

# Emerging Supplementary Planning Guidance (SPG) and Development Control Guidance (DCG)

## 1. Purpose of Report

1.1 To provide an update on the progress of the following 'Supplementary Planning Guidance' and 'Development Control Guidance' documents:

- Supplementary Planning Guidance: Outdoor Recreation Facilities (2017);
- Development Control Guidance: Householder Alterations and Extensions Design Guide (2017); and
- Development Control Guidance: New Residential Development Design Guide (2017).

## 2. Connection to Corporate Improvement Plan / Other Corporate Priorities

2.1 The Bridgend Local Development Plan (LDP) is one of the high level strategies which must be prepared and approved for the County Borough. The LDP should express, in appropriate land-use terms, those community priorities (expressed in the Community Strategy and its successor, the Single Integrated Partnership Plan) that relate to the development and use of land provided they are in conformity with national and international policy. A key objective (inter alia) of the adopted LDP is to ensure the provision of outdoor recreation facilities and that new residential development and alterations and extensions to existing properties contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located.

## 3. Background

### What is Supplementary Planning Guidance (SPG)?

3.1 The purpose of Supplementary Planning Guidance (SPG) is to expand on the policies contained in the adopted Local Development Plan (LDP) providing further guidance on specific topic areas which aids stakeholders in translating the policies into sustainable development proposals in accordance with national and local land use objectives.

3.2 Whilst guidance contained in SPG is consistent with the relevant LDP policies, it does not possess full statutory status as conveyed by the provisions of the Town and Country Planning Act. However, its status will be that of a 'material consideration' in the determination of planning applications and appeals within the relevant topic/land-use area and will be afforded 'substantial weight' in future planning decisions of the Local Planning Authority, Welsh Government and the Planning Inspectorate in Wales.

### What is Development Control Guidance (DCG)?

3.3 Similar to SPG, Development Control Guidance (DCG) expands upon policies contained within the adopted LDP providing further guidance on specific topic areas or

key development sites. The fundamental difference between the two is that DCG is not subject to public consultation and is therefore afforded 'less weight' when determining planning applications compared to a SPG that has been subject to public consultation. However, it is important to note that 'Development Control Guidance' if approved by this Committee will still be a 'material consideration' in the determination of future planning applications.

### Bridgend Design Guidance

- 3.4 The suite of documents commonly referred to as 'Design Guidance' by this LPA includes existing SPG 08: Residential Development and SPG02: Householder Development.
- 3.5 SPG 08: Residential Development was published in 2005 with the main purpose to improve the standard of design in new residential development. SPG02: Householder Development was published in 2008 with the intended purpose to provide guidance on extensions and alterations to detached, semi-detached, terraced houses and bungalows. This document is aimed at helping members of the public who are considering improving their home.
- 3.6 Both these documents are currently being re-drafted to reflect the latest national and local planning policy and to make them more user-friendly for Councillors, members of the public and planning professionals. The fundamental purpose of both these documents will remain the same and will supplement LDP Policy SP2 'Design and Sustainable Place Making'.
- 3.7 Rather than classifying the updated 'Design Guidance' documents as SPG it is considered more efficient for this Committee to approve these documents as 'Development Control Guidance'. The rationale for this approach is in response to the fact that national policy on 'design' changes on a regular basis and it is important that Bridgend's guidance is kept up-to-date and consistent with national policy. As such, it is anticipated that Officers will be required to regularly amend and update these documents. The consequence of adopting these documents as SPG would result in Officers having to undertake a period of consultation every time an amendment or update is made to the documents. It is considered that this is not an efficient use of resources, however, if Development Control Committee is minded to approve the 'Design Guides' as DCG their status will still be that of a 'material consideration' in future planning decisions of the Local Planning Authority, Welsh Government and the Planning Inspectorate in Wales.
- 3.8 In line with current practice it is normal for DC Committee members to be involved in the drafting of guidance. This is usually on a voluntary basis and interested members may be nominated to meet with officers to assist in the preparation of the Design Guide.

## Outdoor Recreation Facilities SPG

- 3.9 Access to well-designed open space for sport, play and general recreation is important for the health and well-being of communities, enhancing the quality of life for new and existing residents of Bridgend County Borough. Green spaces in the built-up area make a huge contribution to the quality of the environment. They include formal recreation facilities (including playing pitches), equipped and unequipped children's play areas (including Multi Use Games Areas (MUGAS), informal kickabout areas, allotments and more general amenity open space, including areas of accessible natural green space.
- 3.10 The Local Planning Authority receives many planning applications each year for new housing development. New residents create a demand for the improvement of existing and the provision of new recreational facilities. The drive for a more efficient use of land is resulting in higher residential densities that require the highest possible standard of landscape and design for the spaces around new development to ensure the wellbeing of local communities.
- 3.11 National Planning Policy, as contained in Planning Policy Wales (2016) and Technical Advice Note 16: Sports, Recreation and Open Space (2009), recognises the importance of providing high quality public open space and outdoor recreational facilities.
- 3.12 The policy framework for the provision of open space in the Borough is contained within Policies:
- COM11: Provision of Outdoor Recreation Facilities;
  - COM7: Protection of Social and Community Facilities;
  - COM12: Provision of Playing Fields;
  - COM13: Provision of Accessible Natural Greenspace;
  - COM14: Provision of Allotments and Community Food Networks;
  - ENV5: Green Infrastructure; and
  - ENV6: Nature Conservation.
- 3.13 The SPG will explain in greater detail the Local Planning Authority's approach towards safeguarding existing areas of open space which contribute to the recreational, amenity or nature conservation resources of the Borough. It will set out the basis upon which open space provision for new housing developments are assessed, including how much open space is to be provided and what type of provision will be sought. The Guidance is likely to be of particular benefit to those considering development proposals which either involve the loss of open space or propose additional housing. It will enable developers, landowners and potential objectors to understand how the Local Planning Authority considers development proposals and the standard of provision sought.
- 3.14 The SPG will incorporate the findings of the latest assessment of outdoor sports and children's play space within the Borough undertaken by the Development Planning

Section. The assessment will be made available for Members consideration in due course. An indicative overview from the initial findings of the assessment is shown in the table below. The cells coloured red indicate a deficit in the provision of open space, whereas cells coloured green indicate where the standards have been met.

Sub-Area	Outdoor Sports	Children's Play Space	Allotments	Natural Greenspace
Llynfi Valley	-0.381 ha	-5.551 ha	+1.88 ha	+83.27 ha
Garw Valley	-4.8 ha	-3.309 ha	-0.51 ha	+170.45 ha
Ogmore Valley	+12.683 ha	-2.611 ha	+0.11 ha	+136.32 ha
Pencoed	+13.686 ha	-5.944 ha	+0.64 ha	+7.72 ha
Valley Gateway	+0.1 ha	+0.912 ha	-0.21 ha	+131.56 ha
Bridgend	-8.8 ha	-1.5 ha	-5.18 ha	+20.40 ha
Pyle/Kenfig/ Cornelly	-0.42 ha	+10.498 ha	+1.77 ha	+72.14 ha
Porthcawl	+0.081 ha	-6.165 ha	+1.15 ha	+7.19 ha

- 3.15 The draft SPG will be presented to the Development Control Committee (DCC) to seek approval to consult formally with other interested parties, outside bodies and the public on the content of the draft SPG. The comments arising from the formal public consultation will be reported back to the DCC along with any suggested changes to the document. The SPG will subsequently be presented to the DCC by Officers to seek a recommendation that the 'Council' adopts the document as SPG to the adopted Bridgend Local Development Plan.

#### 4. Current Situation

##### Outdoor Recreation Facilities (SPG)

- 4.1 The SPG will assist the Local Planning Authority in the determination of planning applications which relate to the provision of open space and will supplement policies contained within the LDP.

##### Design Guidance (DCG)

- 4.2 The draft 'Design Guides' will assist the Local Planning Authority in the determination of planning applications which relate to new residential development, householder

alterations and extension and will supplement policies contained within the LDP, providing detailed guidance and supporting information, particularly in relation to LDP Policy SP2 'Design and Sustainable Place Making'.

## **5. Next Steps**

- 5.1 The draft 'Outdoor Recreation Facilities' SPG has been the subject of internal consultation and agreement. The next step will be to seek approval from this Committee to consult formally with other interested parties, outside bodies and the public on the content of the draft SPG.
- 5.2 The draft 'Design Guides' have also been the subject of internal consultation. The next step will be for this Committee to consider and approve these documents as 'Development Control Guidance'.

## **6. Effect upon Policy Framework & Procedure Rules**

- 6.1 The draft Outdoor Recreation Facilities SPG and Design Guides (DCG) will expand upon the existing land-use planning policy framework contained within the Local Development Plan, providing greater clarity and advice to developers and Planning Officers when submitting and determining planning applications which relate to design and outdoor recreation facilities in the County Borough of Bridgend.
- 6.2 Both the SPG and DCG documents, when adopted, will represent a material consideration in the determination of future planning applications.

## **7. Equality Impact Assessment.**

- 7.1 An Equalities Impact Assessment Screening is currently being undertaken, however, the proposed recommendations are unlikely to have an impact on equality issues.

## **8. Financial Implications**

- 8.1 None.

## **9. Recommendations**

- 9.1 That the Development Control Committee notes the content of this report and to seek expressions of interest from Members to become a Design Champion for residential development in the County Borough.

**Mark Shephard**  
**Corporate Director Communities**

**Contact Officer**  
Richard Matthams  
Development Planning – Team Leader

Telephone Number: 01656 643169  
e-mail: [richard.matthams@bridgend.gov.uk](mailto:richard.matthams@bridgend.gov.uk)

### **Background documents**

None.