, B2 and B8 employment floorspace (planning application reference P/16/549/OUT refers). In addition Ford recently announced an investment of 181 million pounds for their existing facility in Bridgend. It is accepted that some of the statistics included in this document indicate a fragile economy in particular the current low take-up of employment land. However, this is attributed to the fact that because of the considerable loss of industrial and business capacity that took place during the recession, most new employment activity is actively being taken up within existing vacant buildings and/or extensions on allocated employment sites rather than on new sites. Effectively the lost capacity as a result of recession is being regained before new take-up accelerates as the economy improves. In addition, other sectors of the economy including tourism and services, not dependent on being located on traditional employment sites are growing. The County Borough is

experiencing growth in golf tourism, outdoor activity destinations linked to cycle touring, mountain biking and other extreme sports.

Strategic Environmental Assessment/Sustainability Appraisal Monitoring

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

LDP Policy Monitoring

- 2.15 An overview of the LDP Monitoring Data for the 2nd AMR period provides an interesting insight into the implementation of the LDP over the past 12 months. The key findings are set out below:
- The 2016 JHLAS indicates that 469 new homes were completed during the monitoring period 1st April 2015 to 31st March 2016 and that 4,589 dwellings have been completed in total, during the LDP period 2006 to 2016;
 - The 2016 JHLAS indicates that the Council has a housing land supply, assessed against the housing requirement of the Bridgend LDP of 5.1 years;
 - To date 1014 general needs affordable new build dwellings has been completed;
 - During the monitoring period 01 April 2015 to 31 March 2016 0.45 hectares of vacant employment land was developed. During the preceding year 2014 1.63 ha of employment land was developed;
 - Within Bridgend Town Centre of the 384 commercial properties surveyed 66 were vacant – representing a vacancy rate of 17.19 %;
 - Within Porthcawl Town Centre of the 207 commercial properties surveyed 16 were vacant – representing a vacancy rate of 7.73%;
 - Within Maesteg Town Centre of the 166 commercial properties surveyed 12 were vacant – representing a vacancy rate of 7.23 %;
 - The requirement as to whether the Council will need to identify a Gypsy and Traveller Site is now however determined by the new requirements of the

Housing (Wales) Act 2014. The Housing (Wales) Act 2014 requires each local authority in Wales to undertake a Gypsy and Traveller Accommodation Assessment to ensure that needs are properly assessed and planned for. In summary, the GTAA covers the period 2016-2031 and estimates the additional pitch provision needed for Gypsies and Travellers in Bridgend. For the first 5 years of the GTAA plan period, there is no requirement for **additional pitches**, and for the remainder of the GTAA plan period, **a further 1 additional pitch is required**. This gives a total need for the whole GTAA plan period of 1 additional pitch.

- The County Borough is making a significant contribution to national renewable energy targets. The generating capacity within an immediately adjacent the refined SSA (north of Evanstown) is 65 MW which is considerably higher than the estimated capacity within the SSA of 31 MW.

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

3. MONITORING FRAMEWORK

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

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

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

LDP Monitoring Aims, Indicators, Targets, Triggers and Outcomes

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

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

The Sustainability Appraisal Objectives and Indicators

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

Monitoring Progress

3.6 The analysis of the monitoring process will be in the form of detailed written assessment of the indicator results and a subsequent view on the success of the targets and effectiveness of the policies. This will be provided in the respective monitoring sections of this report for the LDP and SA.

3.7 As a visual aid in showing the monitoring outcomes, a simple colour coded system has been formulated and will be included in the individual tables of Strategic Policies and SA results, as shown below:

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

Trigger for Review of the Plan

- 3.8 A review of the LDP in advance of the statutory 4-year review will only take place in exceptional circumstances. The monitoring framework for the LDP identifies specific trigger points where it was considered appropriate to highlight the need to consider the reasons why policies are failing to be delivered. However, these triggers are not in themselves sufficient to trigger a review of the Plan.
- 3.9 The Council will make a judgement on the need for a full or partial review based on the following factors:
- A significant change in external conditions;
 - A significant change in local context e.g. closure of major employment site;

- A significant change in development pressures or needs and investment strategies of major public and private investors;
- A significant change in national policy or legislation; and
- Significant concerns from the findings of the AMR in terms of policy effectiveness, site delivery, progress rates, and any problems with implementation.

Local Development Plan Wales (2005)

3.10 Government sets out in LDP Wales paragraph 4.43 the following requirements:

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

3.11 *The AMR must also specify the housing land supply (from the current Housing Land Availability Study) and the number of net additional affordable and general market dwellings built in the authority's area, and report on other LDP indicators.'*

4. CONTEXTUAL CHANGE

- 4.1 The findings of the AMR Monitoring Framework are fundamental in determining how the implementation and delivery of the LDP is progressing. However, it is equally important to understand how the implementation of the LDP has been influenced by local, regional, national and international social and economic factors. By seeking to understand how different factors have affected the delivery of the LDP, the Council will gain a better understanding of what it can do to support the Plan's implementation. In focussing on those factors it can influence and better support delivery of its objectives and shape future strategies.
- 4.2 The following section looks specifically at the external factors that have had, or could have, an influence on the implementation of the plan and thus on development in Bridgend County Borough. These include changes in:
- Policy and legislation;
 - National statistics;
 - External conditions; and
 - Local development context.

Policy and legislation

- 4.3 The Council needs to consider through its AMR whether changes to national planning policy have any implications for the LDP. If the implications are significant, the Council will need to determine how it addresses the issues. Between the adoption of the plan and 31st March 2016, the following policy documents were issued by the Welsh Government:

The Planning (Wales) Act 2015

- 4.4 The Planning (Wales) Act 2015 (the "Act") received Royal Assent on the 6th July 2015. It is the first separate Planning Act for Wales since planning was devolved to Wales in 2011 and aims to address 5 objectives:
- a modernised framework for the delivery of planning services (e.g. by enabling some planning applications to be made directly to the Welsh Ministers);
 - strengthening the plan led approach (e.g. by the introduction of a National Development Framework and Strategic Development Plans);
 - improved resilience (e.g. by enabling the Welsh Ministers to direct that local planning authorities work together and be merged);

- frontloading and improvement of the development management system (e.g. by introducing a statutory pre-application procedure for certain planning applications); and
- enabling effective enforcement and appeals (e.g. by way of changes to enforcement procedures and increased transparency and efficiency in the appeal system).

National Development Framework - The Act makes provision for the preparation and revision of a National Development Framework for Wales (“NDF”). The NDF is a national land use plan which will set out Welsh Government’s policies in relation to the development and use of land in Wales. This replaces the Wales Spatial Plan.

Strategic Planning - The Act gives the Welsh Ministers a power to designate an area of Wales as a strategic planning area and establish a strategic planning panel for that area. These will be to deal with cross boundary issues, for example, waste disposal. A strategic planning panel must prepare a plan for its strategic planning area, known as a strategic development plan that must be in general conformity with the NDF. Three possible areas have been identified – Cardiff, Swansea and the A55 corridor. Not all areas of Wales will have an SDP.

Local Development Plans (LDPs) - The Act provides that an LDP must be in general conformity with the NDF and any SDP which includes all or part of the area of the authority. Following the publication of the NDF, local planning authorities will be under a duty to consider whether to carry out a review of their LDP. The same duty will exist where an SDP is adopted or approved and the area of a local planning authority is included in the strategic planning area.

Pre-application consultation and services -The Act introduces a statutory requirement for pre-application engagement with specified persons which are likely to include the public and statutory consultees where the development is of a specified type. It is thought that this will include DNS and major developments. The Welsh Ministers will be able to make regulations which cover the pre-application services to be provided by them and by local planning authorities.

Applications to the Welsh Ministers - The Act introduce two instances where direct planning applications either must or could be made. These are as follows:

1. Developments of National Significance (DNS)

The Act provides that applications for a new category of planning applications known as developments of national significance (DNS) are to be made directly to Welsh Ministers instead of to the local planning authority. Those applications which are to constitute DNS are to be specified in regulations made by the Welsh Ministers. These are likely to follow a similar procedure to that which applies in the case of Nationally Significant Infrastructure Projects.

The DNS provisions in the Act allow decisions in respect of secondary consents (i.e. connected to the DNS application) to be made by the Welsh Ministers instead of the person who would otherwise make that decision.

The determination period for an application for DNS is 36 weeks, beginning with the date on which the application was accepted by the Welsh Ministers.

2. Optional direct applications

The Act allows an applicant to choose to make an application to the Welsh Minister if the applicant so chooses where the local planning authority has been designated as under-performing and the application meets certain criteria (yet to be defined). There will be no right of appeal from a decision made following a direct application.

Town and Village Greens - The Act introduces new 'trigger events' to prohibit the registration of a town and village green under certain circumstances.

Enforcement -The Act seeks to prevent developers from repeatedly submitting applications or appeals where they have failed to obtain planning permission so as to delay effective enforcement action. The Act provides a power for local planning authorities to require the submission of a retrospective planning application. If a retrospective planning application is not submitted, an enforcement notice may then be served. Local planning authorities will also be given the power to refuse to determine a retrospective planning application where the development is subject to an enforcement notice.

Validation appeal procedure - A new validation appeals procedure, to the Welsh Ministers, is intended to resolve validation disputes quickly. The appeal procedure will deal solely with whether an application is valid and will be dealt with by written representations only.

Appeals process - This will be much more 'front-loaded' than currently. There may not be a choice as to how an appeal is determined but costs may be recovered for written representation appeals. There will be no ability for developers to make minor changes once an appeal is lodged. There will be an option for the Welsh Ministers to recover some of their costs.

The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015

- 4.5 Amendments to The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 were carried out in response to the outcome of the LDP Refinement Exercise and aim to simplify certain aspects of the local development plan process.

The amended Regulations:

- Remove the statutory requirement to advertise consultation stages in the local press;
- Allow local planning authorities to make revisions to the local development plan where the issues involved are not of sufficient significance to warrant the full procedure, without going through the full revision process;
- Eliminate the need to call for and consult on alternative sites following the deposit consultation;
- Make minor and consequential amendments; and
- The amended LDP Regulations came into force on 28 August 2015 and together with the related policy and guidance in Planning Policy Wales (PPW) and the revised LDP Manual aim to make the LDP process more efficient and effective (i.e. enabling swifter plan preparation and revision without imposing unnecessary prescription). The amended Regulations do not have any implications for the current LDP but will need to be considered in relation to any Plan review and will be given further consideration as necessary.

Well-being of Future Generations (Wales) Act 2015

- 4.6 The Well-being of Future Generations (Wales) Act gained Royal Assent in April 2015. The Act strengthens existing governance arrangements for improving the well-being of Wales by ensuring that sustainable development is at the heart of government and public bodies. It aims to make a difference to the lives of people in Wales in relation to a number of well-being goals including improving health, culture, heritage and sustainable resource use. The Act provides the legislative framework for the preparation of Local Well-being Plans which will replace Single Integrated Plans. Given that sustainable development is the core underlying principle of the LDP (and SEA) there are clear associations between the aspirations of both the LDP and Act/Local Well-being Plans. Indeed, it is considered that the LDP evidence base, SEA/SA and AMR will inform the Council's Local Well-being Plan. Moving forward, sustainable development principles will continue to inform any review of the Plan.

Environment (Wales) Act 2016

- 4.7 This Act received Royal Assent in March 2016 and sits alongside the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015 in promoting sustainable use, management and development of Welsh resources. The Environment (Wales) Act introduces new legislation for the environment and provides an iterative framework which ensures that managing Wales' natural resources sustainably will be a core consideration in decision-making. It requires Natural Resources Wales (NRW) to prepare a State of Natural Resources Report that provides an assessment of natural resources and considers the extent to which they are being sustainably managed. The Act also requires Welsh Government to produce a National Natural Resources Policy that sets out the priorities, risks and opportunities for managing Wales' natural resources sustainably. NRW will also

produce a local evidence base (Area Statements) to help implement the priorities, risks and opportunities identified in the National Policy and set out how these will be addressed. Any subsequent implications for the LDP will be given further consideration as necessary.

Historic Environment (Wales) Act 2016

- 4.8 The Historic Environment (Wales) Act 2016 received Royal Assent in March 2016. The Act makes important changes to the two main UK laws that provide the legislative framework for the protection and management of the historic environment: the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act will give more effective protection to listed buildings and scheduled ancient monuments; improve the sustainable management of the historic environment; and introduce greater transparency and accountability into decisions taken on the historic environment. While some of the Act's measures will come into force in May 2016, the majority will require further secondary legislation or other preparations before they are brought into effect later in 2016 or in 2017. Any implications for the LDP will be given further consideration as necessary.

Planning Policy Wales Edition 8 (January 2016)

- 4.9 On 4 January 2016 the Welsh Government published Planning Policy Wales (Edition 8). The latest edition includes the following main amendments:
- Chapter 2 (Local Development Plans) has been revised to take into account the amended LDP Regulations and the LDP Manual that came into force on 28 August 2015. The purpose is to make the LDP process more efficient and effective.
 - Chapter 4 (Planning for Sustainability) has been updated to take into account the Well-Being of Future Generations (Wales) Act 2015. The amendments insert information on the provisions of the Act, including the seven well-being goals and the sustainable development principle that public bodies must now meet. The changes also illustrate how the Welsh Government's planning policy objectives link to the wellbeing goals.
 - Chapter 14 (Minerals) is a new chapter that integrates previous policy set out in Minerals Planning Policy (MPP) Wales (2001) into PPW. The MPP has now been cancelled.

Technical Advice Note 12: Design (2016)

- 4.10 Technical Advice Note (TAN) 12: Design and guidance on site and context analysis was published in March 2016. TAN 12 has been updated to reflect amendments to the requirements for Design and Access Statements. The TAN has been updated to incorporate guidance from Welsh Office Circular 16/94: Planning Out Crime, which has now been cancelled, and refer to Building for Life 12 Wales and the Active Travel (Wales) Act 2013. The updated TAN also incorporates the Energy Hierarchy from the Energy Efficiency Strategy for Wales.

The Housing (Wales) Act (2014)

- 4.11 The key elements of the act are:
- introduction of a compulsory registration and licensing scheme for private rented sector landlords and letting and management agents, which will be delivered by Rent Smart Wales;
 - reform of homelessness law, including placing a stronger duty on local authorities to prevent homelessness and allowing them to use suitable accommodation in the private sector;
 - placing a duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified;
 - introduction of standards for local authorities on rents, service charges and quality of accommodation;
 - reform of the Housing Revenue Account Subsidy system;
 - giving local authorities the power to charge more than the standard rate of council tax on long-term empty properties and certain types of second homes;
 - assisting the provision of housing by Co-operative Housing Associations, and amendment of the Leasehold Reform, Housing and Urban Development Act 1993.

The Active Travel (Wales) Act (2013)

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

Practice Guidance: Buildings an Economic Development Evidence Base to Support a Local Development Plan – August 2015

- 4.13 This practice guide provides step by step advice for LPAs on how to build an evidence base to support LDP employment land strategies and policies. The guidance promotes joint working between local planning authorities to understand, and plan for, economic issues affecting areas beyond the boundaries of a single authority. This guide gives advice to local planning authorities about undertaking employment land studies at both a local and larger than local level, and provides guidance on preparing a site inventory, reviewing the property market, forecasting future need and monitoring.

Technical Advice Note 21: Waste (February 2014)

- 4.14 This document (accompanied by TAN 21 Practice Guidance note) sets out the relevant planning considerations necessary to ensure that the new European Union waste management drivers are reflected in Wales when new waste management facilities are proposed. The LDP was produced in the knowledge that the original TAN21 (2001) needed updating and therefore much of what is now contained within the new TAN was anticipated during the preparation of the LDP. Therefore, the LDP is strongly aligned to the new TAN21 (and its associated TAN 21 Practice Guidance note) and its requirements on LPAs are being met.

TAN 23: Planning for Economic Development (2014)

- 4.15 The TAN contains detailed advice with regard to national planning policy as contained within Chapter 7 of PPW on economic development. The guidance is intended to assist local authorities in: developing high-level economic planning objectives; assessing the economic benefits of new development and helping to determine the employment land supply. Another key aspect of TAN 23 is to provide advice on economic development and the rural economy, as well as preparing an evidence-base and creating an economic development vision for the LDP.
- 4.16 Whilst the TAN acknowledges that economic activity can stem from the public, private or voluntary sector and include uses beyond the traditional B-class uses such as retail, tourism and leisure; it is held that the aforementioned retail, tourism and leisure uses are subject to a variety of other policies. Therefore, the TAN primarily deals with B-class uses given that they require a traditional yet sustainable method of planning. The TAN also requires careful consideration when releasing traditional employment sites to alternative uses as they often make a valid contribution to the local economy and are difficult to replace once lost. The Council currently has a sufficient level of employment land to meet the LDP's regeneration objectives distributed throughout the County Borough. Additionally, a robust site release methodology, using existing LDP policy and a recently adopted SPG21 'Safeguarding Employment Sites' is utilised to ensure due consideration when releasing employment sites to alternative uses.

TAN 20 – The Welsh Language

4.17 Technical Advice Note 20 provides guidance on the consideration of the Welsh language as part of the Local Development Plan making process. This Technical Advice Note covers:

- the role of Single Integrated Plans;
- the Welsh language and Sustainability Appraisals;
- the Welsh Language Commissioner; and
- signs and advertisements.

4.18 TAN 20 states: *“Local Development Plans are intended to be focused on local issues and objectives, informed by relevant community strategies and an evidence base”*. Therefore, depending on the usage of the Welsh language within a plan area, or partial plan area; LDPs will need to address how the planning system can consider or potentially mitigate the effects of development on the Welsh language, or indeed the sustainability of Welsh language communities.

The Town and Country (General Permitted Development) (Amendment) (Wales) Order 2014

4.19 The Amendment amends Parts 8 and 32 of the General Permitted Development Order and introduces new parts in the form of Part 41 and Part 42. The main effects of the Amendment and therefore the principle implications for the LDP are:

- More flexible permitted development rights (PDRs) for Part 8 (industry and warehousing) and Part 32 (schools, colleges, universities and hospitals) development;
- New PDRs for offices (new Part 41), shops, financial and professional services (new Part 42);
- An increase in the threshold - from 235qm to 500sqm - for permitted changes of use of industrial premises to and from use class B8 (storage and distribution);
- A requirement for hard standings associated with industrial and warehouse development to be made of porous or permeable materials, or to direct run-off to porous or permeable areas - in order to reduce flood risk; and
- New PDRs for cycle and refuse stores.

4.20 These amendments to the GPDO do not change the way in which the LDP's policies operate, however, certain developments will no longer be required to be determined by LDP policies. The type of development permitted by the amendments to the GPDO should have minimal impact on the delivery of the LDP's vision, aims and objectives or its strategy.

The Community Infrastructure Levy Regulation Amendments (February 2014)

- 4.21 The CIL regulation amendments issued on the 23rd February 2014 brought a number of important changes into effect with regard to the way in which CIL operates. The most significant amendments are as follows, the deadline for restricting local authorities from imposing Section 106 agreements in the form of pooled contributions has been postponed a year to the 6th April 2015. Additionally, further exemptions and relief from CIL have been introduced to sit alongside social housing and charitable development; these include exemptions for self-build housing and for development comprising residential annexes and extensions. In addition, minor operational changes to CIL, include permitting local authorities to set differential rates of CIL with reference to the intended floorspace of a development, or indeed the number of dwellings/units within a said development. Also phased development will witness each phase liable for a separate CIL payment, in addition to local authorities being presented with the option to accept the provision of infrastructure as full or partial payment of CIL on a development.

The Regional Technical Statement for the North Wales and South Wales Regional Aggregate Working Parties - 1st Review 2014

- 4.22 National planning guidance requires that the South Wales Regional Aggregates Working Party (SWRAWP), of which Bridgend is a member, prepares a Regional Technical Statement (RTS) for the region. The RTS sets out specific planning guidance, aimed at ensuring the sustainable supply of aggregates in Wales.
- 4.23 The Regional Technical Statement (RTS) First Review (which replaced the original RTS of 2008), was fully endorsed by the Welsh Government on the 17th July 2014. This followed the preparation of the document and endorsement by member authorities on the 1st April 2014. The document sets out detailed calculations to determine a projected demand for aggregates in the South Wales region from December 2010 until 2036. It subsequently apportions a tonnage of aggregates that each of Local Authority in the group need to provide in the form of landbanks of permissions.

Cardiff Capital Region City Deal and City Deal

- 4.24 The Planning (Wales) Act 2015 has introduced a new development planning framework for Wales. The 2015 Act also gives Welsh Ministers the power to designate areas in Wales as Strategic Planning Areas and establish a Strategic Planning Panel for the area. The production of a Strategic Development Plan (SDP) for the Cardiff City Region, which integrates housing and employment with wider transport plans, is a commitment of the recently signed Cardiff Capital Region City Deal. An SDP for the south-east Wales Region will complement the City Region approach and will provide an opportunity to embrace the City Region work into the planning system. A working group, comprising of representatives of the South East Wales Directors of Environment and Regeneration Group (SEWDER) and South

East Wales Strategic Planning Group (SEWSPG), has been set up to advise the City Deal Shadow Joint Cabinet on how best to achieve this commitment.

Statistics

Population and Household Projections

- 4.25 On the 27th February 2014, the Welsh Government released a new set of household projections for Wales, based on the data collated during the 2011 census. A summary of the projections are set out below:
- The number of households is projected to increase by around 190,000 (15%);
 - Most of the increase is expected to come from growth in the numbers of 1-person households, and households formed of 2 persons without children;
 - Households containing 4 or 5 persons without children, and lone parent households with 1 child are projected to show large percentage increases; and
 - Lone parent households of all types are projected to increase by 20% whilst overall numbers of households containing 2 or more adults with children are expected to decrease by 4%.
- 4.26 The Household Projection identifies that for Bridgend there were 58,600 households in 2011 and there will be 63,000 in 2021.
- 4.27 The LDP's population and household / dwelling projections were undertaken by Cambridge Econometrics. The LDP's own population projection for 2016 is 140,620, compared to the latest 2011 based Welsh Government Household Projections for Bridgend in 2016 of 140,600. The LDP projections are therefore proving to be highly accurate. Up until 2021 the LDP's own projection for the County Borough is 144,643, this compares to the 2011 based Welsh Government projection of 143,700. The variance of only 943 in terms of population was not considered significant in the 2015 AMR. On the 29th September 2016, the Welsh Government released a new set of Local Authority Population Projections for Wales (2014 based). This data projects a population in 2021 for Bridgend as 144,093. This indicates an increase of 393 compared to the 2011 based Welsh Government projections of 143,700. The difference between the 2011 and 2014 based WG population projections reduces the variance between the Councils and the Welsh Government's population projections from 943 to 550, which is not considered significant.
- 4.28 In terms of household projections, the Cambridge Econometrics 2021 household projections were 66,402 households for Bridgend; this compares to the latest 2011 based Welsh Government household projection of 63,000 for 2021. As such by 2021 there is a substantial variance built into the LDP household and dwelling projection of 3402 additional households that the LDP is theoretically catering for in terms of accommodating its LDP housing requirement.

- 4.29 The household projection variance between the LDP and the 2011 based Welsh Government projections at 2016 is 1,023. Although this variance is significant it is not considered that the difference is so fundamental as to require a review of the LDP on the basis of a fundamental change in the underlying national statistics at this stage of monitoring the plan.

External Conditions (National Context)

Economy

- 4.30 The UK economy has been recovering at a relatively strong rate since early 2013, although there was a slight slowdown in growth in late 2014 before the EU referendum due to slower global growth, but the vote to leave the EU is likely to lead to a significant further slowdown. PWC forecast that UK growth will slow to around 1.6% in 2016 and 0.6% in 2017, largely due to the increased political and economic uncertainty following the 'Brexit' vote.
- 4.31 The main reason for the slowdown will be a decline in business investment, particularly from overseas in areas like commercial property. This is being driven by political instability in the short term, as well as uncertainty about the UK's future trading relationships with the EU in the longer term. It is predicted that the services sector will slow but should remain positive in 2016-2017 and remain the main driver of UK growth for both output and employment. Manufacturing and construction growth have slowed recently, but should remain positive contributors to the UK economy for 2016 – 2017 with some manufacturing exporters benefiting from the weaker pound. London and the South East will remain the fastest growing region but its pace of expansion is likely to slow markedly to just over 1% in 2017 following the Brexit vote. Other UK regions are likely to see growth slow below 1% next year.
- 4.32 Whilst the picture for the UK economy is relatively positive, Wales has been one of the many countries significantly affected by the global economic downturn and this has been visible in many areas, most notably in the business, commercial and property markets. Welsh Government Statistics indicate that there were 1.5 million people in employment in Wales in May to July 2016, up 34,000 (2.4%) from the same period a year earlier. Wales is still experiencing a prolonged and gradual realignment of the economy and the levels of growth anticipated at the start of the plan period may take longer to deliver than originally envisaged. The economy in Wales has a high reliance on public sector employment and continuing government cuts and subsequent public sector job losses will significantly dampen predicted growth.
- 4.33 There are two sectors of the Welsh economy that are particularly relevant to the successful implementation of the LDP. These are the housing and commercial markets, which combined with the need for an efficient transport system, are essential to ensure that people have access to homes and jobs.

Housing Market

- 4.34 Welsh Government statistics indicated for the period 2012-2015 there was a substantial increase in the number of new dwellings started in Wales. However, for the period 2015 / 2016 a total of 6,708 new dwellings were started; compared to the previous year where 6,955 new dwellings were started representing a decrease of 3.5%. The number of new dwellings completed has increased again over the last year. During 2015 /2016 there were 6,900 new dwellings completed in Wales, which is 11% more compared to 2014 / 2015 but remains below the annual levels seen prior to the recession where in 2006 / 2007 completions totalled 9,334.
- 4.35 A review of annual house prices for England and Wales for the period 2006 – 2016 indicates clearly the fluctuations that have taken place in house prices over the last five years, as shown in the graph below 1. The average house price in England and Wales rose by approximately 8.3% compared to the previous year.

Average House Sales Price in England and Wales 2006 – 2016



Source: Land Registry

- 4.36 Property market forecasts for England and Wales from Savills (February 2016), anticipate a growth in house prices in Wales of up to 18.2% in the period up to 2019.

The Local Development Context & Economic Conditions

- 4.37 In order to properly understand the local context for the LDP, it is necessary to consider a range of factors which affect implementation. These factors include changes to the local policy framework, local economic conditions (in particular the operations of the housing and commercial markets) and the investment strategies of major public and private sector organisations.
- 4.38 The following documents have been added to the LDP evidence base since the adoption of the LDP:

Bridgend Joint Housing Land Availability Study 2016

- 4.39 The recently published 2016 JHLAS shows that the County Borough has a housing land supply, assessed against the housing requirement of the Bridgend LDP of 5.1 years. The 2015 JHLAS also demonstrated a 5.4 year supply of housing land, more

than the minimum 5 year requirement which was also assessed against the housing requirement of the adopted LDP.

Local Economic Conditions

- 4.40 The housing and commercial property markets are two sectors of the local economy that are particularly relevant to the successful implementation of the LDP.

Bridgend Housing Market

- 4.41 Land Registry Statistics in relation to house building and prices in Bridgend during 2015 / 2016 show fluctuations in average prices recorded. Current data suggests that the housing market in the County Borough is beginning to show signs of recovery with average actual house sale prices for (March) 2016 for Bridgend as being £132,105 compared to £125,200 for the previous year. The Land Registry data indicates house sale prices in Bridgend consistently below the national England and Wales sales prices.

Bridgend Economy

- 4.42 Bridgend County Borough falls within the West Wales and Valleys area for European regional aid purposes. This comprises 15 of Wales' 22 local authorities. Over the period 2014 to 2020 approximately £1.4billion of European Union support will be invested in the area to stimulate economic development and growth. Alongside this, the whole area is designated an assisted area which allows the highest levels of state aid to be awarded to businesses seeking to invest.
- 4.43 Although the county borough has strong links both east and west, it falls into the remit of the Cardiff City Region. This is likely to have a significant influence on economic development and infrastructure investment across the region over the forthcoming years. It takes in 10 local authority areas covering the whole of south east Wales.
- 4.44 In the County Borough of Bridgend between April 2015 & March 2016 there were 69,700 economically active people.
- 4.45 The table below shows the proportion of jobs in each sector in the County Borough.

	Employee Jobs by Industry (2015)			
	Bridgend Employee Jobs	Bridgend %	Wales %	Great Britain%
Mining And Quarrying	10	0.0	0.1	0.2
Manufacturing	8,000	13.8	12.0	8.3
Electricity, Gas, Steam And Air Conditioning Supply	600	1.0	1.1	0.7
Construction	3,000	5.2	4.2	4.6
Wholesale And Retail Trade; Repair	10,000	17.2	15.9	15.8

Of Motor Vehicles And Motorcycles				
Transportation And Storage	2,000	3.4	3.6	4.7
Accommodation And Food Service Activities	3,500	6.0	7.6	7.2
Information And Communication	1,750	3.0	1.7	4.2
Financial And Insurance Activities	600	1.0	2.3	3.6
Real Estate Activities	450	0.8	1.2	1.7
Professional, Scientific And Technical Activities	2,250	3.9	5.1	8.4
Administrative And Support Service Activities	5,000	8.6	6.4	8.9
Public Administration And Defence; Compulsory Social Security	6,000	10.3	7.1	4.4
Education	6,000	10.3	10.4	9.2
Human Health And Social Work Activities	9,000	15.5	16.2	13.3
Arts, Entertainment And Recreation	800	1.4	2.7	2.4
Other Service Activities	600	1.0	1.5	2.0

Source: ONS Business Register and Employment Survey.

- Manufacturing remains strong in the area, in comparison with Wales and Great Britain, despite sustained job losses in the sector. Whilst data indicates that manufacturing has shown considerable falls in employment over the past 15 years, there has been an increase of 1.2% compared to last year;
- Wholesale and retail trade have seen an increase in full time employment of 11% since last year;
- Full-time employment in the construction sector has risen from 2,800 to 3,000 an increase of 7.14%;
- Banking, finance, insurance and other service sectors are still under-represented in the county borough when compared to the UK; and
- The percentage of jobs in public administration, education and health in the county borough is higher than both the Welsh and British averages.

4.46 At 2015 there were 4,400 businesses registered in the County Borough. An examination of the size of businesses in the county borough shows that the majority of enterprises are micro (defined as up to nine employees). This is reflective of the national picture which shows similar proportions of very small businesses, with 86.8% employing below 10 employees.

4.47 The majority of employment is focused within Bridgend, reflecting that the town is the County Borough's largest settlement and its historical role as a service, employment

hub and regional service centre. This is likely to continue into the future as the town is seen as an attractive place for business to locate, given the existing employment base and the availability of skilled labour. Key employment locations are the town centre, Bridgend Industrial Estate, Waterton Industrial Estate, Bridgend Science Park and Brackla and Litchard Industrial Estate.

- 4.48 The LDP recognises that the County Borough has one of the highest rates of employment land development in South East Wales. The Council considers that this wide and balanced portfolio will allow the local economy to attract higher value-added knowledge intensive employment uses, while maintaining the significant manufacturing base that is an important driver of growth for the local economy.
- 4.49 Following a difficult period for the local economy analysis of the monitoring data in chapter 5 indicates a low take up of employment land compared to last year, however, this is not a true reflection of what is happening in the real economy. Also on the ground the green shoots of recovery are starting to emerge, with Ford recently announcing an investment of 181 million pounds into their existing facility in Bridgend. Production of a new highly efficient petrol engine is expected to start in 2018, safeguarding 750 skilled jobs and demonstrates a growing confidence in the Bridgend economy. In addition, Welsh Government has submitted a planning application for a development of up to 71,441sq.m of B1, B2 and B8 employment floorspace.
- 4.50 In addition, other sectors of the economy including tourism and services, not dependent on being located on traditional employment sites are growing. The County Borough is experiencing growth in golf tourism, outdoor activity destinations linked to cycle touring, mountain biking and other extreme sports.
- 4.51 The above chapter has identified a number of key contextual changes in national and local planning guidance as well as in the broader economic and social climates. At present, it is not considered that any individual change in circumstance would, at this stage in the plan period, have a substantial effect on the delivery of the objectives of the LDP, nor trigger an early review of the LDP, (in advance of the statutory review in 2017). However, there are various issues identified that will need to be considered further when the LDP review is undertaken.

5. LOCAL DEVELOPMENT PLAN MONITORING

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

At a base date of 2009, Housing Policies COM1 and COM2 of the LDP allocated 7,894 housing units across the County Borough. 6,358 of these allocated housing units are located within the 4 SRGAs of Bridgend, Maesteg and the Llynfi Valley, Porthcawl and the Valleys Gateway. At 2016, since the base date of 2009, a total of 2470 housing units have been completed on all allocated sites, 1710 of these units have been completed within the 4 SRGAs – which represents 69.2 % of overall completions on allocated sites within the 4 SRGAs. This is below the 85% 2021 target but considerably greater than the 2016 Interim Target of 38%.

In distribution terms 'between' the 4 SRGAs, Bridgend and the Valleys Gateway have over performed in terms of delivery, with 64% of completions taking place in Bridgend (compared with a distribution of allocations of 42%) and 29% of completions, within the Valleys Gateway (compared with a distribution of 16% of allocations), Porthcawl and Maesteg and the Llynfi Valley have underperformed in terms of delivery, which is largely attributed to the delay in bringing forward the Porthcawl Waterfront Regeneration Area (due to withdrawal of large-scale retail development) and within the Llynfi Valley, where there has been issues of housing market viability and the need to overcome various site constraints by land reclamation and land assembly.

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

For the monitoring period 1st April 2015 – 31 March 2016 0.40 ha of vacant employment land was taken up for development on allocated sites within the SRGAs. The total take-up of employment land was 0.45 ha. This therefore represents 88.8 % of overall take-up within the SRGA, which exceeds the monitoring target of 80%.

Monitoring reveals that the LDP is reaching its target and the spatial distribution is broadly on track.

Considerable progress is also being made with 'readying' the 4 Strategic Employment Sites for development.

Strategic Employment Sites

SP9(4) Ty Draw Farm – The site benefits from a planning consent, P/12/796/FUL – granted 22/01/14, for 94 dwellings associated access, open space, with B1 employment use for the remainder of the site. On the basis that the residential part of the site is progressing and the access road is in place, the B1 part of the site is considered to be available for development in the short term. The applicant is seeking to vary the S106 to extend the time limit for delivering the employment element of the scheme. It is anticipated that development will start in 2017.

SP9(2) Land at Island Farm, Bridgend – The site benefits from an outline planning application, P/08/1114/OUT, granted for mixed-use sport, leisure, commercial and offices on 14/03/12. P/14/824/RES – Highway infrastructure, green bridge and drainage infrastructure, was also granted on 12/06/15 at

Island Farm. The infrastructure will enable the B1 part of this approved mixed-use, leisure led development to come forward. A further planning application, P/15/318/NMA has been approved for amendments to conditions relating to P/08/1114/OUT, to enable ecological mitigation to take place.

SP9(1) Brocastle, Waterton – The Welsh Government have submitted a planning application for a development of up to 71,441sq.m of B1, B2 and B8 employment floorspace, including access, car parking, diversion of public rights of way, site remediation, drainage, landscaping and associated engineering operations. Planning application reference P/16/549/OUT refers.

SP9(3) – Pencoed Technology Park is also owned by Welsh Government. The site straddles the eastern administrative boundary of Bridgend and RCT. The site is identified and the focus of High Quality Life Sciences and manufacturing and is already the home of a number of high profile investments. Welsh Government have extended their ownership at the site by acquiring the brownfield former Sony land holding and are also in the process of acquiring a small land parcel in the Councils ownership. Substantial infrastructure is in place, including ‘road stubs’ to undeveloped parcels, including the land within Bridgend’s administrative area, and the site is considered to be immediately available for development.

Performance

Action

Policy Targets 1, 2 and 3 are on track, continue monitoring.

To Produce High Quality Sustainable Places

Design and Sustainable Place Making

Primary Policy: Strategic Policy SP2

LDP Objectives: 1f, 1g, 2a, 2b, 2c

Monitoring Aim: All development to meet Sustainable Place Making Criteria

Other Policies: PLA4

Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
4. No highly vulnerable development will take place within the C1 and C2 floodplain area.	Amount of development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN15 tests (paragraph 6.2 i-v).	No applications permitted for highly vulnerable development permitted within the C1 and C2 floodplain area.	1 or more planning applications for highly vulnerable development permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.2 i-v).
5. No development will adversely impact on water quality or	Number of planning applications approved in any given year,	No planning applications approved in any given year,	1 or more planning applications approved in any given year, contrary to the advice of

quantity.	contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water quality or quantity grounds.	contrary to the advice of Natural Resources Wales/Dwr Cymru Welsh Water on water quality or quantity grounds.	Natural Resources Wales/Dwr Cymru Welsh Water on water quality or quantity grounds.
6. All development proposals will give consideration to Climate Change adaptation techniques within a Design and Access Statement.	Number of planning applications which consider Climate Change adaptation techniques with a Design and Access Statement.	All planning applications give consideration to Climate Change adaptation techniques within a Design and Access Statement: 2015 Revision of Climate Neutral Development SPG.	1 or more major planning application fails to give consideration to Climate Change adaptation techniques within a Design and Access Statement in any given year. Revision of Climate Neutral Development SPG is not complete by 2015.
7. By 2021 60% of the permitted residential development is on previously developed land.	Amount of new residential, development (ha) permitted on previously developed land expressed as a percentage of all residential development permitted.	By 2016 21% or more of new residential development is permitted on previously developed land.	By 2016 less than 21% of new residential development is permitted on previously developed land.

Analysis of Results

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

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

In terms of Policy Target 4, between 1st April 2015 and 31st March 2016 18 developments for highly vulnerable (residential) development were permitted within a C2 flood zone. However, all planning applications were the subject of no objections from NRW and all proposals satisfied the TAN15 justification test. As such the assessment 'trigger' has not been breached, and the Plan is therefore on target in 2015-2016

With respect to Policy Target 5, during the monitoring period 1st April 2015 – 31 March 2016 no development was permitted contrary to NRW and/or Dwr Cymru/Welsh Water's advice that would adversely impact on water quality or quantity.

Policy Target 6 requires that all development proposals will give consideration to climate change adaptation techniques within a Design and Access Statement. Part of the interim target for this indicator is that by 2015 there should be a revision of SPG12 – Climate Neutral Development which was

originally adopted in 2007. This SPG was updated and replaced by SPG 12 – Sustainable Energy on the 30th April 2014. Furthermore, all the qualifying developments approved during the monitoring period 1st April 2015 to 31st March 2016 have given consideration to environmental sustainability matters, sustainable building techniques and/or energy usage.

In terms of Policy Target 7, of the 172 new residential units that were permitted between 1st April 2015 and 31st March 2016, 164 or 95.35% were on previously developed land. This far exceeds the target of achieving 60% of permitted residential units on previously developed land by 2021 and greatly exceeds the Interim Target of 21% by 2016.

The Plan is therefore on target in 2015-2016 with respect to all 4 indicators relating to Sustainable Place Making.

Performance

Action

Continue monitoring.

To Produce High Quality Sustainable Places

Strategic Transport Planning

Primary Policy: Strategic Policy SP3

LDP Objectives: 1f, 1g, 2a, 2b, 2c

Monitoring Aim: All development required to meet Strategic Transport Planning Principles

Other Policies: PLA4

Policy Target

Indicators

Annual/Interim Monitoring Target

Assessment Trigger

8. To increase sustainable forms of transport and reduce overall levels of traffic congestion, the Council will aim to implement the strategic transport improvement schemes detailed in Policy PLA7.

Progression of Regional Transport Plan developments detailed in Policy PLA7, in accordance with the Regional Transport Plan delivery timetable.

PLA7 proposals being implemented in accordance with the Regional Transport Plan delivery timetable.

Regional Transport Plan developments detailed in Policy PLA7, are not being implemented in accordance with the Regional Transport Plan delivery timetable.

Analysis of Results

Delivering development that meets the requirements of the ‘Strategic Transport Planning Principles’ set out in Strategic Policy SP3 of the LDP is central to the aim of Producing High Quality Sustainable Places.

The transportation and improvement schemes set out by Policy PLA7 will increase sustainable forms of transport and reduce overall levels of traffic congestion, as well as contributing to the requirements of the new Active Travel (Wales) Act 2013.

Policy Target 8 monitors the schemes set out by Policy PLA7 against the delivery timetable of the Regional Transport Plan (RTP). However, since the LDP was adopted in September 2013, the Regional Transport Plan (RTP) has been replaced by Bridgend's Local Transport Plan (LTP) 2015-2030, and the various schemes included within Policy PLA7 have been 're-set' accordingly. It is therefore against this new delivery timetable set out in the LTP that Policy Target 8 should be considered with respect to this and future AMRs, in particular those schemes programmed in the first phase of the LTP 2015-2020/21, which coincides with the LDP Plan period.

It should be noted that the LTP includes many additional schemes to those originally proposed in the RTP and set out in PLA7, many of which (up to 13 separate schemes) relate to 'bridge' replacements associated with the electrification of the railway line.

In terms of delivery, the following schemes included in Policy PLA7 within the LDP were partially completed this year by March 2016:

- PLA7(4) – Bridgend and Pencoed. The section of route between Coychurch and Pencoed was completed in March 2016; and
- PLA7(13) – National Cycle Network 885 to Bridgend. The first phase of the missing section of that route (from Lewis Avenue to the A4061) was completed by March 2016 with further funding secured in this financial year in order to complete the remaining section (from the A4061 to Water Street bridge along Angel Street).
- In addition, planning permission has been granted (planning application P/16/385/BCB refers) for the first phase of the Brackla Park and Ride Facility which is identified under LDP policy (PLA7(20)). This application proposes the construction of the car park with associated works. It is intended that the Brackla Park and Ride Facility will be delivered in phases with the initial works (car park) funded by developer's contributions previously secured by the Council through S106 Planning Obligations. The future phases of the development which are contained in the Council's Local Transport Plan, Welsh Government's National Transport Finance Plan and the Metro proposals, will include the platforms, bridge and ramped access into Bridgend Industrial Estate.

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

Walking and Cycling Schemes included within the new Phase 1 LTP programme, up to 2021 are:-

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

PLA7(4) – Bridgend and Pencoed (which is financed and programmed for implementation before the end of 2016);

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

In terms of highway schemes:-

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

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

Performance

Action

Continue monitoring within the context of schemes set out within the Local Transport Plan.

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

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

Analysis of Results

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

In terms of Policy Target 9, 'inappropriate' development in the countryside, between 1st April 2015 and 31st March 2016 there were 3 planning applications classified as departures' from the LDP.

However, these proposals were not deemed to be 'inappropriate' development in the countryside after a full assessment. The proposals are:-

- P/14/763/FUL – The Rest Convalescent Home, Rest Bay, Porthcawl. The redevelopment for 34 residential units. Demolish unsympathetic extensions and reconstruct on a similar footprint to ensure the on-going sustainability of the listed building.
- P/15/626/FUL – Ocean Farm, East of David Street, Blaengarw. Change of use from stables to dog kennels for commercial dog breeding.

- P/14/830/FUL – Adjacent to Stormey Down Quarry, Heol-y-Splott, Pyle. Change of use to waste transfer station and demolish / construct waste recycling facility with associated groundworks and landscaping.

In terms of Policy Target 10 ‘inappropriate’ development within a ‘Green Wedge’ (defined by Policy ENV2 of the LDP) which would contribute to the coalescence of settlements, there were 17 planning applications permitted within the Green Wedges between 1st April 2015 to 31st March 2016. However, none of these proposals were classified as inappropriate or contributed to the coalescence of settlements.

The proposals included a new dwelling and extensions to existing residential properties within the settlement development boundary. Outside of the settlement development boundary proposals included & a new access to agricultural land and an underground high voltage electricity cable which are considered acceptable development within a Green Wedge.

In terms of Policy Target 11a, development adversely affecting Special Landscape Areas (defined by Policy ENV3), 38 planning proposals were approved within Special Landscape Areas during the period 1st April 2015 and 31st March 2016. None of these proposals however were the subject of ‘objection’ from the Council’s Countryside and/or Landscape Officer or were approved contrary to the advice of NRW and were considered appropriate.

Similarly with respect to Policy Targets 11b and 11c, no proposals have been granted within the County Borough, contrary to the advice of NRW or the Council’s Countryside Section that would be detrimental to the conservation of designated sites of nature conservation or would adversely affect the protection and conservation of European protected species (or species protected by other statutes).

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

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

To Protect and Enhance the Environment			
Built and Historic Environment		Primary Policy: Strategic Policy SP5	LDP Objectives: 2a
Monitoring Aim: To protect sites and buildings of acknowledged natural, built and historic interest			Other Policies: ENV8
Policy Target	Indicators	Annual/Interim Monitoring Target	Assessment Trigger
12. Development proposals do not adversely impact upon buildings and areas of built or historical interest and their setting.	Occasions when development permitted would have an adverse impact on a Listed Building; Conservation Area; Site/Area of Archaeological Significance; or Historic Landscape, Park and Garden or their setting.	No Planning consents are issued where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT). 2015: Production of Built Heritage Strategy.	1 or more planning consents are issued where there is an outstanding objection from the Council's Conservation and Design team, CADW or Glamorgan Gwent Archaeological Trust (GGAT). Built Heritage Strategy is not in place by 2015.
<u>Analysis of Results</u>			
<p>Strategic Policy SP5 of the LDP aims to conserve, preserve or enhance the built and historic environment of the County Borough and its setting. Policy Target 12 measures how effective Policy SP5 has been in achieving this outcome, by monitoring whether developments have been permitted which would have an adverse impact on a Listed Building, Conservation Area, Site/Area of Archaeological Significance or Historic Landscape, Park and Garden or their setting.</p> <p>The assessment is undertaken by analysing whether planning consents have been issued where there are outstanding objections from the Council's Conservation and Design Team, CADW or Glamorgan Gwent Archaeological Trust (GGAT). Analysis for the monitoring period 1st April 2015 to 31st March 2016 of those planning applications where these bodies have been specifically consulted, indicate that no proposals were permitted that had any 'outstanding' objections.</p> <p>In this respect the Council is therefore on target to achieving its aim of protecting sites and buildings of acknowledged built and historic interest.</p> <p>Interim Monitoring Target 12 is to produce a Built Heritage Strategy by 2015 and to adopt the Strategy as Supplementary Planning Guidance (SPG). This target has not been achieved to date. The Strategy's production was delayed to coincide with the outcome of the Historic Environment Bill, which received Royal Assent on the 21st March 2016. In addition, TAN24 was issued on the 1st May 2016 for public consultation. Therefore, it was considered prudent to delay the document further until the final outcome of TAN 24 is known. Therefore it has not been possible to finalise the document prior to the 31st October</p>			

2016. The Strategy's future production is anticipated early 2017.	
Performance	
<u>Action</u>	
Progress Built Heritage Strategy and adopt as SPG.	

To Protect and Enhance the Environment			
Minerals		Primary Policy: Strategic Policy SP6	LDP Objectives: 2d
Monitoring Aim: Safeguard areas of aggregates and coal resources			Other Policies: ENV10, ENV11, ENV12
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
13. Maintain a minimum 10 year aggregate landbank throughout the plan period.	Aggregates landbank for Bridgend County Borough in years.	Maintain a minimum 10 year supply of aggregates resource.	Less than a 10 year supply of aggregates resource.
14. No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.	Number of planning permissions for permanent, sterilising development permitted within a mineral buffer zone or a minerals safeguarding area.	No permanent, sterilising development will be permitted within a mineral buffer zone or a minerals safeguarding area.	1 permanent, sterilising development permitted within a mineral buffer zone or a minerals safeguarding area.
<u>Analysis of Results</u>			
Strategic Policy SP6 aims to provide a contribution to national, regional and local demand for a continuous supply of minerals. LDP Policy Targets 13 and 14 have a particular focus on monitoring whether the LDP maintains a minimum landbank for aggregates (Policy Target 13) and also safeguarding against permanent sterilising development within mineral buffer zones and mineral safeguarding areas (Policy Target 14).			
Policy Target 13 specifically requires the maintenance of a minimum 10 year aggregate landbank throughout the plan period within the County Borough. The latest SWRAWP Annual Report has been drafted but has not been published due to an objection from the Mineral Products Association). Therefore, the Council has used the SWRAWP Annual Report (2013) which calculates the 10 year aggregate landbank as 68 years. As such the LDP is meeting its target of providing a minimum 10 year supply.			

With respect to Policy Target 14, analysis of planning applications show that no permanent sterilising developments have been approved in the monitoring period 1st April 2015 to 31st March 2016, within mineral safeguarding areas or mineral buffer zones, that did not comply with the criteria of LDP Policies ENV9 or ENV10. The LDP is therefore meeting its monitoring target with respect to Policy Target 14.

Performance

Action

Continue monitoring.

To Protect and Enhance the Environment

Waste	Primary Policy: Strategic Policy SP7	LDP Objectives: 2d		
Monitoring Aim: Seeks to meet the County Borough's contribution to regional and local waste facilities		Other Policies: ENV14, ENV15, ENV16		
Policy Target	Indicators	Annual/Interim Target	Monitoring	Assessment Trigger
15. Provide 7.7 to 11.9 hectares of available land (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities to meet the regionally identified need to treat up to 228,000 tonnes of waste per annum.	The availability of 7.7 to 11.9 hectares of land (or consented for that purpose) on sites identified under Policy SP7 to meet the identified need to treat up to 228,000 tonnes of waste per annum.	7.7 to 11.9 hectares of land is provided (or consented for that purpose) on sites identified under Policy SP7 for the provision of new waste treatment facilities.		The availability of land on the sites identified under Policy SP7 falls below 7.7 hectares (or has not been developed for that purpose).

Analysis of Results

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

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

In order to satisfy regional (and local) waste treatment needs Policy Target 15 requires the availability of 7.7 to 11.9 hectares of land (or land consented for

that purpose), on the 'favoured' sites set out in SP7.

At the monitoring date of 31st March 2016, the table below illustrates that 33.08 hectares of land remained available on SP7 sites.

1st April 2014 – 31 March 2015		
SP7(1)	Land at Heol-y-Splott, South Cornelly	3.72
SP7(2)	Brynmenyn Industrial Estate, Brynmenyn	7.16
SP7(3)	Village Farm Industrial Estate, Pyle (cumulative total)	2.83
SP7(4)	Brackla/Litchard Industrial Estate, Bridgend	7.71
SP7(5)	Waterton Industrial Estate, Bridgend	11.66
	Total	33.08

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

Performance

Action

Continue monitoring.

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

measured by analysing whether each major application is accompanied by a renewable/low carbon energy assessment – this is a requirement of Policy ENV17.

Of the ‘qualifying’ developments no major planning applications submitted (and granted) for the monitoring period 1st April 2015 to 31st March 2016 were accompanied by a ‘specific’ energy assessment. Policy Target 16 has therefore not been met.

Wider analysis and contextual information relating to each proposal of ‘why’ the Council has not met this target is therefore required to inform any future necessary action. It should be noted however that all of the relevant proposals gave consideration to environmental sustainability matters and/or climate change adaptation techniques within a Design and Access Statement (also acknowledged by Policy Target 6).

Of the qualifying major planning applications permitted during the monitoring period, 1 application related to 7 starter industrial units on the existing industrial estate of Brynmenyn . A view was taken that given the expectation to expedite employment generating proposals and the relatively low value of existing industrial land and buildings (or their extensions) at these particular locations, it would have been unreasonable to request an Energy Assessment on viability grounds and that notwithstanding an assessment’s outcome, it would be likely that the cost of installing zero carbon or low carbon equipment would have been prohibitive. The 7 industrial units could not have connected to a district heat or energy network.

1 major planning application at at Parc Derwen (for residential development) was for Reserved Matters where the original consent preceded the introduction of Policy ENV17 and therefore considered not to fall under its remit.

Coastal Housing Group and Bridgend County Borough Council have gained full planning permission for the demolition of the existing multi-storey car park and pedestrian walkway bridge and provision of a mixed used redevelopment of the site comprising a replacement multi storey car park, a 5 storey residential/commercial block comprising ground floor retail space (Classes A1 or A2 or A3) with 28 residential apartments above and undercroft residential car parking area and associated works. The development forms part of the Vibrant and Viable Place flagship project with funding from Welsh Government (planning application P/15/60/FUL refers). A Energy Assessment was not submitted in support of this application, however, as a condition of the grant funding the applicant is committed to meeting the appropriate Code for Sustainable Homes (Level 3+) requirements and as such the new dwellings will fully comply with new Building Regulations standards thus ensuring their energy efficiency. The developer is a RSL, where energy efficiency standards exceed the industry norm and national requirements. As such an additional Energy Assessment was not considered necessary. Also the applicant has put in place measures such as including locally sourced building materials for reducing the carbon footprint of the development.

Planning application P/15/609/FUL refers to a change of use of the Jennings Building in Porthcawl which is a Grade 11 Listed Building to A1, A3, D1 and 13 residential units. The matter of complying with Policy ENV17 and the submission of an Energy Assessment would have been more of a secondary issue, given the complex negotiation that necessarily had to be undertaken to achieve a good design and restore and protect the special historical and architectural character and fabric of the Listed Building. In addition, as the development was for the conversion of an existing Grade 2 Listed Building and impractical to achieve zero/low carbon energy technologies for the whole building.

Planning application P/14/464/OUT refers to 220 dwellings at Land east of A4061 at Coity. This application was accompanied by an Energy Assessment.

4 further major planning application for residential were approved at Ysgol Bryn Castell, Abergarw Farm, Ty Draw Farm and the Bayswater Tube Site. Analysis of these applications indicates that no Energy Assessment was submitted as part of the supporting documentation.

This is the second consecutive year that the Council has failed to meet the requirements of monitoring target 16. Therefore further investigation is required to understand and action where further measures are required to ensure compliance with the provisions of LDP Policy EN17.

Notwithstanding the fact that not all major planning applications have been accompanied by an Energy Assessment the Council has achieved its 'interim target' of producing an Energy Opportunities Plan SPG by 2014. The Council originally produced its Energy Opportunities Plan in November 2011 and this has been updated and subsequently been incorporated into the Sustainable Energy SPG adopted by Council on 2nd May 2014. Future scope may also exist to connect to a district heat network, as Bridgend has been successful in attracting funding and being progressed for 2 pilot projects relating to a heat network in Bridgend and a 'mine water' network in the Llynfi Valley.

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

During the Monitoring Period 1st April 2015 to 31st March 2016 78.4mw of renewable electricity capacity was permitted. The schemes approved comprised an Anaerobic digestion facility for 30yr period at Parc Stormey Down Airfield; Biomass Power Station of 25 mw electric output; 12 Wind Turbines and Pant-y-Wal Farm, East of Ogmere Valley; Solar Photovoltaic Farm at Stormy Down and Electric Energy Storage Facility also at Stormy Down. This compares to last year where 54.48mw of renewable electricity capacity was permitted. This represents an increase of 43.9%.

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

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

Parts of Bridgend County Borough lie within the Strategic Search Area (SSA) F for large scale wind energy projects outlined in TAN8. As part of a consortium, Bridgend County Borough carried out a refinement exercise in these areas in 2006.

The refinement carried out by Ove Arup and partners, calculated the generation capacity of parcels of land, included in the SSA. For those 'refined' areas of the SSA in Bridgend County Borough the capacity was calculated as:-

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

Within zones 31-34 the Council has consented planning applications at Pant Y Wal and Fforch Nest wind farms totalling 35MW – thereby exceeding this capacity. All of this capacity is already installed and operational. It should be noted that Zone 20 was excluded from the capacity assessment on the basis of the operational Ffynon Oer wind farm in Neath Port Talbot. The Plan has therefore met its target with respect of the generation of 35MW of renewable energy by the end of the Plan period.

In addition the Pant Y Wal extension, comprising of an additional 10 wind turbines with a generating capacity of 3MW each was consented on 28/02/15. Although not located within the refined SSA boundary, the turbines are located immediately adjacent to it and within the wider SSA and will contribute an additional 30 MW of renewable energy capacity.

As such the generating capacity from large-scale wind turbines (within and immediately adjacent to the refined SSA) is 65 MW. As such the County Borough is making a significant contribution to national renewable energy targets.

Performance – Policy Target 16

Action

Policy Research

This is the second consecutive year that the Council has failed to meet the requirements of monitoring target 16. Therefore, further investigation is required to understand and action where further measures are required to ensure compliance with the provisions of LDP Policy EN17. In this respect it is likely that further training of officers to promote the requirement to submit Energy Assessments with planning applications is required proposed and to promote this requirement as part of the planning application validation process.

Performance – Policy Targets 17 & 18

Action

Continue monitoring.

To Spread Prosperity and Opportunity through Regeneration			
Employment Land Development		Primary Policy: Strategic Policy SP9	LDP Objectives: 1a, 1b, 1d, 3a, 3b, 3c
Monitoring Aim: Protect 164 hectares of vacant employment land			Other Policies: REG1
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
19. 72.5 ha of employment land allocated by Policies SP9 and REG1 are developed over the Plan period.	Employment land development on Policies SP9 and REG1 sites in hectares.	6.3 ha of employment land allocated by Policies SP9 and REG1 are developed per year for employment uses.	<6.3 ha of employment land allocated by Policies SP9 and REG1 are developed per year for employment uses.
20. A readily available supply of land for development for employment purposes.	Proportion (%) of remaining allocated vacant employment land (SP9 and REG1 sites) which is classed as immediately available or available in the short term in the annual employment land survey.	30% or more of remaining vacant land allocated by Policy SP9 and REG1 is classed as immediately available or available in the short term in the annual employment land survey throughout the plan period.	<30% of remaining vacant land allocated by Policy SP9 and REG1 is classed as immediately available or available in the short term in the annual employment land survey.
<u>Analysis of Results</u>			
<p>The Local Development Plan's employment land is safeguarded for employment purposes, by Policies SP9 and REG 1. The future prosperity of the local economy is facilitated by ensuring that the County Borough can offer a range and choice of employment sites and premises for employment uses.</p> <p>To achieve the objective of a prosperous local economy Policy Target 19 aims to develop 72.5 ha of employment land during the Plan period up to 2021 and Policy Target 20 aims to ensure that the identified employment allocated by Policy SP9 and REG 1 is readily available.</p> <p>Policy Targets 19 and 20 are monitored by an annual employment land survey which monitors the take-up of vacant land on all of the County Borough's allocated employment sites together with the land's status in terms of availability.</p> <p>The monitoring target associated with Policy Target 19 is that 6.3 hectares of employment land is developed annually on allocated sites.</p> <p>During the monitoring period 01 April 2015 to 31 March 2016 0.45 hectares of vacant employment land was developed. During the preceding year 1.63 ha of employment land was developed. This falls far short of the annual monitoring target of 6.3 ha</p>			

The current low take-up of employment land is attributed to the fact that because of the considerable loss of industrial and business capacity that took place during the recession, most new employment activity is actively being taken up within existing vacant buildings and/or extensions on allocated employment sites rather than on new sites. Effectively the lost capacity as a result of recession is being regained before new take-up accelerates as the economy improves.

The failure to meet Policy Target 19 is not a true reflection of what is happening in the real economy, where between 2015 to 2016 the number of people in employment increased from 63,200 to 65,400 an increase of 3.48%. Data indicates that the number of enterprises in Bridgend is increasing at a quicker rate than for Wales as a whole with a 10% increase from 2010 to 2015 in Bridgend compared to a 9% increase in Wales in the same period. However this is still less than the average rate of 12% increase across the UK as a whole. Collectively, this demonstrates that the expansion in business stock in Bridgend is continuing to improve albeit at a slower pace than previously predicted. In addition, an application for up to 71,441sq.m (7.1ha) of B1, B2 and B8 employment floorspace on land east of the A48 (Crack Hill) Brocastle Bridgend which is identified as a strategic employment site under LDP Policy SP9 (1) has been submitted to the Council for determination and other sectors of the economy including tourism and services, not dependent on being located on traditional employment sites are growing.

It is worth noting that according to the 'Baseline Economic Analysis for South East Wales' study published in September 2015 by AECOM on behalf of SEWDER Business Group; one of the most commonly accepted approaches to measuring a localities' competitiveness is through the UK Competitiveness Index (published by the University of Wales Institute, Cardiff). The Index defines competitiveness as "*the ability for an economy to attract and maintain firms with stable or rising market shares in an activity, while maintaining stable or increasing standards of living for those who participate in it*".

Monmouthshire is the most competitive place in Wales, followed by Cardiff. Despite this they are only ranked as 156th and 178th in the UK placing them both just in the top half. At the other end of the scale, Blaenau Gwent is the least competitive location in the UK. It is one of four Welsh localities ranked in the bottom ten places (also includes Caerphilly and Torfaen).

Bridgend (up 42 places) has been the biggest climber from 2010 to 2013. Whereas, Cardiff (-27) and Newport (-13) are the biggest fallers.

Monmouthshire, Cardiff and the Vale of Glamorgan (the 3 most competitive areas in SEW) have the most highly skilled labour forces conversely, the least competitive areas have the least skilled. This demonstrates the importance of intervention to improve skills as a driver of economic growth which is being addressed at a corporate level.

Competitiveness Rank, 2010 and 2013 (ordered by 2013 Rank, out of 379) Source: *UK Competitiveness Index (2013)*

Area	Rank (2010)	Rank (2013)	2013 Percentile	Change 2010 to '13
Monmouthshire	173	156	41.2%	17
Cardiff	151	178	47.0%	-27
The Vale of Glamorgan	264	233	61.5%	31
Newport	250	263	69.4%	-13
Bridgend	323	281	74.1%	42
Merthyr Tydfil	378	368	97.1%	10
Rhondda Cynon Taf	370	374	98.7%	-4
Torfaen	373	376	99.2%	-3
Caerphilly	376	378	99.7%	-2
Blaenau Gwent	379	379	100.0%	0

Before the economic recession Bridgend County Borough traditionally had one of the highest rates of development of new employment land in South-East Wales. Notwithstanding the recent low take-up of land the underlying locational advantages of Bridgend and its employment sites, the majority of which are located along the M4 corridor, and the prospect of Bridgend's role in a future Cardiff Capital Region means that subject to wider improvements to the overall economy, a much higher level of employment land take-up would take place in the latter part of the Plan Period.

It is therefore important that the Local Development Plan continues to safeguard its most valuable employment assets for future industrial and business purposes and that these land assets are readily available to respond to investment decisions.

In terms of providing a readily available supply of land for development for employment purposes the monitoring target associated with Policy Target 20 is that 30% or more of vacant land allocated by Policies SP9 and REG 1 is classed as immediately available or available in the short term. The 2015 Employment Survey demonstrates that 42.79 ha of land is immediately available and a further 15.23 ha is available in the short term. This represents 58.02 ha in total or 52.6% of all vacant land on allocated sites.

The Plan is therefore on target with respect to Policy Target 20 by providing a readily available supply of employment land.	
Performance – Policy Target 19	
<u>Action</u>	
Contextual indicators and comparisons with other local authorities show that notwithstanding the low take up of employment land the ‘real’ economy is relatively buoyant and that the failure to meet this target is the result of the recent very deep recession and the regaining of previous lost capacity. Bridgend retains its locational advantages for business and can expect higher levels of employment land take-up in the latter part of the Plan period. A formal review of policy is not considered necessary at this stage but will be the subject of rigorous testing during the statutory LDP review in 2017.	
Performance – Policy Target 20	
<u>Action</u>	
Continue monitoring.	

To Spread Prosperity and Opportunity through Regeneration			
Retailing and Commercial Centres		Primary Policy: Strategic Policy SP10	LDP Objectives: 1a, 1b, 1d, 3e, 3f, 3g
Monitoring Aim: Directs new retail and leisure development to the town and district centres of the County Borough		Other Policies: REG6, REG7, REG8, REG9, REG11	
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
21. To ensure that vacancy rates within the town centres of the County Borough do not increase to a level that would adversely impact on the vitality of those centres.	Annual vacancy rates of commercial properties within the town centres of the County Borough.	Vacancy rates of commercial properties in the town centres of Bridgend, Maesteg or Porthcawl remain below 15% throughout the plan period.	Vacancy rates of commercial properties in the town centres of Bridgend, Maesteg or Porthcawl increase to more than 15%.
22. The integrity of the Primary Shopping Frontages are maintained.	Proportion of A1 retail uses in the Primary Shopping Frontages designated by REG6.	60% of more of units within the Primary Shopping Frontages are in an A1 use. 2014: Preparation of a Primary	<60% or more of units within the Primary Shopping Frontages are in an A1 use. Primary Shopping Frontages SPG is not in place by 2014.

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

The overall aim of Strategic Policy SP10 is to focus and direct new retail, commercial and leisure developments within the County Borough Retail and Commercial Centres in order to maintain and protect their vitality and viability.

A key strand of the LDP's Sustainable Regeneration-Led Spatial Strategy is to promote the County Borough's 3 main town centres as part of the LDP Vision, which seeks to create a successful regional employment, commercial and service centre in Bridgend, a vibrant waterfront and tourism destination in Porthcawl and a revitalised Maesteg.

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

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

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

- Within Bridgend Town Centre of the 384 commercial properties surveyed 66 were vacant – representing a vacancy rate of 17.19%.
- Within Porthcawl Town Centre of the 207 commercial properties surveyed 16 were vacant – representing a vacancy rate of 7.73%.

- Within Maesteg Town Centre of the 166 commercial properties surveyed 12 were vacant – representing a vacancy rate of 7.23%.

The LDP's strategic aim of maintaining and protecting the vitality and viability of town centres has not been partially met for the monitoring period 1st April 2015 to 31st March 2016 with respect to Policy Target 21. Whilst the monitoring target has only been marginally missed for Bridgend, further investigations are required. This issue will be scrutinised in detail during the statutory LDP review where a comprehensive assessment of town centre policies combined with an updated 'Retail Needs Assessment' will provide clarity on the appropriate policy direction.

In terms of seeking to improve the viability and vitality of the town centre, Bridgend businesses have voted for the establishment of a Business Improvement District in the town. Bridgend is now the eleventh BID in Wales, joining Swansea, Merthyr Tydfil, Newport and most recently Caernarfon, Bangor, Colwyn Bay, Neath, Llanelli, Pontypridd and Aberystwyth. The bid area includes the following streets: Adare Street, Angel Street, Boulevard de Villenave d'Ornon, Brackla Street, Brewery Lane, Caroline Street, Cheapside, Court Road, Cross Street, Derwen Road, Dunraven Place, Elder Street, Langenau Strasse, Market Street, Merthyr Mawr Road North, Nolton Street, Quarella Road, Queen Street, Station Hill, The Rhiw, The Rhiw Centre, Water Street and Wyndham Street.

The aim of the BID is to:

- Increase visitor numbers year on year by making our town centre a more attractive and accessible place to visit;
- Improve access, parking and gateways, including working towards making the proposed relaxation of pedestrianisation a reality and more affordable parking;
- Improve perceptions of our town centre by delivering marketing campaigns that enhance Bridgend's image as a place to visit and invest in;
- Reduce the number of vacant properties in the town through attracting new business and pop-up schemes; and
- Enhance the town centre experience through small-scale environmental improvements and tackling anti-social behaviour.

Strengthen the voice of businesses on matters that affect the town centre Also, public consultation is underway to determine if traffic should be re-introduced to Queen Street, Dunraven Place and Market Street. As part of the proposal, a 20mph speed zone and two pedestrian crossing would be introduced alongside approximately 18 parking / loading bays, while street bollards and other street furniture would be installed to safely separate pedestrian and vehicles. Due to issues such as the rise of internet shopping and changing shopping patterns the return of vehicular traffic to certain parts of the town is being considered to encourage more residents to shop in Bridgend.

The annual monitoring target relating to Policy Target 22, to maintain the integrity of the Primary Shopping Frontages of Bridgend, Porthcawl and Maesteg is to ensure that 60% or more units are in A1 (Retail) use.

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

- Within Bridgend Town Centre of the 111 units within the Primary Shopping Frontages 71 were in A1 use – representing 63.9%.
- Within Porthcawl Town Centre of the 95 units within the Primary Shopping Frontages 60 were in A1 use – representing 63.16%.
- Within Maesteg Town Centre of the 85 units within the Primary Shopping Frontages 49 were in A1 use – representing 57.65%.

It should be noted that the proportion of Maesteg Town Centre's Primary Shopping Frontages falls below the 60% annual target, but only marginally so.

Because the retailing and commercial survey has highlighted that the proportion of Maesteg town centres' primary shopping frontages has fallen below the annual target for two consecutive years further investigation is required to understand and action where further measures are required to limit further losses. This analysis will be combined with an update of the 'Retail Needs Assessment' (as part of the statutory LDP Review). Consideration will need to be given as to whether the Primary Shopping Frontage needs to be amended and or the policy approach.

In addition, to mitigate against the tough economic conditions currently being experienced and to ensure the vitality of Maesteg town centre, the Council has chosen to exercise sufficient flexibility when applying LDP Policy REG6 to allow changes of uses to non-A1 uses in Primary Shopping Frontages where an applicant can provide robust evidence to demonstrate that there is insufficient demand for A1 units and its loss would not materially dilute the continuity of the Primary Shopping Frontage. It is the view of this authority that permitting a small number of changes of uses is more conducive to sustaining the viability of the town centre rather than allowing empty units to stand idle.

The interim target for Policy Target 22 is that a Primary Shopping Frontage SPG should have been prepared and in place in 2014, as such the Council has not met its target with respect to this interim indicator for the second consecutive year. However, although the SPG has not as yet been through a statutory consultation process and adopted by the Council, its preparation is in hand and an officer draft version of the document exists. It is therefore proposed to present the draft SPG to Development Control Committee, undertake statutory consultation and adopt the document in early 2017. Its delay is largely attributed to staff resource issues and the prioritisation of other work.

With respect to the regeneration of key sites within the County Borough's town centres, the interim monitoring targets associated with Policy Target 23 required that by 2014 planning consents are in place for Porthcawl regeneration area development and that the regeneration scheme associated with Maesteg Outdoor Market is completed. Both these interim targets have been met, with the successful implementation of the Maesteg Outdoor Market where 13 out of the 14 units are occupied by retail traders.

It should be noted however that although an outline planning consent is in place for Phase I of the Porthcawl Regeneration Area, this is unlikely to proceed and be implemented in its current form, given the withdrawal of the preferred retail operator and subsequent attempts to attract an alternative developer

have not been successful. This is due to fundamental changes to the retail convenience store sector and lack of interest in developing large-scale superstores, which is a situation beyond the Council's control.

In recognition on the need to deliver this key regeneration scheme, Nathaniel Lichfield and Partners were appointed in September 2015 by the landowning partnership (Bridgend County Borough Council and the Evans Family, represented by Cooke and Arkwright) to prepare a new Masterplan and supporting guidance.

The new Porthcawl Harbourside Masterplan (2016) only considers the first phase of the Seven Bays Project SPG (2007) and is known as Porthcawl Harbourside which covers the area between the town centre and the Eastern Promenade. The site has a gross area of approximately 17 acres. The purpose of the new Masterplan (2016) is to revise the land-use section of the 'Western Development Area'. The reason for this is to reflect the changing market conditions particularly in the retail sector which is now significantly different than was anticipated in 2007. There is also a need to reconsider the infrastructure requirements in order to ensure that these do not present a financial barrier to development. Other aspects of the Seven Bays Project SPG will remain in force and are cross-referenced in the Porthcawl Harbourside Masterplan (2016). This includes but is not limited to public realm enhancements, physical requirements and design guidance relating to the 'Western Development Area' and the wider requirements relating to the whole site set out in chapters 3 & 4. The Porthcawl Harbourside Masterplan (2016) is intended to be a catalyst for delivery of the first phase of the Seven Bays Project.

In addition, planning permission has been granted for a multi-level and multi-use flagship Maritime Centre building is proposed together with associated complex facilities for the benefit of the community that it will serve. It is intended that the flagship facility will establish the Harbourside as a prime destination for all-weather and year-round maritime activities whilst providing business, educational, cultural and health and well-being benefits to the south coast of Wales (planning application P/16/373/FUL refers).

The interim target with respect to Bridgend Town Centre regeneration sites is to ensure that Development Briefs are prepared for those sites highlighted in Bridgend Town Centre Masterplan.

Riverside – Land at Rhiw Car Park has successfully gained planning permission for a commercial and residential scheme together with a replacement car park. Construction is currently underway and completion is expected in early 2017.

Southside – Land at Brackla Centre Cheapside site is in part ownership of South Wales Police who are still currently rationalising their estate and acquiring and developing alternative premises to release their existing building on the site. No development brief currently exists for the site, however when SW Police rationalisation process is complete it is the intention of the Council to engage as partners to consider the future of the site and bring forward a Development Brief.

The scheme for Elder Yard, Bridgend, which was successful in attracting Heritage Lottery Monies is complete and the building's owner is currently seeking an appropriate commercial operator.

Land north of Market Street and the Embassy Cinema Site are both in private ownership. The Embassy Cinema site is currently being utilised for town centre car parking, and the premises making up the Market Street site are currently largely occupied by existing users. With respect to both of these sites the Council is willing to engage with land owners and bring forward Development Briefs to facilitate alternative commercial development.

It is unlikely that Development Briefs will be progressed for the remaining three sites in the short term although this is feasible should they attract market interest and there is willingness on behalf of the landowners.

Performance – Policy Target 21 & 23

<p><u>Action</u></p> <p>Policy Research</p>	<p>The LDP's strategic aim of maintaining and protecting the vitality and viability of town centres has not been partially met for the monitoring period 1st April 2015 to 31st March 2016 with respect to Policy Target 21.</p> <p>The retailing and commercial survey has highlighted that the proportion of Maesteg town centres' primary shopping frontages has fallen below the annual target for two consecutive years further investigation is required to understand and action where further measures are required to limit further losses. This analysis will be combined with an update of the 'Retail Needs Assessment' (as part of the statutory LDP Review). Consideration will need to be given as to whether the Primary Shopping Frontage needs to be amended and or the policy approach.</p> <p>Whilst the monitoring target has only been marginally missed for Bridgend in respect of unit vacancy rates, further investigations are required. This issue will be scrutinised in detail during the statutory LDP review where a comprehensive assessment of town centre policies combined with an updated 'Retail Needs Assessment' will provide clarity on the appropriate policy direction.</p>
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Performance – Policy Targets 22

<p><u>Action</u></p> <p>Supplementary Planning Guidance</p>	<p>In order to assist in meeting Policy Target 22, the Council will progress SPG relating to Primary Shopping Frontages within town centres. With respect to Policy Target 23 planning officers will actively pursue a development team approach with officers across the Council and with landowners to further facilitate town centre regeneration and bring forward Development Briefs subject to market interest.</p>
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To Protect and Enhance the Environment			
Tourism		Primary Policy: Strategic Policy SP11	LDP Objectives: 1c, 3c, 3d
Monitoring Aim: Encourage high quality Sustainable Tourism			Other Policies: REG2, REG13
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
24. To increase year on year the number of visitors to the County Borough.	Annual number of visitors to the County Borough.	Year on year increase of visitors to the County Borough.	Decrease in visitors to the County Borough compared to previous year.
<u>Analysis of Results</u>			
<p>Strategic Policy SP11 aims to promote and encourage high quality sustainable tourism, through the implementation of various appropriate projects relating to activity based tourism, business, events and cultural tourism.</p> <p>Policy Target 24 measures how effective the Plan is in promoting and encouraging tourism and the indicator is to increase the annual number of visitors to the County Borough.</p> <p>The latest STEAM figures for Bridgend indicates that between 2014 and 2015 visitor numbers for the County Borough rose from 3,658,000 to 3,671,000 representing a 0.4% increase.</p> <p>Whilst the increase in visitor numbers is relatively modest; the STEAM data does indicate that there has been an increase in the number of visitors staying overnight within the Borough (2,298,000 – 2,338,000) which is consistent with the aims and objectives of the Borough’s tourism strategy and LDP policies. This has resulted in an increase in tourism related employment from 3,901 - 4,074 (4.4% increase) which is considered positive for the County Borough’s economy. The County Borough’s tourism offer is continually being enhanced and schemes contributing to this success include the implementation of the Wales Coastal Path, a new touring caravan/camping site at Glynogwr , Lakeside (REG12(a)), various mountain bike trails and new visitor centres at Bnyngarw County Park and Parc slip. Within Porthcawl specifically the Harbourside Marina scheme has been implemented and the resort continues to host a number of successful festivals including the Elvis, Rockabilly and New Romantic festivals, attracting large number of visitors. In addition, more than 43,000 spectators attended The Senior Open Championship at the Royal Porthcawl Golf Club. An agreement has been reached for Porthcawl to host this prestigious competition in three years’ time which will undoubtedly attract significant tourism numbers to Porthcawl.</p> <p>The Plan is therefore on target with respect to Policy Target 24.</p>			

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

To Create Safe, Healthy and Inclusive Communities			
Housing and Affordable Housing		Primary Policy: Strategic Policy SP12	LDP Objectives: 1c, 3c, 3d
Monitoring Aim: Requires 9,690 market (including 1,370 affordable) dwelling units to be accommodated in the County Borough during the Plan period			Other Policies: COM1, COM2, COM3, COM5, COM6
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
25. Maintain a 5 year supply of housing land for development throughout the plan period.	Forecast supply of housing land.	Maintain a 5 year supply of housing land for development throughout the plan period.	Less than a 5 year supply of housing land is recorded.
26. Provide 9,690 new dwellings by 2021 based on the three 5 year tranches set out in Policy SP12.	Annual dwelling completions.	By 2011 provide 2,085 dwellings. By 2016 provide 4,973 dwellings. By 2021 provide 9,690 dwellings.	Less than 4,973 dwellings developed by 2016.
27. Develop COM1 and COM2 Residential Allocations at or above the estimated number of units specified.	Number of units permitted on COM1 and COM2 Residential Allocations.	Residential Allocations developed at or above the estimated number of units specified in Policies COM1 and COM2.	Residential Allocations developed below the estimated number of units specified in Policies COM1 and COM2.
28. Develop Small and Windfall sites, over 0.15 hectares, at a density of 35 dwellings per hectare or more.	Average density of Small and Windfall sites over 0.15 hectares.	Small and Windfall sites over 0.15 hectares developed at a density of 35 dwellings per hectare or more.	Small and Windfall sites over 0.15 hectares developed at a density of less than 35 dwellings per hectare.
29. Provide 1,370 affordable dwellings by 2021 through the planning system as secured by condition or S106.	Annual affordable housing completions.	By 2011 provide 295 dwellings. By 2016 provide 703 dwellings. By 2021 provide 1,370 dwellings.	Dwelling completions fall below specified requirement.

<p>30. Monitor the need for a permanent or transit Gypsy & Traveller site.</p>	<p>The annual number of authorised and unauthorised Gypsy & Traveller encampments in the County Borough.</p>	<p>Approve the Bridgend County Borough protocol for the management of unauthorised gypsy and traveller encampments by April 2014.</p> <p>No increase in the average of 3 unauthorised Gypsy and Traveller Sites recorded in 1 year by the biannual Gypsy and Traveller Caravan Count and / or the Gypsy and Traveller Protocol.</p>	<p>The Bridgend County Borough protocol for the management of unauthorised Gypsy and Traveller encampments is not approved by 2014.</p> <p>An increase above 3 unauthorised Gypsy and Traveller Sites recorded in 1 year by the biannual Gypsy and Traveller Caravan Count and / or the Gypsy and Traveller Protocol for 2 consecutive years will require the identification of a site.</p>
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Analysis of Results

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

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

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

The recently published 2016 JHLAS shows that the County Borough has housing land supply, assessed against the housing requirement of the Bridgend LDP of 5.1 years.

The LDP has therefore achieved its target of maintaining a 5 year supply of housing land during the monitoring period 1st April 2015 to 31 March 2016.

The 2015 JHLAS also demonstrated a 5.4 year supply of housing land, more than the minimum 5 year requirement which was also assessed against the housing requirement of the adopted LDP.

Policy Target 26 aims to provide 9,690 new dwellings by 2021, based on the three, 5 year tranches of delivery set out in Policy SP12 of the LDP.

The 2016 JHLAS indicates that 520 new homes were completed (469 on large site and 51 on small sites) during the monitoring period 1st April 2015 to 31st March 2016 and that 4,640 dwellings have been completed in total, during the LDP period 2006 to 2016, which is below the 2016 target of 4,973.

Whilst it is disappointing that target 26 has not been met, the deficit is a reflection of the overall trend in the UK and Wales for housing completions. The deficit of 333 units is not considered to be detrimental to the overall LDP strategy to warrant an early review especially given that the Council are required to undertake a statutory review in 2017 where this issue will receive closer scrutiny; in addition housing completions are forecast to increase substantially from 2017 onwards reflecting a progressively improving housing market.

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

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

Site	Number of units indicated in LDP	Total Unit Capacity
COM1(2) North East Brackla Regeneration Area	550	572
COM1(8) Jubilee Crescent	40	48
COM1(17) Ewenny Road	125	165
COM1(31) Land of Maesteg Road	538	692
COM2(7) Ysgol Bryn Castell	150	197
COM2(22) Ty Draw Farm	94	105

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

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

An analysis of permissions granted from 1st April 2015 to the end of the monitoring period 31st March 2016 has been undertaken and 12 planning consents are relevant to this monitoring target, ranging from small-scale proposals for only 1 dwelling up to larger unit size windfall developments of 68 dwellings.

4 of the proposed developments have residential densities greater than 35 dwellings per hectare. These proposals include apartment developments of 68 units at The Rest Bay Convalescent Home, and 47 units at Heol y Geifr, Pencoed being developed at densities of 113 and 48 dwellings per hectares respectively.

Some of the smaller-scale developments of 1-5 units however have permission for development at lower densities than 35 dwellings per hectare. However these proposals are justified exceptions permitted by Policy COM4 because of limitations imposed by highway and access issues, topography and site configuration or being located within sensitive locations; one proposal being located within a conservation area and within the setting of a listing building.

On balance, taking account of the total area of 3.83 hectares for these proposals, and the total number, 172 units to be delivered, the 'average' density of eligible small and windfall sites is 44.91 dwellings per hectare.

It is considered the LDP is broadly on target with respect to the implementation of Policy COM4 and that Policy Target 28 is being met.

In terms of the delivery of affordable housing, Policy Target 29 requires the delivery of 1,370 units by 2021 with the interim target to provide 703 affordable dwellings by 2016. Analysis on the housing data indicates that at 2015, 588 general needs affordable new build dwellings had been completed with 880 affordable units delivered in total (taking account of supported housing schemes and a small element of mortgage rescue). For the period 2015 / 2016 an additional 134 affordable housing units have been delivered, which provides a total of 1014. Therefore, the LDP has met its interim target of 703 affordable housing units by 2016 and is on target to deliver 1,370 units by 2021.

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

Another part of the Council's interim target was to ensure that the Protocol for the Management of Unauthorised Gypsy and Traveller Encampments should be approved by April 2014. This has been achieved with the protocol being approved by Management Team, and a Lead Officer responsible for the protocol's implementation identified.

For the monitoring period 1st April 2015 to 31st March 2016, 3 unauthorised incidences occurred within the County Borough which does not exceed the 1 year average of 3. As such the LDP is on target with respect to this indicator and will not 'breach' the assessment trigger of 2 consecutive years of increase in unauthorised encampments within the next 2 years.

- 15/05/2015 Locks Common, Porthcawl;
- 15/06/2015 Parc Derwen; and
- 19/10/2015 Hillsborough Place Car Park, Porthcawl.

Notwithstanding whether or not the assessment trigger of Policy Target 30 is breached within this or subsequent years, the requirement as to whether the Council will need to identify a Gypsy and Traveller Site is now however determined by the new requirements of the Housing (Wales) Act 2014.

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

The Gypsy and Traveller Accommodation Assessment has now been formally approved by Bridgend County Borough Council Cabinet and submitted to Welsh Government for consideration (awaiting a Ministerial decision). In summary, the GTAA covers the period 2016-2031 and estimates the additional pitch provision needed for Gypsies and Travellers in Bridgend. For the first 5 years of the GTAA plan period, there is no requirement for **additional pitches**, and for the remainder of the GTAA plan period, **a further 1 additional pitch is required**. This gives a total need for the whole GTAA plan period of 1 additional pitch.

Performance

Action

Continue monitoring.

To Create Safe, Healthy and Inclusive Communities			
Community Uses		Primary Policy: Strategic Policy SP13	LDP Objectives: 1c, 3c, 3d
Monitoring Aim: The retention of existing community uses and facilities and seek to develop new ones, where needed.		Other Policies: COM7, COM8, COM9, COM10, COM11, COM12, COM13, COM14, COM15	
Policy Target	Indicators	Annual/Interim Target	Monitoring Assessment Trigger
31. The retention or enhancement of Community Facilities.	Number of applications approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.	No applications approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.	1 application approved contrary to Strategic Policy SP13 and the protective aim of Policy COM7.
<p>Analysis of Results</p> <p>Strategic Policy SP13 aims to maintain and improve the quality of life of residents of the County Borough by retaining or enhancing a range of social and community facilities. In the interest of service efficiency the Policy also requires that where new or replacement facilities are proposed, co-location of facilities is considered before stand-alone facilities.</p> <p>Policy COM7 of the LDP specifically protects against facility loss, unless justified by provision of suitable alternative provision, if it is demonstrated that there is an excess of provision or the facility is no longer required.</p> <p>For the monitoring period 1st April 2015 to 31st March 2016 no planning applications were approved contrary to the protective aim of Policies SP13 or COM7.</p> <p>A number of large-scale proposals have been permitted which will enhance the County Borough's access to social and community facilities especially educational and recreation facilities.</p> <p>As part of the School Modernisation Programme a number of new 'community focused schools' at, Pencoed, Brynmenyn & Bettws which are scheduled to open in 2018-2019 will replace the existing facilities by providing modern, accessible and 'fit for purpose' recreation and sport facilities including multipurpose pitches.</p>			
Performance			
<u>Action</u>			
Continue monitoring.			

6. SUSTAINABILITY APPRAISAL MONITORING

- 6.1 The Sustainability Appraisal of the LDP identifies 15 objectives under the 4 wider sustainability objectives of:-
- Social progress which recognises the needs of everyone;
 - Effective protection of the environment;
 - Prudent use of natural resources; and
 - Maintenance of high and stable levels of economic growth and employment.
- 6.2 LDP monitoring is concerned with assessing performance of Policies in delivering the Plan's strategy and achieving its objectives and many relate directly to sustainable development. As such there is considerable overlap between the monitoring framework of the LDP and the SA which uses a subset of the LDP's monitoring objectives.
- 6.3 Each of the 15 Sustainability Appraisal objectives are therefore assessed against those LDPs monitoring indicators that have been identified as relevant to the 15 sustainability objectives.
- 6.4 Against each SA objective the monitoring result is cross-referenced to the action column in the previous monitoring chapter (with the exception of the SA objective relating to Built Environment, where performance is not dependant on whether the Built Heritage Strategy is in place). The symbol delineates the specific performance against the SA objective where:-
- represents 'Likely to contribute to the achievement of greater sustainability'; and
 - x represents 'Likely to detract from the achievement of greater sustainability'.
- 6.5 The 2015/16 Sustainability Appraisal (SA) monitoring results show that out of the 15 objectives and their related targets, 13 have been achieved. In overall terms the LDP is therefore contributing positively to the achievement of greater sustainability.
- 6.6 The SA objectives relating to 'maintaining high and stable levels of economic growth and employment' has not been fully achieved with respect to 'Employment'.
- 6.7 The analysis shows that the LDP did not deliver the annual take-up of employment land of 6.3 hectares. However, as noted in the previous section this is considered not to be a true reflection of what is happening in the real economy, and the current low take up is expected to increase in the coming years in line with expected improvements to the general economy.
- 6.8 With respect to the SA objective of 'social progress which recognises the needs of everyone' the LDP has performed very well. However it missed an 'Accessibility' target relating to the proportion of A1 retail uses in Primary Shopping Areas.

However, this target was only marginally missed for 'Maesteg Town Centre', where the proportion of A1 units in the primary shopping frontage was 57.65% (target being 60%). In this respect the Council is proposing to bring forward a Primary Frontage SPG in 2017 which will assist in ensuring that this target is met.

- 6.9 Under the Sustainability Objectives of a 'prudent use of natural resources' the LDP has delivered on all of its targets relating to air, climate change, water land/soil, minerals and waste and renewable energy. Although not specifically measured under 'renewable energy' as part of the SA monitoring process there is also scope for further improvement, with the proper implementation of Policy ENV17 of the LDP and the requirement for major planning application to be accompanied by renewable/low carbon energy assessments which is commented on in the previous section.
- 6.10 SA Monitoring also shows that, the LDP is meeting its objective of 'the effective protection of the environment'. However, the 'Built Heritage Strategy' has not been prepared but is anticipated in 2017.

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

5	Biodiversity	To maintain and enhance the diversity and abundance of species, and safeguard areas of significant nature conservation value	IND11a/b/c: Loss of natural habitats without mitigation or translocation of species associated with CCW/Countryside section observations on development control applications	●
6	Landscape	To maintain and enhance the quality and character of the landscape, including its contribution to the setting and character of settlements	IND10: Green Wedge designated land lost to inappropriate development which contributes to coalescence of settlements.	●
			IND11a/b/c: CCW/Countryside section observations on development control applications	●
7	Built Environment	To maintain and enhance the quality of the built environment, including the cultural/historic heritage	IND12: Amount of development permitted which could potentially impinge upon one of those areas/buildings listed as advised by Cadw, the Glamorgan Gwent Archaeological Trust (GGAT) and the Conservation and Design section of the Council.	●
Prudent use of natural resources				
8	Air	To reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere	IND8: Progression on Regional Transport Plan developments	●
9	Climate change	To ensure that new development takes into account the effects of climate change	IND6: Developments which incorporate Climate Change adaptation techniques	●
10	Water	To maintain and improve the quality and quantity of ground waters, river waters and coastal and bathing waters	IND5: NRW / DCWW observations on development control applications	●

11	Land / Soil	To use land efficiently, retaining undeveloped land and bringing damaged land back into use	IND9: The amount of departure planning application permitted outside of the designated settlement boundaries of the County Borough	●
			IND10: Green Wedge designated land lost to inappropriate development which contributes to coalescence of settlements.	●
12	Minerals and waste	To maintain the stock of minerals and non-renewable primary resources	IND13: Amount of aggregates landbank permitted as a percentage of total landbank identified in the Regional Technical Statement	●
			IND14: Number of planning permissions for permanent, sterilising development permitted within a buffer zone or a minerals safeguarding area.	●
13	Renewable energy	To increase the opportunities for energy generation from renewable energy sources	IND17: Progress on adoption of an Energy Opportunities Plan	●
			IND17/18: Permitted and / or installed capacity of renewable electricity and heat projects within the County Borough.	●
Maintenance of high and stable levels of economic growth and employment				
14	Employment	To ensure that there is a vibrant local economy which is at the forefront of a wider regional economy and provide diversity of employment within the County Borough and support a culture of entrepreneurship	IND2: % of total County Borough employment land developed in the SRGA	●
			IND3: Implementation of strategic employment sites	●
			IND19: Annual take-up rate of employment land allocations developed / redeveloped	X

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

7. CONCLUSIONS AND RECOMMENDATIONS

7.1 This is the second AMR to be prepared since the adoption of the Bridgend LDP and is based on the period from 1st April 2015 to 31st March 2016 and is required to be submitted to Welsh Government by the 31st October 2016. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it needs to be reviewed.

7.2 Local Development Plan Wales (2005) sets out seven questions that the AMR must seek to address. Whilst all of the issues are considered and addressed throughout the report as part of the analysis of the monitoring data, they are not set out specifically to directly address the particular questions. In order to ensure that the AMR complies with its statutory requirements, responses to each of the assessment factors identified in LDP Wales are outlined below:

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

7.3 The evidence collected as part of the annual monitoring process for 2015-16 indicates that the LDP Strategy remains sound, effective and is for the most part being delivered. Whilst the impact of the global economic recession has meant that development in some areas is slower than predicted, it remains the Councils view that the LDP will provide a robust foundation to deliver sustainable economic growth and regeneration over the plan period.

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

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

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

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

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

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

7.8 Chapter 4 highlights significant changes in national planning policy guidance as well as proposed changes to the structure of the planning system in Wales during between 2013 and 2016. Whilst these policy changes will undoubtedly need to be incorporated into LDP policies, they are not considered to be of a scale that would

require immediate amendment. These national policy changes will be considered further at the statutory LDP Review stage from 2017 with any amendments made to the LDP as necessary.

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

- 7.9 The findings of the LDP and SA monitoring exercise are outlined in chapters 5 & 6 of the AMR.
- 7.10 The following paragraphs provide a brief commentary on the LDP monitoring targets that have not been fully met.
- 7.11 The monitoring objectives relating to ‘maintaining high and stable levels of economic growth and employment’ has not been fully achieved with respect to ‘Employment’. The analysis shows that the LDP did not deliver the annual take-up of employment land of 6.3 hectares. However, as noted in the main body of the AMR report this is considered not to be a true reflection of what is happening in the real economy. The current low take up is expected to increase in the coming years in line with expected improvements to the general economy.
- 7.12 In terms of achieving the required proportion of A1 retail uses in Primary Shopping Areas, the County Borough performed adequately, however this target was marginally missed for ‘Maesteg Town Centre’, where the proportion of A1 units in the primary shopping frontage was 57.65% (target being 60%). In order to assist in meeting Policy Target 22 the Council is proposing to deliver a Primary Frontage SPG in 2017 which will assist in ensuring that this target is met.
- 7.13 Under the Sustainability Objectives of a ‘prudent use of natural resources’ the LDP has delivered on all of its targets relating to air, climate change, water land/soil, minerals and waste and renewable energy. Although not specifically measured under ‘renewable energy’ as part of the SA monitoring process there is also scope for significant improvement, with the proper implementation of Policy ENV17 of the LDP and the requirement for major planning application to be accompanied by renewable/low carbon energy assessments which is commented on in the previous section.
- 7.14 Interim Monitoring Target 12 sets out the requirement to produce a Built Heritage Strategy by 2015 and to adopt the Strategy as Supplementary Planning Guidance (SPG). This target has not been achieved to date. The Strategy’s production was delayed to coincide with the outcome of the Historic Environment Bill, which received Royal Assent on the 21st March 2016. In addition, TAN24 was issued on the 1st May 2016 for public consultation. Therefore, it was considered prudent to delay the document further until the final outcome of TAN 24 is known. Therefore it has not been possible to finalise the document prior to the 31st October 2016. The Strategy’s future production is anticipated early 2017.

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

- 7.15 The main reason for the slow delivery of some parts of the LDP is linked to the impact of the global economic recession on the operations of the housing and commercial markets. Whilst, a continued reduction in investment in housing and commercial development will inevitably have an adverse impact on the delivery of some elements of the LDP, the housing and commercial markets are showing positive signs of recovery and the Council does not consider it necessary to amend or review the LDP at this time.
- 7.16 Section 5 provides a detailed analysis of the success of the plan to date against the monitoring indicators and factors in terms of delivering sustainable development. It also provides a summary of how the plan has performed specifically in 2015/16.
- 7.17 The findings of the SA monitoring exercise are outlined in Section 6 of the AMR. The results indicate that overall, the plan is contributing towards sustainable development in the County Borough of Bridgend.

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

- 7.18 The LDP Development Strategy remains fundamentally sound and the Council does not consider that any aspects of the Plan need adjusting or replacing at this time.

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

- 7.19 Information collected through the AMR process indicates that the plan policies are generally being met and that the plan is moving towards its targets. The Council does not consider that any aspects of the plan need adjusting or replacing at this time. A full review of the Plan will be triggered in 2017.
- 7.20 In September 2015 the Welsh Government published a revised LDP Manual. Paragraph 9.4.8 identified additional issues that maybe relevant for the AMR to consider.

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

- 7.21 This is covered in detail in the main body of the AMR report. The Council does not consider that any aspects of the plan need adjusting or replacing at this time. A full review of the Plan will be triggered in 2017.

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

- 7.22 As outlined in the previous chapters of the AMR report, the LDP Strategy remains sound and no change is required to the policies or targets.

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

- 7.23 In terms of providing a progress report on LDP sites, the main regeneration and mixed-use sites (Policy PLA3), residential (Policy COM1& COM2), employment (Policy SP9) and those retail and commercial centre sites with a residential element. Progress on Bridgend Town Centre (REG9) sites is also set out in Chapter 5 under policy target 23. Please refer to the site pro-forma sections which provide details of the current LDP status and completion timetable <http://www1.bridgend.gov.uk/services/planning/development-plan-library/population-and-housing/residential-land-availability.aspxv> The Council will endeavour to include an update on the PLA3, COM1, COM2, SP9 and REG9 site implementation from the LDP site database. This will highlight what activity has taken place on the site including the preparation of studies or progression of development, in addition to that set out in the JHLAS. It is anticipated that additional resources will allow the Development Planning Team to undertake this work in 2017.

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

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

8. RECOMMENDATIONS

- 8.1 In the Council's opinion there is no evidence to suggest there is a need for a full or partial review of the LDP at this time. Whilst the level of growth in some areas is slower than anticipated, evidence collected through the monitoring process clearly suggests that good progress is being made in the delivery of the majority of LDP targets, which must be seen as a positive. However, further investment into the local economy is required and specific consideration will be given to the opportunities to stimulate the delivery of new employment land and mixed-use regeneration sites by taking a pro-active approach with landowners and developers especially where development sites are in the Council's ownership and bring forward new schemes, masterplans and development briefs to facilitate development. The Council believes that the development which has taken place in the County Borough of Bridgend since the adoption of the LDP, together with the projected future investment from the public and private sector will ensure that the LDP is successfully delivered.

Recommendations

- 8.2 As a result of the findings of the Annual Monitoring Report for 2016 it is recommended that:
1. No full or partial review of the LDP is required at this time; and
 2. The actions set out in the AMR to address underperformance are implemented.

Bridgend Local Development Plan

AMR 2016



October 2016