

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO LOCAL DEVELOPMENT PLAN STEERING GROUP

24 October 2019

REPORT OF THE CORPORATE DIRECTOR COMMUNITIES

Bridgend Replacement Local Development Plan (LDP)

Candidate Site Stage 1 Assessment

1. Purpose of the Report

- 1.1 The purpose of this report is to inform the LDP Steering Group of the Candidate Site Stage 1 Assessment (attached at **Appendix 1**).

2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

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

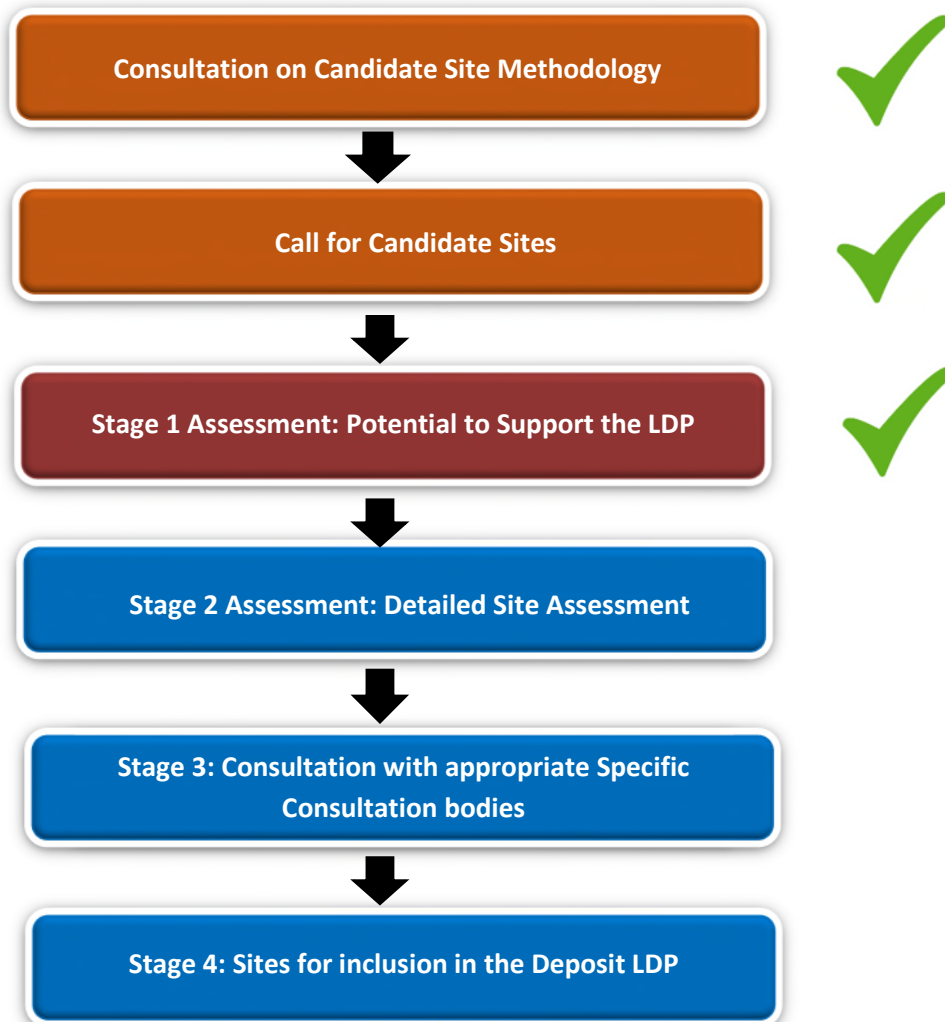
3. Introduction and Background

- 3.1 Members will be aware that the identification of suitable sites for future housing, employment, retailing, transportation and other main land uses (such as recreation and community facilities) is a key foundation of the Replacement LDP process. The Council invited landowners, developers and the public to nominate Candidate Sites for future development from 14 September 2018 to 9 November 2018. Site proposers were required to complete a Candidate Site Assessment Questionnaire (Appendix 5) to provide basic information regarding the site accompanied by a map showing the site area. Several potential sites (171) were ultimately submitted to the Council for consideration, which have been compiled into a Candidate Site Register, published in January 2019.

4. Current Situation

- 4.1 The purpose of the report is to outline the stages involved in assessing submitted Candidate Sites. The Candidate Site Assessment Methodology was consulted on informally before landowners, developers and the public were asked to nominate 'Candidate Sites' for consideration for inclusion within the Replacement Bridgend Local Development Plan (LDP). The first stage of assessment has been completed and involved the consideration of submitted Candidate Sites to determine whether they had potential to support the LDP Preferred Strategy. The next Stage (Stage 2)

will involve further detailed assessment of sites that were considered to satisfy Stage 1 assessment. Following completion of Stage 2, the Council will seek the views of a limited number of specific consultation bodies in respect of those sites which will be considered suitable for future development and possible allocation in the Deposit LDP. Finally, a list of sites will be identified for inclusion within the Deposit LDP, acknowledging the conclusions drawn from Stage 2 and comments received from Stage 3.



4.2 Stage 1 of the Candidate Site Assessment evaluates, in broad terms, the sites that have the potential to support the Preferred Strategy spatially. It is acknowledged that in order to deliver the Preferred Strategy, future growth will need to be directed to the most appropriate and sustainable locations at a scale that will not undermine the Regeneration and Sustainable Growth Strategy.

4.3 As documented within the 2019 Settlement Assessment, Bridgend is classified as the Primary Key Settlement, along with five additional Main Settlements which include the Valleys Gateway, Porthcawl, Maesteg, Pencoed and the grouped settlement of Pyle, Kenfig Hill and North Cornelly. All six of these settlements demonstrate a strong employment function with an existing concentration of businesses plus a notable variety of shopping and community services however, the Valleys Gateway specifically has accommodated substantial growth in recent years and there are now capacity issues running north to south at Junction 36 of the M4. This issue substantially hampers the area's potential to accommodate any

significant growth until it is resolved. Therefore, the remaining four Main Settlements and the Primary Key Settlement of Bridgend are considered, by the Preferred Strategy, to be the most sustainable environs to accommodate future growth and will therefore continue to be the main focus of future planned development, the scale and type of which will need to be in line with their individual infrastructures, economies, characters and constraints.

- 4.4 To assess compatibility with the Preferred Strategy, Candidate Sites have been scrutinised based on two questions:

Question 1. Is the site located within or adjacent to a Sustainable Growth Area or Regeneration Growth Area?

Question 2. Is the site a potential brownfield development opportunity located within the existing urban area?

Following consideration of these two questions, all Candidate Sites that were considered capable of satisfying Stage 1 of the assessment progressed to Stage 2. Sites that failed Stage 1 of the assessment are detailed in the attached report.

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 LDP Steering Group note the contents of the Candidate Site Stage 1 Assessment.

Jonathan Parsons
Group Manager Planning & Development Services

24 October 2019

Contact Officer: Richard Matthams - Development Planning Manager
Gareth Denning - Development Planning Team Leader
Louis Pannell – Development Planning Officer

Telephone: (01656) 643162 / 643193

E-mail: richard.matthams@bridgend.gov.uk
gareth.denning@bridgend.gov.uk
louis.pannell@bridgend.gov.uk

Postal Address: Development Planning Communities Directorate,
Civic Offices,
Angel Street,
Bridgend
CF31 4WB

Background documents: Appendix 1 – Candidate Site Stage 1 Assessment

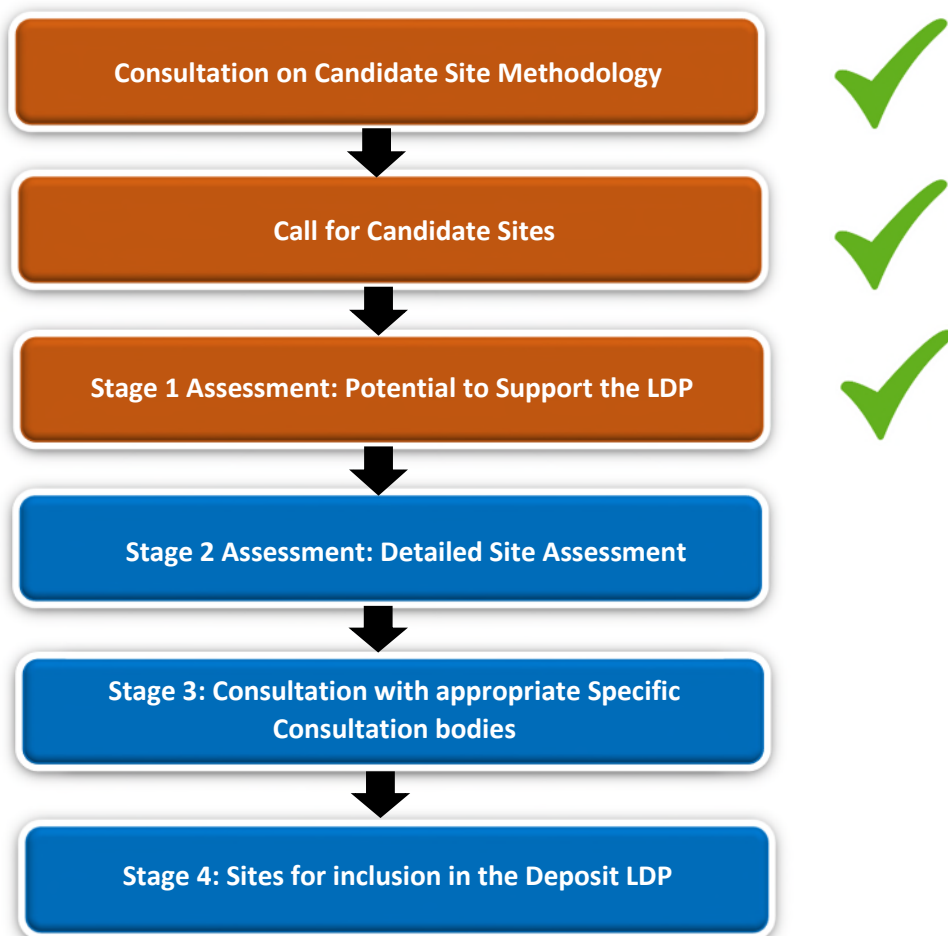


Candidate Site Assessment Report 2019



Executive Summary

The purpose of this document is to outline the stages involved in assessing submitted Candidate Sites. The Candidate Site Assessment Methodology was consulted on informally before landowners, developers and the public were asked to nominate 'Candidate Sites' for consideration for inclusion within the Replacement Bridgend Local Development Plan (LDP). The first stage of assessment has been completed and involved the consideration of submitted Candidate Sites to determine whether they had potential to support the LDP Strategy. The next Stage (Stage 2) will involve further detailed assessment of sites that were considered to satisfy Stage 1 assessment. Following completion of Stage 2, the Council will seek the views of a limited number of specific consultation bodies in respect of those sites which will be considered suitable for future development and possible allocation in the Deposit LDP. Finally, a list of sites will be identified for inclusion within the Deposit LDP, acknowledging the conclusions drawn from Stage 2 and comments received from Stage 3.



1. Introduction

- 1.1 An up-to-date LDP is an essential part of a plan-led planning system in Wales. The existing LDP (adopted on 18th September 2013) sets out in land-use terms the priorities and objectives of the Corporate Plan, although the housing land supply within the County Borough has now fallen below the 5 year minimum requirement. The Council is statutorily required, under Section 69 of the Planning and Compulsory Purchase Act 2004, to undertake a full review of the adopted LDP at intervals not longer than every 4 years from the date of adoption. The Review Report therefore recognises an urgent need to address the shortfall in the housing land supply by the identification of additional housing sites, whilst identifying other significant contextual changes in circumstances and policy at a national, regional and local level. For these reasons, a Replacement LDP is now being prepared and will express, in land-use terms, the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan.
- 1.2 The purpose of this report is to outline the findings of the Candidate Site Assessment process undertaken by Bridgend County Borough Council as part of the Replacement LDP. This will help facilitate implementation of the Preferred Strategy through delivery of the Vision and Objectives. This report begins by outlining the background to the candidate site process then details the methodology used to assess each Candidate Site, together with other appropriate sites included as allocations in the existing Plan that have not specifically been considered by other mechanisms. This report then outlines the results of the Assessment, providing a reasoned justification as to why sites are or are not considered to be in accordance with the Preferred Strategy of the Replacement LDP.

2. Candidate Sites – Background

- 2.1 The call or request for candidate site nominations is an early core component of the Replacement LDP, to be undertaken in advance of any formal element of plan preparation. This provides communities and stakeholders with an opportunity to propose sites for a range of uses hence why Welsh Government considers Candidate Sites and the Sustainable Appraisal process to be 'the building blocks of plan making'. Identification of suitable sites for future housing, employment, retailing, transportation and other main land uses (such as recreation and community facilities) is a key foundation for the Replacement LDP process.
- 2.2 The Council invited landowners, developers and the public to nominate Candidate Sites for future development from 14 September 2018 to 9 November 2018. This opportunity was extensively publicised as follows:

- Written correspondence was sent to all people and organisations on the LDP consultation database (included Elected Members) and members of the LDP Key Stakeholder Forum;
- Adverts were placed in the Glamorgan Gazette on 20 and 27 September 2018 and a press release was issued;
- All information was placed on the Council's web site, including a link from the 'home page'.

2.3 Site proposers were required to complete a Candidate Site Assessment Questionnaire (Appendix 5) to provide basic information regarding the site accompanied by a map showing the site area. Several potential sites (171) were ultimately submitted to the Council for consideration, which have been compiled into a Candidate Site Register, published in January 2019. The Register can be viewed on the Council's website:

<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/>

2.4 The Register contains baseline information summarised from the Candidate Site questionnaire forms for each of the sites submitted, specifically the unique reference number, a location description, the name of the person(s)/organisation promoting the site, the proposed use(s) of the land, the settlement the site is located in or its nearest settlement and the approximate area of the site.

2.5 When the Replacement LDP is placed on Deposit, the evidence in the Candidate Site Register and Sustainability Appraisal will need to clearly document why certain sites have been included within or excluded from the LDP. The methodology outlined in this Report will help facilitate this process however, site promoters will also be expected to submit specific information on the viability and deliverability of Candidate Sites during the Preferred Strategy consultation. Viability assessments will then be conducted to identify whether the costs of the development requirements and placemaking principles set out in site specific policies coupled with the Council's aspirations for delivering high-quality new communities are realistic and deliverable on each site. For these reasons, if site promoters do not submit specific information during the LDP Preferred Strategy consultation and more detailed viability information to inform the Deposit Plan, the prospect of site allocation could be affected.

3. Candidate Site Assessment – Methodology

3.1 This Report aims to identify potential sites that are suitable for allocation within the Replacement LDP. A Candidate Site Assessment Methodology has therefore been developed and applied to the Candidate Sites contained within the Register, including uncommitted and unimplemented sites allocated within the existing LDP that have been resubmitted as Candidate Sites. However, there are several site categories that have been excluded from the Candidate Site Assessment in the first instance, which are detailed below:

- **Sites More Appropriately Considered by Other Mechanisms**

A number of sites were not directly considered by the Assessment, as they did not propose development and/or were non-specific in nature i.e. proposals to protect the countryside. Broadly speaking, proposals for green wedges will be considered separately through the green wedge designation methodology. Proposals for recreational facilities are also already considered in several other studies that form part of the evidence base for the Deposit LDP. In addition, transportation proposals will be included in the Replacement LDP in accordance with national policy and will be subject to their own separate assessments and consultations. Finally, education proposals will be subject to an education capacity assessment.

The Candidate Sites that were not considered by the Candidate Site Assessment process and excluded for such reasons are detailed in Appendix 1.

- **Small-Scale Candidate Sites**

All small sites measuring less than 0.25 hectares were also excluded from the Candidate Site Assessment. Sites with this level of capacity would not be suitable for individual allocation within the LDP as they would only be able to accommodate approximately 9 dwellings in residential terms (using an average density of 35 dwellings per hectare). Instead, these sites have been considered as 'small sites' and will be assessed in one of the following 2 ways:

- ***Small Sites outside Existing Settlement Boundaries***

Small sites located outside of existing LDP settlement boundaries will be assessed through the forthcoming Settlement Boundary Review. The Council will review all settlement boundaries within the County Borough to determine if they are still appropriate in light of the Preferred Strategy of the Replacement LDP and/or would constitute appropriate amendments to existing boundaries.

- ***Small Sites within Existing Settlements***

The development and/or safeguarding of small sites for specific purposes within existing settlements will be determined through criteria based Development Management policies within the Deposit LDP.

3.2 After these sites were discounted, the remaining Candidate Sites were subject to a four stage Assessment which will now be outlined sequentially. It should be noted that unimplemented allocations from the existing LDP, including potential 'rollover' sites, that were not submitted as Candidate Sites automatically progressed to Stage 2 providing they were in accordance with the Preferred Strategy. This is primarily because the Preferred Strategy seeks to broadly continue with the existing LDP's Regeneration-Led Strategy (along with some additional sustainable growth). The sites in question have therefore already undergone a significant level of scrutiny, hence it was not deemed necessary to re-assess these sites via Stage 1 providing they were aligned with the identified growth areas.

3.3 **Stage 1: Potential to Support the LDP Strategy**

3.3.1 Stage 1 of the Candidate Site Assessment evaluates, in broad terms, the remaining sites that have the potential to support the Preferred Strategy spatially. It is acknowledged that in order to deliver the Preferred Strategy, future growth will need to be directed to the most appropriate and sustainable locations at a scale that will not undermine the Regeneration and Sustainable Growth Strategy.

3.3.2 As documented within the 2019 Settlement Assessment, Bridgend is classified as the Primary Key Settlement, along with five additional Main Settlements, which include the Valleys Gateway, Porthcawl, Maesteg, Pencoed and the grouped settlement of Pyle, Kenfig Hill and North Cornelly. All six of these settlements demonstrate a strong employment function with an existing concentration of businesses plus a notable variety of shopping and community services however, the Valleys Gateway specifically has accommodated substantial growth in recent years and there are now capacity issues running north to south at Junction 36 of the M4. This issue substantially hampers the area's potential to accommodate any significant growth until it is resolved. Therefore, the remaining four Main Settlements and the Primary Key Settlement of Bridgend are considered, by the Preferred Strategy, to be the most sustainable environs to accommodate future growth and will continue to be the main focus of future planned development. The scale and type of which will need to be in line with their individual infrastructures, economies, characters and constraints.

3.3.3 Table 1 overleaf illustrates the impacts the Preferred Strategy will have on each of the settlements in terms of accommodating future strategic growth and in determining whether their respective settlement boundaries will need to be altered.

Table 1: Spatial Distribution of Growth and Impact on Settlement Boundaries

Sub Area	Settlement	Impact on Settlement
Bridgend	Bridgend (including Brackla, Broadlands, Bryntirion and Cefn Glas, Central Bridgend, Coity/Parc Derwen, Coychurch and North Bridgend/Litchard).	Sustainable Growth.
The Llynfi Valley	Maesteg	Regeneration Growth.
	Caerau Nantyffyllon Cwmfelin Pontrhydydyff Llangynwyd	No Sustainable or Regeneration Growth. Development within existing settlement.
Porthcawl	Porthcawl	Regeneration Growth.
The Garw Valley	Blaengarw Pontycymmer Bettws Llangeinor Pontyrhyl	No Sustainable or Regeneration Growth. Development within existing settlement – Regeneration Area.
The Ogmore Valley	Blackmill Evanstown Glynogwr Nantymoel Ogmore Vale Pantyrwel	No Sustainable or Regeneration Growth. Development within existing settlement – Regeneration Area.
The Valleys Gateway	Aberkenfig Bryncethin Brynmenyn Coytrahen Sarn Tondy	No Sustainable or Regeneration Growth. Development within existing settlement.
Pyle/Kenfig Hill /North Cornelly	Pyle North Cornelly Kenfig Hill	Sustainable Growth.
	Cefn Cribwr Kenfig Mawdlam South Cornelly	No Sustainable or Regeneration Growth. Development within existing settlement.
Pencoed	Pencoed	Sustainable Growth.
	Heol-y-Cyw	No Sustainable or Regeneration Growth. Development within existing settlement.

3.3.4 Stage 1 also incorporates sustainability criteria into the site assessment process, based on the 14 objectives developed for the Sustainability Appraisal (SA). The SA (incorporating the Strategic Environmental Assessment (SEA)) of the Preferred Strategy provides an evaluation/validation of the site selection process in respect of the overall contribution (or otherwise) to sustainable development. Following a base level assessment of all Candidate Sites, the SA excluded some sites for consideration on the basis of significant environmental or deliverability criteria e.g. flood risk or common land. Stage 1 will specifically address sites identified with major constraints that have been excluded from further consideration. This will provide opportunity for site promoters to provide further information to demonstrate that identified constraints can be satisfactorily overcome, before any decision is made at Deposit Stage as to which Candidate Sites should be allocated or rejected.

3.3.5 To assess compatibility with the Preferred Strategy, Candidate Sites have been scrutinised based on two questions, which will now be outlined in turn.

Question 1. Is the site located within or adjacent to a Sustainable Growth Area or Regeneration Growth Area?

3.3.6 This question is directly related to the delivery of the Preferred Strategy. In order to achieve the Vision and Objectives of the LDP, the Council will follow a Regeneration and Sustainable Growth Strategy, underpinned by a balanced level of economic growth. Regeneration and sustainable development will be focused in the following areas:

- Bridgend Sustainable Growth Area
- Pencoed Sustainable Growth Area
- Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area
- Maesteg and Llynfi Valley Regeneration Growth Area
- Porthcawl Regeneration Growth Area

3.3.7 Sites located within a Regeneration Growth or Sustainable Growth Area that would support the Preferred Strategy and also promote growth at a scale commensurate with the respective settlement's role, function and capacity, progressed to Stage 2.

3.3.8 In addition, the Preferred Strategy seeks to allocate 71.7 hectares of employment land to enable 60 hectares of new employment land to be brought forward and accommodate up to 4,995 additional jobs over the Plan period. In order to maintain a sustainable level of employment land and based upon the recommendations of the Economic Evidence Base Study, the Preferred Strategy seeks to safeguard existing sites and premises where appropriate and necessary whilst identifying strategic employment sites of significant importance to the local and wider economy. Employment sites were therefore assessed against this evidence base and derived policies to ascertain conformity with the Preferred Strategy.

- 3.3.9 Candidate Sites outside of a Regeneration Growth or Sustainable Growth Area were also assessed through Question 2 to ensure their potential contribution to sustainable growth was not overlooked.

Question 2. Is the site a potential brownfield development opportunity located within the existing urban area?

- 3.3.10 Whilst the identified level of growth is to be primarily directed towards Regeneration Growth and Sustainable Growth Areas, the re-use and regeneration of other sites across the County Borough can also prove contributory. This is especially the case where there are opportunities for brownfield development in appropriate, sustainable and accessible locations.
- 3.3.11 Therefore, the scale and type of proposal was assessed to ensure the development was commensurate with the respective settlement's capacity. A number of settlement based factors were considered including existing infrastructure, education, transport and the environment, balanced against the level of growth that the site can contribute to the delivery of the Preferred Strategy.
- 3.3.12 Brownfield sites that could potentially deliver development **within** the settlements identified in Table 1 which accorded with these principles also progressed to Stage 2 for further assessment.
- 3.4 Following consideration of these two questions, all Candidate Sites that were considered capable of satisfying Stage 1 of the assessment progressed to Stage 2. Sites that failed Stage 1 of the assessment are detailed in Appendix 3.
- 3.5 **Stage 2: Detailed Site Assessment – Deliverability, Sustainability and Suitability**
- 3.5.1 Stage 2 of the Candidate Site Assessment will involve scrutinising the sites that progressed from Stage 1 in greater detail. During Stage 2, sites will be examined based on any specific issues they raise in terms of their deliverability, general location, neighbouring land uses, existing use(s), accessibility, physical character, environmental constraints and opportunities. In addition, there will be an assessment of the policy context together with the local geographical context, including known infrastructure issues.
- 3.5.2 Stage 2 will incorporate integrated elements of sustainability assessment into the site selection process. Although this site validation/evaluation process will not be reported separately from the main SA/SEA; it will be undertaken in advance of the Deposit Plan in order to justify 'provisional' allocations.
- 3.5.3 Where relevant, the site appraisals will consider other legislation and national policies. Many of these factors are detailed in the original Candidate Site Questionnaire Forms, which were completed by site promoters and subsequently verified by the Council where necessary.

3.5.4 Each remaining site will be examined against the criteria detailed below. This Stage of the assessment process will require additional information to be provided from a range of stakeholders.

a) Deliverability of the Site

3.5.5 The Council will need to have a high degree of confidence that each allocated site has a realistic prospect of being delivered within the LDP period including whether the site promoter has a serious intention of developing the site. The assessment process will therefore seek to gather suitable evidence to robustly demonstrate the viability and deliverability of each site. Viability assessments will therefore be undertaken based on anticipated costs, values and site specific issues (i.e. abnormal costs) whilst also identifying the contribution sites can make to the delivery of infrastructure, affordable housing and other policy requirements. Site promoters will be expected to submit viability information as part of this assessment process and failure to do so may result in the site being ruled out at this Stage of the Assessment. In addition, if the site is a longstanding residential proposal that has been subject to detailed scrutiny as part of ongoing Joint Housing Land Availability Studies, the site will also be ruled out at this Stage unless new evidence is provided to suggest the prospect of delivery has now changed.

b) The Site's Physical Constraints & Environmental Impact

3.5.6 The sites will also be assessed in respect of their physical constraints (i.e. topography, access, vegetation, flood zones) in the context of Technical Advice Note (TAN) 15 – Development and Flood Risk and the latest Development Advice Maps. Sites promoted for 'highly vulnerable uses' (including housing) which are located in areas of high flood risk will be discounted from any further consideration unless justified by a more detailed Strategic Flood Consequences Assessment, a Flood Consequences Assessment or the sites are in compliance with the justification tests of TAN15.

3.5.7 Edition 10 of Planning Policy Wales emphasises the importance of re-utilising brownfield land, through a site search sequence, to accommodate the level of growth justified by the Replacement LDP. The Preferred Strategy therefore seeks to allocate deliverable, previously developed land and/or underutilised sites within existing settlements in the first instance, followed by suitable and sustainable sites on the edge of settlements. This Stage will adopt these principles in assessing potential sites to ensure that new allocations will be geographically balanced with community facilities, services and employment opportunities within existing settlements.

3.5.8 Similarly, PPW places importance on safeguarding agricultural land that is Graded 1, 2 and 3a in the national classification, also highlighting the importance of lower graded land where this has either an environmental value recognised by landscape, wildlife, historic or archaeological designations.

3.5.9 Where a site proposal falls within, lies in close proximity to or is likely to have a significant negative environmental effect upon a site designated under any of the following natural environmental designations, it will be discounted from further consideration at this Stage:

- A Special Area of Conservation (SAC)
- A National Nature Reserve (NNR)
- A Site of Special Scientific Interest (SSSI)
- A Local Nature Reserve (LNR)
- A Regionally Important Geological Site (RIGS)

3.5.10 Where a site proposal falls within, or lies adjacent to, Ancient Woodland, a Registered Historic Landscape, Park and Garden, Scheduled Ancient Monument, Listed Building or Conservation Area, the Council will consult with the appropriate organisation to determine any potential impacts. Where it is found that a site proposal is likely to lead to environmental improvements, this will rank more highly than those which will have neutral or detrimental effects.

c) Site Accessibility

3.5.11 National planning guidance highlights the importance of developments having access to a range of services, facilities and opportunities which can also be accessed by existing communities. Sites will therefore be assessed in terms of their propensity to promote connectivity for all through maximising active travel opportunities, including those contained within Existing Route Maps and future proposals detailed within the Integrated Network Maps. Well connected developments will assist in promoting the improvement of health and well-being by encouraging people to adopt healthier and active lifestyles whilst also contributing to the creation of successful places. The relative distance to existing facilities and public transport, including the level and frequency of public transport provision, will therefore be considered. For housing proposals specifically, the assessment will examine the location of the site in terms of whether it is located within or outside a settlement and secondly, the ease of pedestrian and cyclist access to key services such as primary schools, doctor's surgeries and local shops.

d) Site Infrastructure Capacity

3.5.12 New development can place additional pressures on existing infrastructure such as highways, water supply, drainage and sewerage capacities as well as local facilities such as schools, community facilities and recreational space. The Council will engage with Natural Resources Wales, service providers and all appropriate Council Directorates to determine whether such pressures on local infrastructure exist and to identify whether appropriate mitigation measures could and should be taken (for example through the use of planning obligations). This criterion will also determine whether such a course would not be viable or realistic within the timescale of the Plan.

- 3.5.13 The Preferred Strategy maintains the stance that housing development without employment provision (and vice-versa) in the same broad location is less sustainable and to be avoided. Similarly, infrastructure improvements need to be aligned with new development, including transport networks, utilities, green infrastructure, health, education and social facilities. This is necessary to create sustainable communities that will incorporate a mix of complementary uses and deliver improvements to existing infrastructure and/or provide new supporting infrastructure. Indeed, this latter factor is particularly notable given the school capacity issues across the County Borough and the need for new strategic sites to be significant enough in scale to support provision of a new primary school as a minimum.
- 3.6 Stage 2 of this Assessment will determine whether the site is suitable for further consideration or should be omitted for being out of accord with the Preferred Strategy. This Stage will also focus on whether the site is necessary to contribute to the level of growth set out in the Replacement LDP Strategy; determined by considering all other remaining opportunities in the context of the Replacement LDP's evidence base and the use proposed for the site.
- 3.7 **Stage 3: Consultation with Appropriate Specific Consultation Bodies**
- 3.7.1 Post application of Stages 1 and 2, the Council will seek the views of a limited number of specific consultation bodies in respect of those sites identified as suitable for future development and possible allocation in the Deposit LDP. The specific consultation bodies that will be consulted include:
- Natural Resources Wales
 - CADW
 - Glamorgan-Gwent Archaeological Trust
 - Dwr Cymru/Welsh Water
 - Wales & West Utilities
 - Western Power Distribution
 - Coal Authority
 - Cwm Taf Morgannwg University Health Board
- 3.7.2 The Council will send these organisations maps and details of all sites that have passed Stage 1 and Stage 2. The ensuing responses will be considered further to determine each site's potential for allocation.
- 3.8 **Stage 4: Sites for Inclusion in the Deposit LDP**
- 3.8.1 Post Stage 3, a list of sites will be identified for inclusion in the Deposit LDP taking into account the conclusions of Stage 2 and comments received from Stage 3. During this process and to inform these conclusions, the Council will request additional information, where appropriate, to support sites for inclusion and subsequent allocation in the Deposit LDP.

3.9 **Consultation on the ‘Officers Working Copy’ of the Deposit LDP**

3.9.1 As a check and balance exercise, further to the consultation on the Candidate Sites, the Deposit LDP will be sent to all internal consultees as a draft officers working copy. As part of this exercise, a copy of the draft Deposit LDP and/or details of the proposed allocations will also be sent to the following specific consultation bodies:

- Natural Resources Wales
- CADW
- Dwr Cymru/Welsh Water
- Wales & West Utilities
- Western Power Distribution
- Cwm Taf Morgannwg University Health Board

3.9.2 This consultation exercise will provide internal consultees and several key external consultees with a further opportunity to comment on proposed allocations and designations. The Council will then use the responses to make appropriate changes to the Deposit Plan.

4. **Sustainability Appraisal (SA)**

4.1 As stated above, Stages 1 and 2 of the Candidate Site Assessment integrate a sustainability assessment into the site selection process based on the sustainability objectives developed for the LDP SA. The current stage of the Replacement LDP (i.e. the Preferred Strategy) sets out a high level spatial strategy and identifies broad areas for growth rather than identifying preferred site allocations. In this context, an initial SA of Candidate Sites (including newly promoted sites and potential LDP rollover sites) has been carried out by the SA to support the level of proposed growth and spatial strategy, including Strategic Policy 1. This has provided a timely, objective and transparent assessment to support evidence based decisions regarding the potential allocation (or rejection) of individual sites within the emerging Replacement LDP in accordance with national planning policy requirements.

4.2 In the first instance, all new candidate sites and potential rollover sites have properly been treated equally as potential ‘reasonable alternatives’ (subject to the absence of major constraints) before any decision to allocate individual sites is made. This process has also identified major environmental or sustainability constraints which, in the absence of further information being provided to demonstrate site effectiveness, is likely to result in the rejection of some candidate sites on the basis they do not constitute a ‘reasonable alternative’ on sustainability or deliverability grounds. This provides a fair opportunity for site promoters to provide further information (through responding to the LDP Preferred Strategy consultation) to demonstrate that identified constraints and issues can be satisfactorily overcome and addressed before any decision is made by the Council at Deposit Stage as to which candidate sites should be allocated or rejected. The

methodology, assessment criteria and scoring system adopted to undertake a proportionate SA of Candidate Sites is detailed in the SA Report.

APPENDIX 1

Candidate Sites more appropriately considered by other mechanisms

Proposed Green Wedges

Proposals for green wedges will be considered through the green wedge designation methodology.

Site	Site Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site
Danygraig Avenue (Land East of)	5.21	182.C1	Porthcawl	Newton	Green Wedge

Proposed Open Space/Recreation

Proposals for recreational facilities are also already considered in several other studies that form part of the evidence base for the Deposit Plan.

Site	Site Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site
Foxfields (Land off)	1.62	292.C2	Bridgend	Brackla	Public Open Space / Recreational
Pheasant Public House (Land south of)	0.75	129.C1	Penyfai	Penyfai	Public Open Space

Transportations Proposals

Transportation proposals will be included in the replacement LDP in accordance with national policy and will be subject to their own separate assessments and consultations.

Site	Site Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site
Brocastle and Waterton	0.37	353.C2	Bridgend	Coychurch Lower	New Link Road
Penprysg Road Bridge	0.48	353.C1	Pencoed	Felindre/Penprysg	Highway Improvements
Pyle Rugby Football Ground (Land adj)	0.11	353.C3	Pyle	Pyle	Park and Ride
Ynysawdre/Brynmenyn Primary School (Surplus Land)	0.31	352.C25	Valleys Gateway	Ynysawdre	Residential (Access)

Education Proposals

Education proposals will be subject to an education capacity assessment.

Site	Site Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site
Former Ogmores Vale Nursery Site	0.086	352.C7	Ogmores Vale	Ogmores Vale	Education
Green Acre Drive (Land off)	1.94	352.C45	Pencoed	Hendre	Education

APPENDIX 2
Candidate Sites – Small Sites

Candidate sites assessed under the Settlement Boundary Review Process

Small sites located outside of existing LDP settlement boundaries will be assessed through the forthcoming Settlement Boundary Review.

Site	Site Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site
Blackmill (Land at)	0.18	316.C1	Blackmill	Blackmill	Residential
Osbourne Terrace (rear of)	0.19	329.C1	Nantymoel	Nantymoel	Residential
Cuckoo Street (Land adjoining)	0.2	309.C1	Pontycymmer	Pontycymmer	Residential

Small sites within existing settlements

The development and/or safeguarding of small sites for specific purposes within existing settlements will be determined through criteria based Development Management policies within the Deposit LDP.

Site	Site Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site
Queen Street (Land at)	0.03	352.C36	Bridgend	Morfa	Retail
Heol y Cyw Car Park	0.2	121.C1	Heol y Cyw	Penprysg	Community Car Park and turning round area for public buses and large vehicles
Picton Street	0.22	352.C12	Nantyllyllon	Caerau	Residential

APPENDIX 3

Candidate Sites that failed Stage 1 Assessment

Site	Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site	Does the site fit with the preferred strategy
Heol Richard Price (Land South of)	2.56	275.C1	Bettws	Bettws	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Bettws is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Bettws Road (Land West of)	11.81	322.C1	Bettws	Bettws	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Bettws is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside and as such will not be assessed as part of Stage 2.</p>
Pen y Bryn Farm (Land at)	1.11	335.C2	Bettws	Bettws	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Bettws is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Pen y Bryn Farm (Land adj)	2.47	335.C1	Bettws	Bettws	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Bettws is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>

Bettws (Land West of)	3.33	327.C1	Bettws	Bettws	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Bettws is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Bettws (Bottom Side, West)	3.19	352.C3	Bettws	Bettws	Residential / Recreation / Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Bettws is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The eastern part of the site is deemed a logical inclusion within the existing settlement boundary however, the remainder of the site is beyond the settlement boundary and is not considered to be physically, functionally and visually related to the existing settlement. The part of the site is therefore considered to be an inappropriate expansion into the countryside and as such will not be assessed as part of Stage 2.</p>
Dolau Ifan Ddu Farm (land part of)	4.73	317.C1	Blackmill	Blackmill	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Blackmill is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Pentre Beili Farm (Land at)	1.51	262.C1	Blackmill	Blackmill	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Blackmill is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>

David Street	15.87	352.C1	Blaengarw	Blaengarw	Residential / Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Blaengarw is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The western part of the site is deemed a logical inclusion within the existing settlement boundary however, the remainder of the site is beyond the settlement boundary and is not considered to be physically, functionally and visually related to the existing settlement. The part of the site is therefore considered to be an inappropriate expansion into the countryside and as such will not be assessed as part of Stage 2</p>
Archdeacon John Lewis Church of Wales School (land adj)	8.78	352.C40	Brackla	Brackla	Recreation / Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Brackla is located within the settlement of Bridgend which is identified as a Sustainable Growth Area however, a large section of the site is allocated as an informal recreation area in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, this site is not considered suitable for residential use and will not be assessed as part of Stage 2.</p>
Ewenny Road (land West of)	0.76	331.C1	Bridgend	Oldcastle	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement boundary of Bridgend which is identified as a Sustainable Growth Area however, the Candidate Site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside and will not be assessed as part of Stage 2.</p>
Coity Road Sidings	6.46	346.C1	Bridgend	Morfa	Commercial & Employment	<p>Employment site reduced to include only the builder's merchants as recommended by the Employment Land Review. More than sufficient employment land is allocated on strategic sites elsewhere within the County Borough.</p>

Bryntirion Field	3.74	352.C30	Bridgend	Bryntirion, Laleston & Merthyr Mawr	Education or Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area however, the site is allocated as an informal recreation area and playing field in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, this site is not considered suitable for education or residential use and will not be assessed as part of Stage 2.</p>
Brewery Field	2.49	352.C34	Bridgend	Newcastle	B1/Residential and/or Retail	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area however, the site is allocated as a playing field in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, this site is not considered suitable for residential use and will not be assessed as part of Stage 2.</p>
Penybont Primary School (Playing Field adj)	0.66	352.C35	Bridgend	Morfa	Education and/or Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1) however, the site is allocated as an informal recreation area and playing field in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, this site is not considered suitable for educational or residential use and will not be assessed as part of Stage 2.</p>
Caerau (Land North of)	15.71	296.C1	Caerau	Caerau	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Caerau is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>

Heol Ty Gwyn Industrial Estate (land adj)	4	352.C10	Caerau	Caerau	B2 and Employment	Employment site not identified as part of the forthcoming supply of the Employment Land Review. More than sufficient employment land is allocated on strategic sites elsewhere within the County Borough.
Cefn Road	1.81	301.C2	Cefn Cribbwr	Cefn Cribbwr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Cefn Cribbwr is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Cefn Road	3.79	301.C1	Cefn Cribbwr	Cefn Cribbwr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Cefn Cribbwr is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Cefn Farm, Farm Road (Land at)	3.47	319.C1	Cefn Cribbwr	Cefn Cribbwr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Cefn Cribbwr is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>

Heol Spencer, Bryn Garn (Land to East of), Coity, CF36 6AT	3.82	274.C1	Coity	Coity Higher	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside of the settlement boundary for Bridgend which is identified as a Sustainable Growth Area. The site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside, and as such will not be assessed as part of Stage 2.</p>
Brodawel (Land part of)	1.95	318.C1	Coychurch	Coychurch Lower	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside of the settlement boundary for Bridgend which is identified as a Sustainable Growth Area. The site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside, and as such will not be assessed as part of Stage 2.</p>
Factory Lane (Land off)	14.41	340.C1	Coychurch	Coychurch Lower	Commercial/Light Industrial/Warehouse	<p>Employment site not identified as part of the forthcoming supply of the Employment Land Review. More than sufficient employment land is allocated on strategic sites elsewhere within the County Borough.</p>
Coychurch Playing Fields	1.82	352.C42	Coychurch	Coychurch Lower	Recreation/Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area however, the site is allocated as an informal recreation area and playing field in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, this site is not considered suitable for education use and will not be assessed as part of Stage 2.</p>

Coytrahen (Land at)	0.87	315.C1	Coytrahen	Aberkenfig	Mixed Use	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.
Cwmfelin (Land at)	0.49	333.C1	Cwmfelin	Llangynwyd	Residential & Public Open Space	As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas: <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Cwmfelin is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located within the settlement boundary however, a large proportion of the site is located within Flood Zone C2 (eastern section). TAN15 states that only less vulnerable development should be considered, subject to application of justification test for sites within Flood Zone C2. Therefore, residential development is considered inappropriate and will not be assessed as part of Stage 2.</p>
Glan yr Afon (Land East of)	2.08	145.C1	Cwmfelin	Llangynwyd	Residential	As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas: <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Cwmfelin is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located within the settlement boundary however, a large proportion of the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered, subject to application of justification test for sites within Flood Zone C2. Therefore, residential development is considered inappropriate and will not be assessed as part of Stage 2.</p>
Former Abercerdin School Site	1.71	352.C6	Evanstown	Blackmill	Residential/Education	As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas: <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Evanstown is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside. Furthermore, the site is allocated as an informal recreation area and playing field in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, this site is not considered suitable for education or residential use and will not be assessed as part of Stage 2.</p>

Glynogwr (Land West of)	0.74	334.C1	Glynogwr	Blackmill	Residential & Open Space	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Glynogwr is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. A small proportion (eastern section) of the site is deemed a logical inclusion within the existing settlement boundary however, the remainder of the site is beyond the settlement boundary and is not considered to be physically, functionally and visually related to the existing settlement. The part of the site is therefore considered to be an inappropriate expansion into the countryside and as such will not be assessed as part of Stage 2.</p>
Glynogwr Village (Land off A4093)	3.36	326.C1	Glynogwr	Blackmill	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Glynogwr is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
High Street (car park rear of)	0.9	352.C44	Heol y Cyw	Penprysg	Residential / Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Heol y Cyw is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The northern part of the site is deemed a logical inclusion within the existing settlement boundary however, the remainder of the site is located beyond the settlement boundary and is not considered to be physically, functionally and visually related to the existing settlement. This part of the site is therefore considered to be an inappropriate expansion into the countryside and as such will not be assessed as part of Stage 2.</p>

Heol y Cyw Playground	1.36	352.C47	Heol y Cyw	Penprysg	Extend Settlement Boundary	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Heol y Cyw is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside. Furthermore, the site is allocated as children's playground and recreation area in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, the site will not be assessed as part of Stage 2.</p>
Newton Down Ind. Estate & Civic Amenity Site	1.77	285.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Employment	<p>Planning permission has been granted (P/18/558/LAE). Employment site not identified as part of the forthcoming supply of the Employment Land Review. More than sufficient employment land is allocated on strategic sites elsewhere within the County Borough.</p>
Rhosla Lane (Land off)	0.82	282.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Stormy Lane (Land at)	2.57	295.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside and as such will not be assessed as part of Stage 2.</p>

Laleston (Land South of)	1.74	279.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Laleston (North of)	3.96	305.C2	Laleston	Bryntirion, Laleston & Merthyr Mawr	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Laleston (Land North of)	3.67	305.C3	Laleston	Bryntirion, Laleston & Merthyr Mawr	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Laleston (Land North of)	1.31	305.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>

Laleston (Land at)	2.29	304.C2	Laleston	Bryntirion, Laleston & Merthyr Mawr	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Laleston (A48 end)	2.73	304.C3	Laleston	Bryntirion, Laleston & Merthyr Mawr	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside and as such will not be assessed as part of Stage 2.</p>
Laleston (Land South Of)	1.74	304.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Laleston (Land West of)	30.33	347.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Laleston is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>

North Lodge Farm	8.82	302.C1	Litchard	Litchard	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area however, the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered subject to application of justification test for sites within Flood Zone C2. Therefore, residential development is considered inappropriate and as such the site will not be assessed as part of Stage 2.</p>
Sycamore Close (Land adjoining)	2.62	352.C37	Litchard	Litchard	Residential and Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area however, the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered, subject to application of justification test for sites within Flood Zone C2. Furthermore, the site is allocated as an informal recreation area in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, residential development is considered inappropriate and as such will not be assessed as part of Stage 2.</p>
Great Western Avenue Bridgend (Playing Field)	1.92	352.C38	Litchard	Pendre	Recreation/Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area however, the site is allocated as an informal recreation area and playing field in the Outdoor & Children's Playing Space Audit 2017. Therefore, residential development is considered inappropriate and as such will not be assessed as part of Stage 2.</p>

Llangeinor Pool and Recreation Ground	4.05	352.C4	Llangeinor	Llangeinor	Residential/Recreation and/or employment	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Llangeinor is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The north eastern part of the site is deemed a logical inclusion within the existing settlement boundary however, the remainder of the site is beyond the settlement boundary and is not considered to be physically, functionally and visually related to the existing settlement. The part of the site is therefore considered to be an inappropriate expansion into the countryside. Additionally, the site is largely located within Flood Zone C2 and to a lesser extent Flood Zone B. TAN15 states that only less vulnerable development should be considered, subject to application of justification test for sites within Flood Zone C2. Furthermore, the north eastern section of the site is allocated as a playing field, informal recreation area, children's playground and playing area in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, residential development is considered inappropriate and as such will not be assessed as part of Stage 2.</p>
Llangynwyd (Land West of)	4.19	305.C6	Llangynwyd	Llangynwyd	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Llangynwyd is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Llangynwyd (Land West of)	1.98	305.C5	Llangynwyd	Llangynwyd	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Llangynwyd is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>

Llangynwyd (Land West of)	6.5	305.C4	Llangynwyd	Llangynwyd	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Llangynwyd is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Greenmeadow (Land at)	0.47	314.C1	Llangynwyd	Llangynwyd	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Llangynwyd is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside and as such will not be assessed as part of Stage 2.</p>
Maesteg Hospital (Land adjoining)	0.81	352.C9	Maesteg	Maesteg West	Residential and Health	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>A small proportion of the Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The eastern part of the site is deemed a logical inclusion within the existing settlement boundary however, the remainder of the site is considered to represent a Greenfield extension to the existing settlement of Maesteg that would undermine the Preferred Strategy and is considered to represent an unacceptable incursion into the open countryside. Furthermore, the majority of the site is allocated as an informal recreation area (north western section) in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, the site is not considered appropriate for residential development and will not be assessed as part of Stage 2.</p>

Oakwood Estate (Playing Field at)	1.09	352.C14	Maesteg	Maesteg West	Recreation / Residential / Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1) however, the site is allocated as an informal recreation area in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, the site is not considered appropriate for residential development and it will not be assessed as part of Stage 2.</p>
Ivor Street (Land rear of)	0.46	352.16	Maesteg	Maesteg West	Residential / Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1) however, the majority of the site is allocated as an informal recreation in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, the site is not considered appropriate for residential development and it will not be assessed as part of Stage 2.</p>
South Parade Playing Fields	3.65	352.C23	Maesteg	Maesteg East	Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1) however, the majority of the site is currently allocated as an informal recreation in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, the site will not be assessed as part of Stage 2.</p>

Y Parc	3.7	352.C18	Maesteg	Maesteg West	Residential/Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1) however, the northern section of the site is currently allocated as an informal recreation in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, this section of the site is not considered appropriate for residential development and it will not be assessed as part of Stage 2.</p>
Salisbury Road (Land at - Rear of Sports Centre)	0.57	352.C20	Maesteg	Maesteg West	Residential and Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1) however, the majority of the site is currently allocated as an informal recreation in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, the site is not considered appropriate for residential development and it will not be assessed as part of Stage 2.</p>
Spelter	1.38	352.C13	Nantyffyllon	Caerau	Residential/Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Nantyffyllon is identified as a 'local settlement' where new development should be contained within the existing settlement boundary however, the western section of the site is located within Flood Zone C2 and to a lesser extent Flood Zone B. TAN15 states that only less vulnerable development should be considered, subject to application of justification test for sites within Flood Zone C2. Therefore, residential development is considered inappropriate on this site and will not be assessed as part of Stage 2.</p>

John Street (East of)	0.69	332.C1	Nantymoel	Nantymoel	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Nantymoel is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Aber Fields (inc. land adj. Penllwyngwent Ind. Estate)	35.24	352.C5	Nantymoel	Nantymoel/ Ogmores Vale	Recreation / Employment / Residential / Education / Renewable Energy	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Nantymoel is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. A large section of the Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside. Additionally, the site is allocated as a playing field and an informal recreation area in the Outdoor Sports & Children's Playing Space Audit 2017. Furthermore, a large proportion of the site is located on Flood Zone C2 and to a lesser extent Flood Zone B. TAN15 states that only less vulnerable development should be considered subject to application of justification test for sites within Flood Zone C2. Therefore residential development is considered inappropriate on this site and will not be assessed as part of Stage 2.</p>
Pencoed Farm (Land formerly part of)	3.01	298.C1	Pencoed	Pencoed	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement boundary of Pencoed which is identified as a Sustainable Growth Area however, a large section of the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered, subject to application of justification test for sites within Flood Zone C2. Therefore, residential development is considered inappropriate on this site and will not be assessed as part of Stage 2.</p>

Trebryn Farm (Land at)	6.62	303.C1	Pencoed	Hendre	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1) however, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site and would require further assessment however, development located west of Pencoed is highly constrained by Penprysg Road Railway Bridge where traffic flow issues exist. It is considered that any new development which generates a net increase in vehicular movement will exacerbate congestion either side of the level-crossing and at the complex over-bridge junction between the eastern end of the relief road and Penybont Road. As such a moratorium has been placed on development west of the railway line and therefore, the Candidate Site will not be assessed as part of Stage 2.</p>
Factory Lane	4.61	320.C1	Pencoed	Felindre	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement boundary of Pencoed which is identified as a Sustainable Growth Area however, a large section of the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered, subject to application of justification test for sites within Flood Zone C2. Therefore, residential development is considered inappropriate on this site and will not be assessed as part of Stage 2.</p>
Bryngarn Road	3.45	297.C1	Pencoed	Penprysg	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement boundary of Pencoed which is identified as a Sustainable Growth Area and the site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside and as such will not be assessed as part of Stage 2.</p>

Rhiwceiliog, Taihirion	3.02	324.C1	Pencoed	Penprysg	Leisure	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1) and the Candidate Site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). It is therefore considered an unacceptable intrusion into the countryside. Furthermore, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site and would require further assessment however, the site is considered an unacceptable intrusion into the countryside and as such will not be assessed as part of Stage 2.</p>
Rockwool (Land North East of)	4.04	313.C1	Pencoed	Penprysg	Vertical Agriculture/Horticulture/Energy Production	<p>The Candidate Site will be determined through specific policies (e.g. renewable energy) within the Deposit LDP. Therefore, the candidate site will not be assessed as part of Stage 2.</p>
Llwyn Gwern / Woodland (Playing Fields)	8.52	352.C43	Pencoed	Hendre	Residential/Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1) however, a large section of the site is located within Flood Zone C2 and B. TAN15 states that only less vulnerable development should be considered, subject to an application of a justification test for sites within Flood Zone C2. Furthermore, the site is allocated as a playing field and informal recreation area in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore the site is not considered appropriate for residential development and will not be assessed as part of Stage 2.</p>
Ty'r Isha Barn (Land at)	2.98	272.C1	Penycae	Sarn	Mixed Use	<p>The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Furthermore, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint is located on the south eastern section of the site and as such would require further assessment to determine whether the constraint can be satisfactorily overcome. Capacity issues at Junction 36 of the M4 prevents future development and as such the Candidate Site will not be considered as part of Stage 2.</p>

Sevenoaks Bungalow (land to rear of)	0.4	321.C1	Penyfai	Penyfai	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Penyfai is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside. Furthermore, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site (northern section) and appears to prevent potential access onto the site; as such further assessment would be required however, the site is out of accord with the Preferred Strategy and will not be assessed as part of Stage 2.</p>
Heol Eglwys (Land fronting)	9.54	338.C1	Penyfai	Penyfai	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Penyfai is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Penyfai Kickabout Area/Heol Eglwys	0.76	352.C33	Penyfai	Penyfai	Residential/Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Penyfai is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located within the existing settlement boundary however, the site is allocated as an informal recreational area in the Outdoor Sports & Children's Playing Audit 2017. Therefore, the site is not considered appropriate for residential development and will not be assessed as part of Stage 2.</p>

Westfield Crescent (Land end of)	0.79	278.C1	Porthcawl	Nottage	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
West Road (land off)	4.08	278.C2	Porthcawl	Nottage	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is outside within the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a Greenfield extension to the existing settlement of Porthcawl that does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern). Therefore it is considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Zig Zag Lane	26.2	221.C2	Porthcawl	Newton/Porthcawl East	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a large scale Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>

Former St John's School	2.44	24.C1	Porthcawl	Newton	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1) however, the site is allocated as a playing field and playing area in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore the site is not considered appropriate for residential development and as such will not be assessed as part of Stage 2.</p>
Cae Ganol (Land to North of)	1.83	289.C1	Porthcawl	Nottage	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Danygraig Avenue (Land East of)	5.21	312.C1	Porthcawl	Newton	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside. Furthermore, the Sustainability Appraisal identifies 'SSSI (Site of Special Scientific Interest)' as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site and would require further assessment however, the site is out of accord with the Preferred Strategy and as such will not be assessed as part of Stage 2.</p>

West Road (Land West of)	29.61	311.C1	Porthcawl	Nottage	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a large scale Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Moor Lane (Land at)	5.9	207.C1	Porthcawl	Nottage	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Cypress Gardens (Land to the North & East of)	1.38	345.C1	Porthcawl	Newton	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside. Furthermore, the Sustainability Appraisal identifies SSSI (Site of Special Scientific Interest) as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site and would require further assessment however, the site is out of accord with the Preferred Strategy and as such will not be assessed as part of Stage 2.</p>

Cypress Gardens (Playing Fields)	2.86	352.C55	Porthcawl	Newton	Residential and Recreation (Change Settlement Boundary)	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside. Furthermore, the Sustainability Appraisal identifies SSSI (Site of Special Scientific Interest) as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site and would require further assessment however, the site is out of accord with the Preferred Strategy and as such the site will not be assessed as part of Stage 2.</p>
Heol y Goedwig (Land at)	2.01	352.C56	Porthcawl	Porthcawl East Central	Recreation / Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement of Porthcawl which is identified as a Regeneration Growth Area (as defined by SP1). Brownfield sites will primarily provide the required capacity to accommodate growth within Regeneration Growth Areas. The site represents a Greenfield extension to the existing settlement of Porthcawl that would undermine the Preferred Strategy. Therefore it is considered to represent an unacceptable incursion into the open countryside. Furthermore, the site is allocated as a children's playground, playing area, playing field and an informal recreational area in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore the site is not considered appropriate for residential development and as such this site will not be assessed as part of Stage 2.</p>
Marlas Farm (Land Opposite)	6.05	336.C1	Pyle/Kenfig Hill/North Cornelly	Cornelly	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located on the periphery of the settlement boundary for North Cornelly which is identified as a Sustainable Growth Area however, the site is largely located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered, subject to application of justification test for sites within Flood Zone C2. Therefore the site is not considered appropriate for residential development and as such will not be assessed as part of Stage 2.</p>

Laing Street (rear of)	0.99	352.C48	Pyle/Kenfig Hill/North Cornelly	Pyle	Recreation/Residential and/or Employment	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement boundary for Pyle which is identified as a Sustainable Growth Area however, the site is allocated as an informal recreation area in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, the site will not be assessed as part of Stage 2.</p>
Mynydd Cynfig Infants School plus surrounding land	1.82	352.C51	Pyle/Kenfig Hill/North Cornelly	Pyle	Residential and Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement boundary for Pyle which is identified as a Sustainable Growth Area however, the site is allocated as an informal recreation area/children's playground in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, the site will not be assessed as part of Stage 2.</p>
Mynydd Cynfig Junior School plus surrounding land	3.1	352.C50	Pyle/Kenfig Hill/North Cornelly	Pyle	Education/Recreation/Residential/Community	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement boundary for Pyle which is identified as a Sustainable Growth Area however, the site is allocated as an informal recreation area/children's playground in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, the site will not be assessed as part of Stage 2.</p>
Croft Goch	0.59	352.C52	Pyle/Kenfig Hill/North Cornelly	Pyle	Recreation/Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement boundary for Pyle which is identified as a Sustainable Growth Area however, the site is allocated as an informal recreation area/children's playground in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, the site will not be assessed as part of Stage 2.</p>

North Cornelly Playing Fields	4.6	352.C53	Pyle/Kenfig Hill/North Cornelly	Cornelly	Recreation/Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement boundary for North Cornelly which is identified as a Sustainable Growth Area however, the site is allocated for a playing field and an informal recreation area in the Outdoor Sports & Children's Playing Space Audit 2017. Furthermore, the Sustainability Appraisal identifies 'flood risk' as a constraint that would prevent development from coming forward. The northern section of the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered, subject to an application of a justification test for sites within Flood Zone C2. Therefore, the site will not be assessed as part of Stage 2.</p>
Marlas Kickabout, Brynteg Avenue	0.38	352.C54	Pyle/Kenfig Hill/North Cornelly	Pyle	Extend Settlement Boundary	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement boundary for Pyle which is identified as a Sustainable Growth Area however, the site is allocated as an informal recreation area in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, this site will not be assessed as part of Stage 2.</p>
Porthcawl Road (land adj)	5.04	283.C1	South Cornelly	Cornelly	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>South Cornelly is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located outside the existing settlement boundary and is therefore considered to represent an unacceptable incursion into the open countryside; as such this site will not be assessed as part of Stage 2.</p>
Brynmenyn Ind. Estate (Land South and South East of)	11.84	342.C1	The Valleys Gateway	Bryncethin	Mixed Use	<p>The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.</p>

Cwmrisca Farm (Land at) - Site A	0.09	290.C2	Tondu	Aberkenfig	Residential	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.
Cwm Risca Farm (Land at) - Site B	0.23	290.C1	Tondu	Aberkenfig	Residential	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.
Cwm Risca Farm (Land at)	9.45	290.C4	Tondu	Aberkenfig	Mixed Use	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Furthermore, the Sustainability Appraisal identifies SSSI (Site of Special Scientific Interest) as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site and would require further assessment however, capacity issues at Junction 36 of the M4 prevents development; as such the Candidate Site will not be assessed as part of Stage 2
Cwmrisca Farm (Land at)	0.19	290.C3	Tondu	Aberkenfig	Residential	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.
Ysgol Gynradd Brynmenyn (land to North East of)	3.27	330.C1	Valley Gateway	Ynysawdre	Residential	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.

Coity Wallia Common	65.43	2.C1	Valley Gateway	Bryncoch	Agricultural	The Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint relates to the majority of the site and as such it will not be considered as part of Stage 2.
Maendy Farm (Land at)	1.87	294.C1	Valley Gateway	Bryncoch	Residential	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.
Railway Line (Land to West of)	7.9	286.C1	Valley Gateway	Sarn	Residential	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Furthermore, the majority of the site (western section) is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered, subject to an application of a justification test for sites within Flood Zone C2. Capacity issues at Junction 36 of the M4 prevents future development and as such the Candidate Site will not be considered as part of Stage 2.
Gerddi'r Afon (Land off)	2.64	206.C1	Valley Gateway	Ynysawdre	Residential	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Furthermore, the Sustainability Appraisal identifies 'common land' and 'flood risk' as constraints that would prevent development from coming forward. The majority of the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered, subject to an application of a justification test for sites within Flood Zone C2. Capacity issues at Junction 36 of the M4 prevents future development and as such the Candidate Site will not be considered as part of Stage 2.
M4 J36 (Land North of)	65.43	348.C1	Valley Gateway	Bryncoch	Residential/Employment	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Additionally, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint relates to the majority of the site. Furthermore, capacity issues at Junction 36 of the M4 prevents future development; as such the Candidate Site will not be considered as part of Stage 2.

Bryncethin (Land at)	1.63	351.C1	Valleys Gateway	Bryncoch	Residential	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Furthermore, the Sustainability Appraisal identifies 'common land' and 'flood risk' as constraints that would prevent development from coming forward. The northern section of the site is located adjacent Flood Zone C2. TAN15 states that only less vulnerable development should be considered, subject to an application of a justification test for sites within Flood Zone C2. The identified constraints are located on the periphery of the site and would require further assessment. Capacity issues at Junction 36 of the M4 prevents future development and as such the Candidate Site will not be considered as part of Stage 2.
Greenmeadow Cottage	0.39	344.C1	Valleys Gateway	Sarn	Residential	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Additionally, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint relates to the majority of the site. Furthermore, capacity issues at Junction 36 of the M4 prevents future development; as such the Candidate Site will not be considered as part of Stage 2.
Bryncethin Claypits (Land Adjoining)	22.6	ID 352.C24	Valleys Gateway	Bryncethin	Recreation/Tourism/Residential and/or B1	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.
Glan yr Afon Care Home, Heol yr Ysgol	0.6	352.C26	Valleys Gateway	Ynysawdre	Residential/Commercial/Retail	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.

Expansion Land, Brynmenyn	4.68	352.C28	Valleys Gateway	Bryncethin	Mixed Use Scheme: Employment/ Commercial/Residential/Retail	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.
Pandy Park	9.05	352.C29	Valleys Gateway	Ynysawdre	Recreation/Residential	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Additionally, a large proportion of the site (south section) is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered, subject to application of justification test for sites within Flood Zone C2. Furthermore, the site is also allocated as a playing field and informal recreation area in the Outdoor Sports & Children's Playing Space Audit 2017. Therefore, the Candidate Site will not be assessed as part of Stage 2.
Tondu Primary School (Land rear of)	7.57	352.C27	Valleys Gateway	Aberkenfig	Residential and Education	The Valleys Gateway has accommodated substantial new development in recent years however, whilst additional opportunities exist in the area, there are capacity issues at Junction 36 of the M4 which could constrain further growth being delivered without significant investment in the associated infrastructure to relieve constraints. In particular, north-south movements across the Junction are at capacity which affects the connectivity of the Valleys Gateway (and the Valleys beyond) with jobs and services in Bridgend. Any potential solution to this bottleneck is likely to require a level of financial investment that is larger than local in scale and will incur a timetable for implementation that will extend far beyond the plan period. Therefore, the Candidate Site will not be assessed as part of Stage 2.

APPENDIX 4

Candidate Sites that will be subject to further assessment as part of Stage 2

Site	Area (Ha)	Candidate Site Ref No.	Settlement	Settlement Hierarchy Category	Proposed Use of Site	Does the site fit with the preferred strategy
Trem y Mor, Bettws Road	0.61	352.C2	Bettws	Bettws	Education/ Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Bettws is identified as a 'local settlement' where new development should be contained within the existing settlement boundary. The Candidate Site is located within the existing settlement boundary and will be assessed as part of Stage 2.</p>
Isfryn Industrial Estate (Land at)	0.55	352.C8	Blackmill	Blackmill	Mixed Use, see current policy inc. D1	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Blackmill is identified as a 'local settlement' where new development should be contained within the existing settlement boundary and the site is currently allocated in the existing LDP (2013) as a regeneration and mixed use development scheme (PLA3(17)) which includes (interalia) residential (COM2(4)), community building (COM9(1)) and employment land (REG1(31)). Therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
Broadlands	7.65	221.C1	Bridgend	Bryntirion, Laleston and Merthyr Mawr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area and therefore this site will be subject to further detailed assessment as part of Stage 2.</p>

Police Training Centre	8.82	299.C1	Bridgend	Coychurch Lower	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The site is currently allocated in the existing LDP (2013) as a regeneration and mixed use development scheme (PLA3(2)) which includes (inter alia) residential (COM1(3)) and employment land provision (REG1(6)). Therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
Bridgend (Land West of) - Llanmoor	16.25	308.C1	Bridgend	Bryntion, Laleston & Merthyr Mawr	Residential	Refer to 349.C1, forms part of a wider strategic site.
Tremains Halt (Land at)	1.28	339.C1	Bridgend	Brackla	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area and therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
Bridgend (West of) - Expansion Area	131.8	349.C1	Bridgend	Bryntirion, Laleston & Merthyr Mawr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area. This site will be assessed collectively with Candidate Sites 308.C1 and 286.C2, forming part of a wider strategic site. Therefore, this site will be subject to further assessment as part of Stage 2.</p>
Bridgend (West of)	165.1	286.C2	Bridgend	Bryntirion, Laleston & Merthyr Mawr	Residential	Refer to 349.C1, forms part of a wider strategic site.

North East Brackla (Land at)	6.67	293.C2	Bridgend	Coity	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area and the site is currently allocated in the existing LDP (2013) as an employment site (REG1(1)) and a regeneration and mixed use development scheme (PLA3(2)). Therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
Ty'r Ardd	0.41	352.C31	Bridgend	Newcastle	B1/Residential/D1	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area however, the site is located within Flood Zone C1. TAN15 states that development within Flood Zone C1 can take place subject to application of justification test, including acceptability of consequences. Therefore, this site will be subject to further detailed assessment as part of Stage 2.</p>
Ysgol Bryn Castell (former school)	3.77	352.C32	Bridgend	Newcastle	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area and therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
Bryn y Cae Home for the Elderly (Land adj)	0.9	352.C39	Bridgend	Brackla	C2/Residential/D1	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area and therefore this site will be subject to further detailed assessment as part of Stage 2.</p>

Parc Afon Ewenni	8.99	352.C41	Bridgend	Coychurch Lower	Commercial/ Residential/Council Depot	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area. The site is currently allocated in the existing LDP (2013) as a regeneration and mixed use development scheme (PLA3(2)) which includes (interalia) residential (COM1(3)) and employment land provision (REG1(6)). Therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
Blaencaerau Junior School	0.55	352.C11	Caerau	Caerau	Residential and Community	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Caerau is identified as a 'local settlement' where new development should be contained within the existing settlement boundary however, the site is currently allocated in the existing LDP (2013) for residential development (COM1(20)). Therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
Coegnant	8.46	352.C19	Caerau	Caerau	Residential/ Employment/ Recreation	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Caerau is identified as a 'local settlement' where new development should be contained within the existing settlement boundary and the site is currently allocated in the existing LDP (2013) as a regeneration and mixed use development scheme (PLA3(6)) which includes (interalia) residential (COM1(18)) and employment land provision (REG1(9)). Therefore this site will be subject to further detailed assessment as part of Stage 2.</p>

Simonston Road (Land off)	5.14	284.C1	Coity	Coychurch Lower	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area and therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
Heol Spencer (Land at)	0.46	284.C2	Coity	Coity	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area and therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
Land at Coity	1.14	300.C1	Coity	Coity	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area and therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
Castle Meadows (Land off)	1.94	323.C1	Coity	Coity	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Bridgend which is identified as a Sustainable Growth Area and therefore this site will be subject to further detailed assessment as part of Stage 2.</p>

Coychurch (Land South of)	26.79	221.C3	Coychurch	Coychurch Lower	Residential/School	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1) however, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site and would require further assessment. Additionally, the western section of the site is located within Flood Zone C2 and to a lesser extent Flood Zone B. TAN15 states that only less vulnerable development should be considered, subject to an application of a justification test for sites within Flood Zone C2. Therefore, further assessment will be required as part of Stage 2 to determine whether the identified constraints can be satisfactorily overcome.</p>
Coychurch	10.89	281.C1	Coychurch	Coychurch Lower	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1) however, the Sustainability Appraisal identifies 'common land' and 'flood risk' as constraints that would prevent development from coming forward. The southern section of the site is located adjacent Flood Zone C2. TAN15 states that only less vulnerable development should be considered, subject to an application of a justification test for sites within Flood Zone C2. The identified constraints are located on the periphery of the site and will require further assessment as part of Stage 2 to determine whether the identified constraints can be satisfactorily overcome.</p>

Maes-y-Delyn Farm	11	340.C2	Coychurch	Coychurch Lower	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside of the settlement boundary for Bridgend which is identified as a Sustainable Growth Area (as defined by SP1) and the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. Furthermore, the south eastern section of the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered, subject to application of justification test for sites within Flood Zone C2. The identified constraints are located on the periphery of the site and require further assessment as part of Stage 2 to determine whether the constraints can be satisfactorily overcome.</p>
Laleston (Land to East of)	27.37	288.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located between the east of Laleston (identified as a 'local settlement' where new development should be contained within the existing settlement boundary) and west of Bridgend (identified as a Sustainable Growth Area). Furthermore, development of the site would extend the community between Laleston and Bridgend leading to the coalescence of the settlements. Therefore, further assessment is required to assess the potential impacts such as coalescence as part of Stage 2.</p>
Parc Stormy	16.62	310.C1	Laleston	Bryntirion, Laleston & Merthyr Mawr	Green Energy	<p>The Candidate Site seeks to expand Parc Stormy which is located within the open countryside. Therefore, further assessment is required to assess the proposal's impact on the countryside as part of Stage 2.</p>

Former Four Sevens Service Station	2.09	287.C1	Llangynwyd	Llangynwyd	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>Llangynwyd is identified as a 'local settlement' where new development should be contained within the existing settlement boundary however, the site (Brownfield) collectively with candidate sites 305.C7 and 325.C1 offers an opportunity for a sustainable urban extension to the existing settlement of Llangynwyd, located logically adjacent Ysgol Gyfun Gymraeg Llangynwyd. Therefore, this site (collectively with 305.C7 and 325.C1 forming a strategic site) will be assessed as part of Stage 2.</p>
Llangynwyd (South of)	7.33	305.C7	Llangynwyd	Llangynwyd	Mixed Use	Refer to 287.C1, forms part of the wider strategic site.
YCG Llangynwyd	4.84	352.C21	Llangynwyd	Llangynwyd	Education/ Residential	Refer to 287.C1, forms part of the wider strategic site.
Former Cooper Standard Site	8.03	352.C15	Maesteg	Maesteg West	Commercial/ Employment/ Residential/Retail/ Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1) and the site is currently allocated in the existing LDP (2013) as a regeneration and mixed use development scheme (PLA3(7)) which includes (interalia) residential (COM1(17)) and employment land provision (REG1(10)). Therefore this site will be subject to further detailed assessment at Stage 2.</p>
Maesteg Washery	13.43	352.C17	Maesteg	Maesteg East	Residential / Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1) and the site is currently allocated in the existing LDP (2013) as a regeneration mixed use development scheme (PLA3(5)) which includes (interalia) residential (COM1(16)) and accessible natural greenspace (COM13(11)). Therefore this site will be subject to further detailed assessment at Stage 2.</p>

Maesteg Lower Comprehensive	1.54	352.C22	Maesteg	Maesteg East	Mixed Use Scheme - Education/ Commercial/ Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement of Maesteg which forms part of the Maesteg and Llynfi Valley Regeneration Growth Area (as defined by SP1) and therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
Pencoed Campus	44.58	219.C1	Pencoed	Felindre	Mixed Use	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located on the periphery of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1) and therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
Pencoed Campus	21.49	219.C2	Pencoed	Felindre	Education	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located on the periphery of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1) and therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
Minffrwd Road (Land at)	0.3	341.C1	Pencoed	Penprysg	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1) however, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site and will require further assessment as part of Stage 2 to determine whether the constraint can be satisfactorily overcome.</p>

Ty Draw Farm (Land at)	2.46	343.C1	Pencoed	Penprysg	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1) however, the Sustainability Appraisal identifies 'common land' and 'flood risk' as constraints that would prevent development from coming forward. The north eastern section of the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered, subject to application of justification test for sites within Flood Zone C2. The identified constraints are located on the periphery of the site and require further assessment as part of Stage.</p>
Penprysg Road (Land at)	3.35	87.C1	Pencoed	Penprysg	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1) however, the Sustainability Appraisal identifies 'common land' as a constraint that would prevent development from coming forward. The identified constraint is located on the periphery of the site and will require further assessment as part of Stage 2 to determine whether the constraint can be satisfactorily overcome.</p>
Pencoed Cemetery (Surplus Land)	1.24	352.C46	Pencoed	Felindre	Extend Settlement Boundary	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located outside the settlement of Pencoed which is identified as a Sustainable Growth Area (as defined by SP1). The site is allocated in the existing LDP (COM15(4)) for the provision of cemeteries. Further assessment will be undertaken to determine if the land is still required for this purpose or should be incorporated into the wider employment allocation.</p>
Bridgend Road (Land East of)	5.29	325.C1	Pontrhydydyff	Llangynwyd	Residential	Refer to 287.C1, forms part of the wider strategic site.

<p>Sandy Bay (Phase 2)</p>	<p>23.65</p>	<p>352.C57</p>	<p>Porthcawl</p>	<p>Porthcawl East Central</p>	<p>Mixed Use Regeneration Scheme (Residential, Commercial, Education, Coastal Defences, Recreation, Leisure)</p>	<p>The Candidate Site is located within the settlement of Porthcawl which is identified as a Strategic Regeneration Growth Area (as defined by SP1). The site has been ruled out by the Sustainability Appraisal due to close proximity of the site to Flood Zone C2. The regeneration of this site and Phase 1 (Salt Lake Car Park/ Dock Street) will benefit from a Welsh Government Coastal Risk Management Programme funding for major flood defence works. The scheme is currently at Detailed Design stage (being funded by Welsh Government). Residential completions can be expected from early 2021 onwards on a number of parcels. The current phasing and delivery strategy identifies three residential sites coming forward within the Salt Lake Site. Two of the three phases are reliant upon the delivery of improved sea defences in order to address coastal flood risk. The other phase is not reliant on these improvements and can be brought forward in advance of these works. Based on the current programme, the sea defences are to be completed by the end of 2020. It is thus expected that the delivery of the phase unconstrained by coastal flood risk can be realised by 2021/2022. As for the development phases that rely on coastal defences in order to be delivered in 2022/2023 is considered realistic and achievable. This site represents a major brownfield regeneration project on the town's waterfront which will provide the strategic focus of residential-led growth and opportunity for Porthcawl by maximising the benefits of the unique location that incorporates views across Sandy Bay. Furthermore, the provision of new residential units, including affordable dwellings, will enable the delivery of other vital regeneration requirements comprising flood defences, enhanced active travel links plus education, retail and community facility provision. Therefore, the site will be assessed as part of Stage 2.</p>
<p>Salt Lake Car Park / Dock Street (Phase 1)</p>	<p>14.24</p>	<p>352.C58</p>	<p>Porthcawl</p>	<p>Porthcawl East Central</p>	<p>Mixed use Regeneration Scheme (Residential, Commercial, Education, Coastal Defences, Leisure)</p>	<p>The Candidate Site is located within the settlement of Porthcawl which is identified as a Strategic Regeneration Growth Area (as defined by SP1). The site has been ruled out by the sustainability appraisal due to close proximity of the site to Flood Zone C2. The regeneration of this site and Phase 2 (rear of Sandy Bay) will benefit from a Welsh Government Coastal Risk Management Programme funding for major flood defence works. The scheme is currently at Detailed Design stage (being funded by Welsh Government). Residential completions can be expected from early 2021 onwards on a number of parcels. The current phasing and delivery strategy identifies three residential sites coming forward within the Salt Lake Site. Two of the three phases are reliant upon the delivery of improved sea defences in order to address coastal flood risk. The other phase is not reliant on these improvements and can be brought forward in advance of these works. Based on the current programme, the sea defences are to be completed by the end of 2020. It is thus expected that the delivery of the phase unconstrained by coastal flood risk can be realised by 2021/2022. As for the development phases that rely on coastal defences in order to be delivered in 2022/2023 is considered realistic and achievable. This site represents a major brownfield regeneration project on the town's waterfront which will provide the strategic focus of residential-led growth and opportunity for Porthcawl by maximising the benefits of the unique location that incorporates views across Sandy Bay. Furthermore, the provision of new residential units, including affordable dwellings, will enable the delivery of other vital regeneration requirements comprising flood defences, enhanced active travel links plus education, retail and community facility provision. Therefore, the site will be assessed as part of Stage 2.</p>

Heol Fach (Land at)	10.15	222.C1	Pyle/Kenfig Hill/North Cornelly	Cornelly	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located on the periphery of the settlement for North Cornelly which is identified as a Sustainable Growth Area and therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
Waun Bant Road (Land at)	5.85	291.C1	Pyle/Kenfig Hill/North Cornelly	Pyle	Residential	Refer to 307.C1, forms part of the wider strategic site.
Ty Draw Farm (Land at)	2.21	293.C1	Pyle/Kenfig Hill/North Cornelly	Cornelly	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located within the settlement boundary of North Cornelly which is identified as a Sustainable Growth Area. The site is currently allocated in the existing LDP (2013) as a regeneration and mixed use development scheme (PLA3(20)) which includes (interalia) residential (COM2(22)) and employment land provision (SP9(4)). Therefore, this site will be subject to further detailed assessment as part of Stage 2.</p>
Pen-y-Castell Farm	8.13	307.C2	Pyle/Kenfig Hill/North Cornelly	Pyle	Residential	Refer to 307.C1, forms part of the wider site.
Pen-y-Castell Farm	14.94	307.C1	Pyle/Kenfig Hill/North Cornelly	Pyle	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located on the periphery of the settlement boundary for Pyle which is identified as a Sustainable Growth Area. This site will be assessed collectively with Candidate Sites 291.C1 and 307.C2, forming part of a wider site. The Sustainability Appraisal identifies SSSI (Site of Special Scientific Interest) as a constraint that would prevent development from coming forward. The identified constraint is located within the site (south eastern section) and further assessment will be required at Stage 2 to determine whether the site can become a sustainable extension and deliver the required infrastructure (e.g. education and general infrastructure) to support the settlement.</p>

Heol yr Orsaf (Land off)	1.1	306.C1	Pyle/Kenfig Hill/North Cornelly	Pyle	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located on the periphery of the settlement boundary for Pyle which is identified as a Sustainable Growth Area. The site is located within a Quarry Buffer Zone and therefore further assessment will be required as part of Stage 2 in order to determine the suitability of residential development on this site.</p>
New Road (Land adjoining)	0.86	306.C2	Pyle/Kenfig Hill/North Cornelly	Pyle	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located on the periphery of the settlement for Pyle which is identified as a Sustainable Growth Area and therefore this site will be subject to further detailed assessment as part of Stage 2.</p>
Pyle (Land East of)	67.04	328.C1	Pyle/Kenfig Hill/North Cornelly	Cornelly	Residential	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located on the periphery of the settlement for North Cornelly which is identified as a Sustainable Growth Area. The Sustainability Appraisal identifies SSSI (Site of Special Scientific Interest) and flood risk as constraints that would prevent development from coming forward. The northern section of the site is located within Flood Zone C2. TAN15 states that only less vulnerable development should be considered, subject to application of justification test for sites within Flood Zone C2. The identified constraints are located on the periphery of the site and would require further assessment as part of Stage 2 to determine whether the constraints can be satisfactorily overcome.</p>

<p>Glyn Cynffig</p>	<p>0.76</p>	<p>352.C49</p>	<p>Pyle/Kenfig Hill/North Cornelly</p>	<p>Pyle</p>	<p>Recreation/ Residential</p>	<p>As defined by Strategic Policy 1, Regeneration and Sustainable Development in the County Borough will be focused in the following areas:</p> <ul style="list-style-type: none"> • Bridgend Sustainable Growth Area • Pencoed Sustainable Growth Area • Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area • Maesteg and Llynfi Valley Regeneration Growth Area • Porthcawl Regeneration Growth Area <p>The Candidate Site is located on the periphery of the settlement for Pyle which is identified as a Sustainable Growth Area. The western section of the site is located within the settlement boundary however, the remainder of the site is located outside the settlement boundary and as such will be subject to further detailed assessment as part of Stage 2.</p>
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APPENDIX 5

Candidate Site Assessment Questionnaire Form

Bridgend LDP Candidate Site Assessment Questionnaire

Please complete one form for every site proposed. This form may be photocopied if necessary. Forms and Plans should be submitted to the Corporate Director - Communities, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend, CF31 4WB by 5pm on 09-11-2018. Please note that the content of all plans and assessment forms submitted will be made available for public inspection.

For Office Use Only

Date received:

Date acknowledged:

Data captured:

Representor Number:

Site reference:

The plan submitted with the site should be on an Ordnance Survey base and contain the following information:

- An outline of the site submitted in **Red**
- Any additional land in the ownership of the proposer outlined in **Blue**
- Indicative access points to the site with any third-party land required for access outlined
- Any proposed changes to an existing settlement boundary from the adopted Bridgend Local Development Plan
- Any areas of the site liable to flooding
- Any information given in answer to the questions below that can be displayed spatially.

Contact Details of Site Proposer (incl. phone/email)
(Details as per previous consultation forms)

Contact Details of Site Proposer's agent if applicable (incl. phone/email)

Note that if agent's details are included all correspondence will be sent to agent and not the proposer.

Name / Location / Post Code of Site:

OS Grid Reference:

Area of Site in Hectares:

(Please note that if your site is below 0.25ha it will be considered as part of the Settlement Boundary Review or other land-use assessment)

Existing Use of Site:

Proposed Use of Site:

If residential, please indicate number of units:
If commercial, please specify the type of any employment generating uses:

Current Planning Status of Site:

General

Question	√ response		Further Information Required	Further Information (continue in space below or separate sheet if necessary)
	Yes	No		
Is the site wholly in the ownership of the proposer?			If no, has the owner/s been notified of the sites submission? Please provide an OS Plan identifying the parcels of land owned and give contact details of all owners.	
Are there any restrictive covenants relating to the use of the land / buildings contained within the site?			If yes, please give details and attach copies of any such covenant where available.	
Would the allocation of the site require an alteration to a settlement boundary contained within the adopted Bridgend LDP?			If yes, please state which settlement boundary would be affected and indicate on the submitted plans the existing and proposed settlement boundary.	
Would the allocation of the site require a change to a land-use allocation contained within the adopted Bridgend LDP?			If yes, please state the name and policy number of the existing allocation.	

Accessibility

Question	√ response		Further Information Required	Further Information (continue in space below or separate sheet if necessary)
	Yes	No		
Is the site accessible from the public highway?			If no, have third-party land holders been notified of the sites submission for consideration? Please give contact details where necessary.	
Is the site located within 400m of a public transport access point, i.e. train station or bus stop?			If yes, please give route frequency and destination information. If no, how far away is it?	
Is the site located within 400m of an active travel route?			If yes, please give details of the actual or proposed routes if known. If no, how far away is it?	
Is the site located within 400m of a community facility?			If yes, please give details (shops / commercial services etc). If no, how far away is it?	
Is the site located within 400m of existing public open space?			If yes, please give details. If no, how far away is it?	

Environmental

Question	√ response		Further Information Required	Further Information (continue in space below or separate sheet if necessary)
	Yes	No		
Is the site located in an area of flood-risk or adjacent to a watercourse?			If yes, please give details of flood-risk data and extent to which the site is affected.	
Is the site on Previously Developed Land?			Previously Developed Land is defined by <i>Planning Policy Wales</i> . Please give details of how site meets criteria.	
Would development of the site result in the loss of agricultural land (in current / previous use)?			If yes, please give the sites Agricultural Land Classification.	
Is the site located in an area protected by a local, regional or national area for landscape, ecological or cultural purposes?			If yes, please give details of classification.	
Would the proposal give rise to impacts on landscape character, visual amenity or the setting of heritage assets?			If yes, please give details, explaining how any likely impacts would be satisfactorily mitigated	
Is there a risk that the site could consist of contaminated land?			If yes, please give details of possible contamination sources.	
Have any site surveys been undertaken, such as protected species?			If yes, please give further details.	
Would the proposal include low or zero carbon energy generating technologies?			If yes, please give further details	
For non-residential proposals, would the use require other authorisations, for example an environmental permit, water abstraction or impoundment licence, or waste management licence?			If yes, please give further details	

Site Context

Question	√ response		Further Information Required	Further Information (continue in space below or separate sheet if necessary)
	Yes	No		
For residential proposals, are there any industrial / employment uses adjacent to the site?			If yes, please give details of their location and mark on accompanying plan.	
If the proposal is for employment/waste/minerals development, are there any residential properties adjacent to the site or within 200m of the site?			If yes, please give details of their location and mark on accompanying plan.	
Do you consider that the proposed use would integrate with existing surrounding uses?			Please explain your answer	
For proposals involving minerals extraction or the use of other natural resources, is there a specific need for the use at the site?			Please explain your answer	

Utilities

Question	√ response		Further Information Required	Further Information (continue in space below or separate sheet if necessary)
	Yes	No		
Is the site capable of connection to the following services?			If no, please describe how access to these services will be obtained.	
Mains water supply			If no, please describe how access to these services will be obtained.	
Electrical supply			If no, please describe how access to these services will be obtained.	
Landline telephone			If no, please describe how access to these services will be obtained.	
Mains sewerage			If no, please describe how access to these services will be obtained.	
Gas supply			If no, please describe how access to these services will be obtained.	
Broadband			If no, please describe how access to these services will be obtained.	
Other (please specify):			If no, please describe how access to these services will be obtained.	

Deliverability

Question	√ response		Further Information Required	Further Information (continue in space below or separate sheet if necessary)
	Yes	No		
Have there been any discussions with potential developers to date?			If yes, please give details	
Is the site financially viable to come forward?			If yes, please provide a brief analysis. The Council may seek a viability assessment in order to demonstrate whether delivery is viable or not. Failure to provide this may result in your site not being allocated.	
Are there any other known constraints to overcome?			If yes, please provide details of how this would be achieved.	
Does the site's stability/topography present an obstacle to its development?			If yes, please give details of any remedial works necessary.	

Please indicate an approximate timescale for site delivery:				
2018/19	2019/20	2020/21	2021/22	2022/23
2023/24	2024/25	2025/26	2026/27	2027/28
2028/29	2029/30	2030/31	2031/32	2032/33

Please use this space (and additional sheets of paper where necessary) to give any additional information regarding the site which you feel may be relevant for its consideration.

APPENDIX 6

Call for Candidate Site Local Advertisement

Business

Legal Notices

BRIDGEND COUNTY BOROUGH COUNCIL
BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP)
CALL FOR CANDIDATE SITE SUBMISSIONS

Bridgend County Borough Council is preparing a Replacement Local Development Plan (LDP) for the County Borough. The Plan will set out land-use planning policies which will be used in the determination of planning applications as well as the allocation of land for specific purposes; it therefore could have a direct effect on the lives of every resident in the County Borough, as well as having major implications for landowners.

The next stage in the LDP process involves asking developers, landowners and the community to nominate candidate sites for potential allocation in the plan. This could be for any land use including residential, employment, retail, public open space, minerals development, waste developments, community or tourism uses.

While there is no guarantee that sites suggested at this stage will be taken forward, their submission will enable the council to assess the availability of sites when formulating a vision and strategy for future development across the County Borough.

To nominate a site for consideration a plan outlining the site with an Ordnance Survey base should be submitted together with the assessment questionnaire.

The questionnaire will help ensure that interested parties include sufficient information and data to allow the Local Planning Authority to make a robust assessment.

Copies of the form are available from the Planning Department, Civic Offices, Angel Street, Bridgend, CF31 4WB during normal office hours; at any library in the County Borough; and is available to download from <http://www.bridgend.gov.uk/residents/planning-and-building/council/development-planning/replacement-local-development-plan-2018-to-2037>

The deadline for return of the completed questionnaire is 5pm on 9 November 2018.

For more information contact the Development Planning team on 01656 643162 or email: developmentplanning@bridgend.gov.uk

CYNGOR BWRDEISTREF SIROL PEN-Y-BONT AR OGWR
CYNLLUN DATBLYGU LLEOL (CDU) NEWYDD PEN-Y-BONT AR OGWR
GALL I GYFLWYNO SAFLEOEDD POSIBL

Mae Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr yn parhau Cynllun Datblygu Lleol (CDU) Newydd i'r Fwrdeistref Sirol. Bydd y Cynllun yn nodi polisiau cynllunio defnydd tir wrth benderfynu ar geisiadau cynllunio yn ogystal â dyrannu at ddiweddion penodol; felly gallai gael effaith uniongyrchol ar fywydau pob preswlydd yn y Fwrdeistref Sirol, yn ogystal â chael goblygiadau i dirfeddianwyr.

Mae cam nesaf y broses CDU yn cynnwys gofyn i ddatblygwyr, dirfeddianwyr a'r gymuned enwebu safleoedd posibl i'w dyrannu o bosibl yn y cynllun. Gallai hyn fod at unrhyw ddefnydd tir gan gynnwys preswyl, cyflogaeth, manwrthu, man agored cyhoeddus, datblygu mwymau, datblygiadau gwastraff, defnyddiau cymunedol neu dwristiaeth.

Nid oes gwarant y caiff y safleoedd a awgrymir ar y cam hwn eu mabwysiadu, ond bydd eu cyflwyno'n galluogi'r cyngor i asesu argaeledd safleoedd wrth ffurfio gweledigaeth i'r cynllun ac opsiynau strategol dilynol i'w datblygu ar draws y Fwrdeistref Sirol.

Os hoffech anwebu safle i'w ystyried, dylech gyflwyno cynllun yn amlinellu'r safle gydag Arolwg Ordians ynghyd â holladur yr asesiad.

Bydd yr holladur yn helpu i sicrhau bod parhau â ddiweddion yn cynnwys gwybodaeth a data digonol i alluogi'r Awdurdod Cynllunio Lleol i gynnal asesiad trwylyr.

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