

BRIDGEND COUNTY BOROUGH COUNCIL
REPORT TO DEVELOPMENT CONTROL COMMITTEE

BY

GROUP MANAGER PLANNING & DEVELOPMENT SERVICES

12 SEPTEMBER 2019

BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) 2018-2033
PREFERRED STRATEGY EVIDENCE BASE UPDATE

1. Purpose of the Report

- 1.1 To report to Development Control Committee an update on the preparation of the evidence base for the Bridgend Replacement Local Development Plan (LDP).

2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

- 2.1 The Bridgend Replacement Local Development Plan (LDP) is a high level strategy document which must be prepared by the Council. The Local Development Plan sets out in land-use terms the priorities and objectives of the Corporate Plan. The future replacement plan 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. Introduction

- 3.1 The development plan is at the heart of the planning system with a requirement set in law that planning decisions must be taken in line with the development plan unless material considerations indicate otherwise. Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places. It is essential that plans are in place and kept up to date.
- 3.2 The foundation of a Local Development Plan is a robust evidence base. This involves gathering a significant body of evidence that is relevant and focussed on the key issues the plan is seeking to address.

4. Current Situation

- 4.1 There are a number of supporting technical documents that have been prepared to identify the key issues and challenges facing the County Borough and inform the preparation of the Replacement Local Development Plan. These evidence base documents and background papers are listed in the table below along with their role and purpose. This is not a definitive list and additional evidence base update requirements will emerge as the plan revision progresses.

Supporting Document	Purpose	Appendices Reference
Background Papers		
Background Paper 1: Vision and Objectives	This report evaluates the Replacement Local Development Plan (LDP) Vision and Objectives.	1
Background Paper 2: Strategic Growth Options	In order to understand the development needs that the Replacement LDP (2018-2033) should provide for, this report evaluates a series of potential demographic growth options. This report should be read in conjunction with the Employment Background Paper and Spatial Strategy Options Background Paper.	2
Background Paper 3: Spatial Strategy Options for the Distribution of Growth	In addition to setting out the level of growth needed over the plan period, the Replacement LDP must put forward a clear spatial strategy for where this development should take place within the County Borough. This paper therefore considers the level of growth justified in the Strategic Growth Options Background Paper and evaluates a range of options to accommodate this growth spatially.	3
Background Paper 4: Housing	The purpose of this paper is to identify the amount of land the Council will be required to allocate for housing in the LDP in order to meet this proposed level of growth. This process involves analysing the various components of housing supply, including existing land bank commitments, trend based small site and windfall site completions expected over the plan period plus extant allocations that can be 'rolled forward' to the Replacement Plan. This paper therefore analyses each component of housing supply in more detail before arriving at a new allocations requirement based on the methodology detailed within the Welsh Government Development Plans Manual.	4
Background Paper 5: Local Housing Market Assessment	Section 8 of the Housing Act 1985 places a statutory duty on local authorities to assess the level of housing need in their area. This is vital for authorities to have a comprehensive understanding of the intricacies of their local housing market(s) and to provide a robust evidence base for effective strategic housing and planning services. Production of a Local Housing Market Assessment (LHMA) fulfils this duty, building upon the requirement to review housing needs through a more holistic review of the whole housing market.	5
Background Paper 6: Employment	This report provides an overview of the employment evidence base to justify the level of employment growth, distribution of sites and related policies contained within the Preferred Strategy of the Replacement Bridgend Local Development Plan 2018-33. This report should be read in	6

	conjunction with the Strategic Growth Options Background Paper.	
Background Paper 7: Retail	This report provides an overview of the retail related evidence base to justify the retail hierarchy, definition of retail centre and primary shopping area boundaries and associated policies contained within the Preferred Strategy of the Replacement Bridgend Local Development Plan (LDP).	7
Draft Background Paper 8: M4 Junction 36	This report examines the challenges and capacity issues associated with Junction 36 of the M4.	8
Background Paper 9: Compatibility Assessment of the LDP Vision, Objectives & Strategic Policies Against the Well-being of Future Generations Act	The purpose of this assessment is to demonstrate that the Replacement LDP will assist in the delivery of the 7 Well-being Goals.	9
Evidence Base Documents		
Existing LDP Review Report	To set out the proposed extent of likely changes to the existing LDP (2006-2021) and to confirm the revision procedure to be followed in preparing the replacement LDP.	10
Replacement LDP Delivery Agreement	To provide a project plan for preparing the LDP and to set out the measures within the Community Involvement Scheme in terms of consultation and engagement.	11
SA/SEA Scoping Report	To outline the proposed approach to the LDP's Sustainability Appraisal, incorporating the Strategic Environmental Assessment. This report is the first stage of a SA process to identify, assess and address any likely significant effects on the environment from the emerging Bridgend LDP Review.	12
Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) - Initial SA Report	To identify, from an assessment of reasonable alternatives, whether the LDP will have any significant impacts on the environment and also determine whether the Plan will deliver sustainable development. The Initial Report includes a proportionate assessment of candidate sites. The SA and Habitats Regulations Assessment Reports are being consulted on in tandem with the LDP Preferred Strategy.	13
The Full Sustainability Appraisal of the Preferred Strategy	The full Sustainability Appraisal of the Preferred Strategy is provided in a separate document accompanying the Preferred Strategy consultation document.	14

The Full Sustainability Appraisal of the Preferred Strategy – Non-Technical Summary	This Non-Technical Summary (NTS) of the Sustainability Appraisal Report ('the SA Report') documents the findings of the SA carried out in respect of the Bridgend LDP Pre-Deposit Documents published in accordance with Regulation 15 of the Development Planning (Wales) Regulations 2005 ('the Development Planning Regulations'), including the Bridgend LDP Preferred Strategy ('the LDP Preferred Strategy').	14a
Habitats Regulations Assessment	Regulation 63 of the Conservation of Habitats and Species Regulations 2017 requires that a Habitats Regulations Assessment (HRA) must be undertaken to demonstrate compliance with statutory duties set out in the Habitats Directive and the Habitats Regulations where a plan or project is considered likely to have significant effects on European Sites and is not directly connected with or necessary for the management of the site. The purpose of this report is to document the first formal stage of this HRA process, namely to ascertain whether there would be any LSE on relevant European Sites from the emerging Bridgend Replacement LDP, which at this stage comprises the LDP Preferred Strategy.	15
Candidate Site Register	A record of sites submitted by land-owners, developers and the public which will be used as a reference point to assess each site against the Strategy for possible inclusion within the pre-deposit proposals and/or deposit LDP.	16
Settlement Assessment Study (2019)	To establish a sustainable settlement hierarchy that can inform the Replacement LDP. This will identify the most appropriate locations to accommodate future development in order to achieve a sustainable pattern of growth, minimise unsustainable patterns of movement and support local services and facilities.	17
Demographic Analysis and Forecasts Report (2019)	To provide a summary of demographic evidence, including a suite of population, housing and economic growth outcomes to inform the Strategic Growth Options paper for consideration in the formulation of the LDP.	18
Local Housing Market Assessment (2019)	To provide detailed insights into the mechanics of the local residential property markets across the County Borough. The Assessment includes a quantitative assessment of housing need that will be used to inform the housing policies of the LDP in terms of affordable housing provision, tenures and types of accommodation required across the County Borough. (The LHMA is detailed in a separate item on the agenda).	19
Draft Economic Evidence Base Study (2019)	To provide evidence-based recommendations on the scale and distribution of employment need and the land best suited to meet that need, whilst also making policy/land allocation recommendations to inform emerging policies and site allocations.	20
Draft Retail Study (2019)	To set out evidence-based recommendations on retail need, the distribution of need and the definition of primary	21 & 21a

	shopping areas to inform emerging policies and site allocations.	
Equalities Impact Assessments	To assess the likely impacts of the Preferred Strategy on equality.	22
Bridgend Smart Energy Plan (2019)	To provide a roadmap of projects and activities that will enable Bridgend County Borough to respond to the challenge of decarbonising heat within the wider energy system.	23
Outdoor Sport and Children's Play Space Audits (2017)	To provide an audit of existing outdoor sport and playing space provision in the County Borough, compared to Fields in Trust Standards, to identify shortfalls in provision and inform related strategies and LDP policies.	24
Special Landscape Designations (2010)	To carry out a review of the Special Landscape Areas designation within the County Borough. The methodology uses a structured, iterative approach to identify areas considered worthy of being retained as a Special Landscape Area designations in the LDP.	25
Landscape Character Assessment for Bridgend County Borough (2013)	This document provides a sound evidence base for developers to consider the character and sensitivity of the different landscapes of the County Borough when considering new developments. It also promotes an understanding of how the landscapes of the County Borough are changing (as a result of a combination of natural, economic and human factors) and how they can be strengthened in response.	26
Gypsy and Traveller Accommodation Assessment (2016)	To assess the future accommodation needs of the Gypsy Traveller and Travelling Show People Communities and determine whether there is a requirement for additional site provision within Bridgend County Borough. This will inform any related site allocations and criteria based policies in the LDP.	27
Bridgend's Active Travel Integrated Network Map	This document details plans for a network of Active Travel routes and facilities over the next 15 years. These are found in the Integrated Network Maps (INMs). The proposals aim to enhance access to key services and facilities including town centres, transport hubs, as well as employment and retail areas, develop access to education facilities such as schools and colleges and improve and expand the existing strategic network in Bridgend County Borough.	28
Bridgend Destination Management Plan 2018-2022	A statement of intent to manage the County Borough in the interests of tourism, taking account of the needs of visitors, local residents, businesses and the environment. It is a systematic and holistic approach to making Bridgend County Borough work as a visitor destination. It embraces the idea of sustainability, focusing on tourism which brings economic benefit, whilst setting out the ways in which	29

	different stakeholders may work together to achieve a positive impact.	
Bridgend Strategic Flood Consequences Assessment (2010)	The SFCA creates a strategic framework for the consideration of flood risk when making planning decisions. It has been developed in accordance with Technical Advice Note 15 – Development & Flood Risk (TAN15) as well as additional guidance provided by the Environment Agency. This document will be updated as part of the Replacement LDP process.	30

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 the Replacement LDP will be subject to an equalities impact assessment.

7. Wellbeing of Future Generations (Wales) Act 2015

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

8. Financial Implications

- 8.1 The cost of the LDP Review 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.

9. Recommendation

- 9.1 That Development Control Committee note the contents of the evidence base documents and background papers attached as appendices 1 to 30.

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