

Appendix 1 (c) – Risks associated with not having an up-to-date Local Development Plan in place by 2021.

- Bridgend Local Planning Authority will have significantly less control of its planning function and Councillors will have a reduced ability to influence the future strategy for growth in the borough.
- There would be significant pressure to release greenfield sites in unsustainable locations and the potential situation of 'Planning by Appeal'. Such a position will result in highly negative planning outcomes which will needlessly divert staff resources and have the potential to undermine a future underlying strategy associated with the SDP.
- There would be a lack of coordination of S106 monies and a risk of receiving no Section 106 monies at appeal.
- The delivery of new homes (including affordable housing) in the 'right locations' would be severely compromised. (Well-planned high quality homes are a vital ingredient in developing a sustainable economy).
- An up-to-date LDP is essential to ensure a co-ordinated approach to infrastructure delivery and the mechanism for securing scarce finances for new infrastructure. The current state of public sector budgets places greater emphasis on the LDP as one of the most important sources of funding for the Council through planning contributions to deliver new essential infrastructure.
- Future external funding bids for regeneration projects would be seriously compromised.
- The LPAs Supplementary Planning Guidance (SPG) documents would be redundant. Supplementary Planning Guidance (SPG) expands on the policies contained in the adopted Local Development Plan (LDP) providing further guidance on specific topic areas which aid stakeholders in translating the policies into sustainable development proposals in accordance with national and local land use objectives.
- The LPA's ability to proceed with Compulsory Purchase Orders (CPOs) would be seriously compromised.
- Growth links to the wider region would be uncoordinated which could undermine regional aspirations and any future Strategic Development Plan (SDP).
- A policy vacuum or the lack of an up-to-date LDP would result in a lack of certainty for both the public and private sectors and undermine investor confidence.