

BRIDGEND COUNTY BOROUGH COUNCIL
REPORT TO TOWN & COMMUNITY COUNCIL FORUM

26 February 2019

BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP)

CANDIDATE SITE REGISTER

1. Purpose of the Report

1.1 The purpose of this report is to inform the Town and Community Council Forum of the register of Candidate Sites which have been received from interested parties following a call for such sites to be submitted between 14th September 2018 and 9th November 2018. **The Candidate Site Register can be viewed by clicking on the link below. In addition, 1 hard copy per Town or Community Council will be available at the meeting.**

1.2 <https://www.bridgend.gov.uk/residents/planning-and-building-control/development-planning/replacement-bridgend-local-development-plan-2018-to-2033/replacement-candidate-sites/candidate-site-register/>

2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

2.1 This report assists in the achievement of the following corporate priorities:-

1. Supporting a successful economy – taking steps to make the county a good place to do business, for people to live, work, study and visit, and to ensure that our schools are focused on raising the skills, qualifications and ambitions of all people in the county.

2. Helping people to be more self-reliant – taking early steps to reduce or prevent people from becoming vulnerable or dependent on the Council and its services.

3. Smarter use of resources – ensuring that all its resources (financial, physical, human and technological) are used as effectively and efficiently as possible and support the development of resources throughout the community that can help deliver the Council's priorities.

2.2 The Bridgend Replacement Local Development Plan (LDP) is a high level strategy document which must be prepared by the Council. The LDP sets out in land-use terms the corporate priorities set out above. The future Replacement LDP will be required to express in land-use terms the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan.

3. Background

3.1 Community Councillors will be aware that the requirement to compile a Register of Candidate Sites is a commitment set out in the approved LDP Delivery Agreement. It involves a call to the public, developers and landowners to nominate sites to be considered by the LPA in preparing draft land use proposals for the LDP.

3.2 The call for sites commenced on the 14th September 2018. It was advertised as follows:

- In writing / email to over 300 persons and organisations on the LDP consultation database (including Specific Consultation Bodies, all Elected Members and Town and Community Councils)
- An advert placed in the Glamorgan Gazette on 20th September 2018
- An advert placed in the Glamorgan Gem on 27th September 2018
- A press release issued on the Council's Facebook and Twitter pages
- Candidate Site forms were made available in all libraries and the Civic Offices reception area
- All information was placed on the Council's web site, including a link from the 'home page' and a downloadable form.

4. Current Situation

4.1 By the closing date of the 9th November 2018, 172 sites had been duly submitted. These have now been collated into a 'Candidate Site Register' which can be viewed by clicking on the link below:

4.2 <https://www.bridgend.gov.uk/residents/planning-and-building-control/development-planning/replacement-bridgend-local-development-plan-2018-to-2033/replacement-candidate-sites/candidate-site-register/>

4.3 The Register contains baseline information distilled from the candidate site forms submitted for each of the sites, specifically: its unique reference number; a location description; the proposed use(s) of the land; the name of the person(s)/organisation proposing the site; the settlement the site is located in or its nearest settlement; the ward the site is located in and the approximate area of the site. Sites are listed alphabetically by settlement.

4.4 It is important to reiterate at this stage that the publication of any site in this Candidate Site Register **does not** confirm any status or suggestion that it will be taken forward for inclusion within pre-deposit proposals or the deposit LDP, nor does it imply any preference of the Local Planning Authority regarding its merits. This includes any sites submitted by internal departments of the Council.

4.5 It is important to state therefore that this register is not a public consultation document; but rather it is a factual compilation of the sites which have been submitted.

4.6 If the Council's Preferred LDP Strategy indicates that further land is required for development, the information provided on the Candidate Sites Questionnaire form (which has been verified by Officers) will be used to assess submitted sites against the LDP Strategy for their suitability for possible inclusion in pre-deposit Proposals and / or the deposit LDP. This assessment will also include a Sustainability Appraisal of those sites.

4.7 It is not appropriate at this stage for Council Officers to discuss the merits or otherwise of individual sites as this would be premature. This will also apply to specific telephone and email queries relating to sites or the Register.

4.8 Any planning applications submitted on Candidate Sites will continue to be assessed in the usual way under any relevant policies contained within the adopted Bridgend Local Development Plan (LDP) which remain in force until they are superseded by the replacement LDP.

4.9 In terms of publication and making the register available the Development Planning Team has:-

- Made the Candidate Site Register available to view on the LDP pages of the Council's website
- Notified all Council Members that the Candidate Site Register is available to view online and made a hard copy available in the Members Lounge.
- Notified all Town and Community Councils within Bridgend County Borough that the Candidate Site Register is available to view online
- Notified all of the Specific Consultation Bodies, members of the LDP Consultee Database and any other consultees listed in Appendix 1 of the LDP Delivery Agreement that the Candidate Site Register is available to view online
- Made a hard copy of the Candidate Site Register available at the Council's Civic Offices (main reception) and all public libraries throughout the County Borough
- Made available the hard copy Candidate Site Register for purchase at cost of £15 (plus postage and packing)

4.10 The Candidate Site Register runs to over 150 pages of A4 paper and in accordance with the Council's IT policy there has only been a limited print run of hard copies of the document with an emphasis placed on the use of the online version thereafter.

5. Effect Upon Policy Framework and Procedure Rules

5.1 The Planning and Compulsory Purchase Act 2004 and regulations of the Town and Country Planning (Local Development Plan) (Wales Regulations 2005) requires that a Local Planning Authority must commence a full Review of its LDP every 4 years.

6. Equality Impact Assessment

6.1 The policies contained within any Replacement LDP will require an equalities impact assessment to be carried out.

7. Financial Implications

7.1 The cost of the Replacement LDP will be met from the Development Planning budget and carried out by development planning staff with expert advice and evidence procured from consultants and through collaboration with neighbouring authorities as required.

8. Wellbeing of Future Generations (Wales) Act 2015

8.1 The Replacement LDP will be prepared in accordance with the 7 Wellbeing goals and the 5 ways of working as identified in the Act.

9. Recommendation

9.1 That the Town and Community Council Forum note the contents of the Candidate Site Register.

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Background documents: N/A